

www.stokedabernon-residents.org.uk

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Agenda

1. Welcome and Opening Address 8:00 pm
2. Introduction 8:10 pm
3. The Key Arguments 8:20 pm
4. OPEN DISCUSSION 8:45 pm
5. How To Respond 9:15 pm
6. Closing Remarks 9:30 pm

Elmbridge Strategic Options Consultation

What is the Consultation about?

Elmbridge's new Local Plan

Why is a new Local Plan needed?

Basically, to address Elmbridge's perceived housing shortage

How much new housing?

9,480 new homes & up to 9 Gypsy & Traveller sites by 2035

What type of housing is needed?

99% should be 3 bedroom and less

Of which at least 14% is Affordable Housing

And at least 56% is Social Rented Housing

Where will all this new housing be built?

Elmbridge has to find more development land

And they have a preferred solution to finding the land (their Option 2), which is:-

As far as possible meet development needs whilst maintaining development at appropriate densities in the urban area by:

Increasing densities on sites in the urban area only where it is considered appropriate and does not impact significantly on character;

Amending Green Belt boundaries where:

- the designation is at its weakest;
- the areas are in sustainable locations; and
- the areas are not, or are only partially, affected by absolute constraints.

Within these areas opportunities for accommodating our development needs will be explored taking into account site constraints, land ownership, the need to support sustainable development, and compliance with other planning policies; and

Using the Duty to Co-operate to enquire as to whether other authorities have the potential to meet some of our need.

In other words, build on the
GREEN BELT
rather than anywhere else

And three target parcels of **GREEN BELT** land have
been identified in Elmbridge:

Parcel 58 - Long Ditton

Parcel 20 - Chippings Farm and The Fairmile

Parcel 14 - Knowle Hill Park and Fairmile Park

By LAW the public have the right to express their opinions on what is being proposed

And the detail can be found on Elmbridge Council website page:

<http://consult.elmbridge.gov.uk/consult.ti/lpsoc/consultationHome>

Click: 'Read the Strategic Options consultation document'

But you can only submit comments during the very brief and formal Consultation Period.

Consultation Period:

16th December 2016 to ~~10th February 2017~~
now extended to 24th February 2017

i.e. just ~~8~~ 10 weeks

Elmbridge invite comments on **32** specific questions!!

BUT

First **8** questions are the important ones **NOW**

And just **5** of these are critical

Questions 1 – 3 are about Elmbridge's
'Challenges'

Response ideas for these and the other
questions in 'Suggested Responses'
document

To be found on: www.bit.ly/cgreenbelt10

Link to document on RA websites

Five Key Questions (4 to 8)

Given the expected levels of demand for land from new development do you:

4. Agree that Option 2 is the most appropriate option?
5. Consider the suggested exceptional circumstances are sufficient to support the amendment of the **Green Belt** boundary?
6. Agree that, given the appropriate exceptional circumstances, these three key strategic areas are appropriate for removal from the **Green Belt**?
7. Know of any sites within any of the three strategic areas that could be considered for future development?
8. Consider that other areas of land should be removed from the **Green Belt** including those that are moderately or strongly performing?

These are the 5 questions that require your immediate response because, if we do not act:

Elmbridge is likely to build on our local
Green Belt

So what can **YOU** do?

Provide arguments focusing on Elmbridge's Option 2
(i.e. **Online Response Form Questions 1 to 8**).

Arguments could include:

- Why no other Options (Option 1, 3 and 'Do Nothing')
- Is a 'guestimate' of 9,480 new homes over 20 years a basis for 'exceptional circumstances'?
- Is the methodology used in producing Option 2 appropriate and its application correct and objective?
- Are there no major physical constraints, e.g. flood risk?
- Are there not alternatives (e.g. brown field sites)?