



WORKING WITH
HASLEMERE TOWN
COUNCIL

WITH THANKS TO:



What's next for our
town and villages?

Time to have your say on Housing...

1 Introduction : Housing and Land Use

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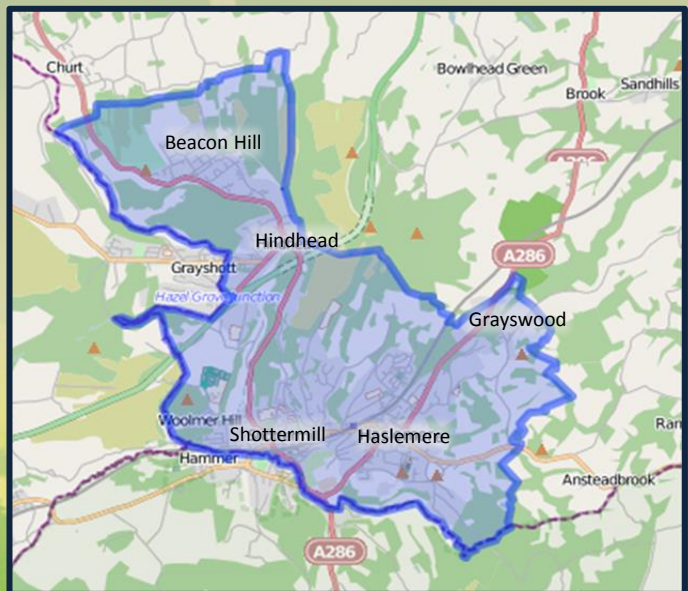
BACKGROUND

The Localism Act 2011 gave communities rights to influence development in their area by writing a Neighbourhood Plan. Haslemere Vision volunteers, on behalf of the Town Council, have been consulting the community to establish priorities for inclusion in the Plan for Haslemere and surrounding villages (see map below).

Following the consultation last summer on transport and the local economy, this second ‘all-household’ consultation seeks your views on housing and land use. The results of both consultations will guide the policies that will go into our Neighbourhood Plan (NP).

See what people said in last summer’s consultation at www.haslemerevision.org.uk/downloads/evidence.

PLAN AREA



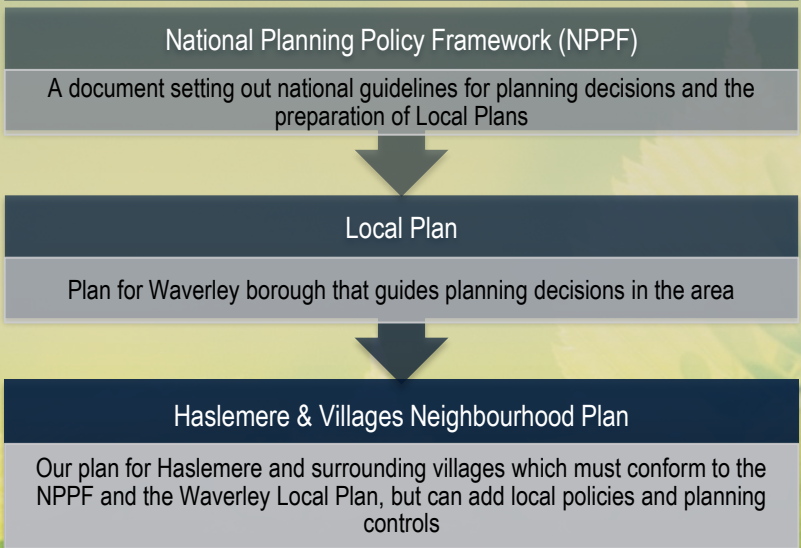
IMPORTANCE OF THE NEIGHBOURHOOD PLAN

The NP will be published for public comment next year and will then be put to a local referendum. If a majority vote yes, the policies can influence planning decisions from then onwards.

NP policies will complement the excellent guidelines for housing and streetscape appearance provided by the Haslemere Design Statement, the effects of which can already be seen in developments such as Middlemarch Mews on the site of the old Total Garage on Hindhead Road.

The key concerns of the NP are **land use and housing**; it will recommend where houses are built, how many are built on each plot and the balance between land use for employment and for housing. Whilst policies must comply with those at national and borough level, the answers you give here are a vital chance to influence the future of our town and villages.

WHERE THE PLAN FITS



Find out more about the powers of the Neighbourhood Plan at www.haslemerevision.org.uk

2 User guide

WHERE DO I START?

Complete your household details below, as that enables us to monitor where replies have come from and to compare choices made by different areas and age groups.

Then we recommend tackling the **3 strategic issues first** as they provide information that may affect decisions in subsequent sections.

If the information provided falls short of what you need, more detailed material is available at www.haslemerevision.org.uk and questions can be emailed to info@haslemerevision.org.uk.

Take your time and if you need to, take a break before moving on to sections 4 & 5. The whole questionnaire should take 40 minutes.

Complete the **red boxes** on each page – though you don't have to answer all questions if you don't want to.

WHO CAN ANSWER?

If you have received this document you live or work within the Haslemere and Villages Neighbourhood Plan Area (ref the map above). Anyone who lives and/or works and anyone with a business or not for profit organisation within the Plan Area may respond. The Royal Mail may deliver to some houses in Grayshott and Bramshott and, if you live in these areas, please do not respond.

Every member of your household over the age of 14 is entitled to answer the questionnaire. If more family members want to respond they can **fill it in or print it out online** or pick up more copies from the collection points (listed on the right).

If you have young people in the house, please encourage them to take part. What we decide now will affect Haslemere's future and perhaps their chances of finding a home to rent or buy locally.

SUBMITTING YOUR RESPONSES

You can submit your answers manually or online at www.haslemerevision.org.uk. Either is fine but online responses are much easier for us to process!

On completion please hand the document in to a collection point, or post it to the Town Hall.

There are collection points at the Town Hall, Haslemere Hall, Haslemere Museum, Haslemere Library, Haslewey, Tesco, Your Local Convenience (Parsons Green, High Lane), The Hub or the Coffee Lounge in Beacon Hill, The Cookie Bar (Royal Parade, Hindhead) and Grayswood Cars.

We need all responses by 30th Oct 2015.

YOU AND YOUR HOUSEHOLD

POSTCODE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
GENDER	<input type="checkbox"/>	Male	<input type="checkbox"/>	Female								
AGE GROUP	<input type="checkbox"/>	Under 20	<input type="checkbox"/>	20-34	<input type="checkbox"/>	35-49	<input type="checkbox"/>	50-64	<input type="checkbox"/>	65-79	<input type="checkbox"/>	80+
TYPE OF HOUSEHOLD	<input type="checkbox"/>	Single / group of adults	<input type="checkbox"/>	Young family	<input type="checkbox"/>	Older family	<input type="checkbox"/>	Post family	<input type="checkbox"/>	couple	<input type="checkbox"/>	other
IS YOUR HOUSE...	<input type="checkbox"/>	Rented from the council or from a housing association			<input type="checkbox"/>	Rented privately			<input type="checkbox"/>	Owned outright or with a mortgage		

Office cut here

If you would like us to contact you about the Neighbourhood Plan, or the results of the Consultation please fill in your name and email below. As soon as we get the form we will separate your personal information from your answers so what you have said will remain confidential.

NAME:		EMAIL:	
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Strategic Issue: How many new homes should we be seeking to build?

BACKGROUND

There is a shortage of housing nationally and our location on a key route into London increases demand and drives up prices. Our leafy villages are surrounded by protected countryside and steep hillsides, so there is limited opportunity to meet demand. To many that will be reassuring, but there are downsides:

1. Lack of housing escalates prices and **local workers and the young** cannot compete with commuter salaries. There are fewer 20-35 yr olds on our streets and dwindling opportunities for them to settle with families in the area in which they have grown up.
2. There are few suitable **homes for older people wanting to downsize** but stay in Haslemere.
3. Few who work locally (e.g. care workers, retail staff) can afford to buy local property. This **creates problems for local employers and retailers**. Providing housing for people who work for local businesses should improve the vitality of our town and village centres and reduce traffic on the roads.

Read the evidence on housing need and how it was calculated at www.haslemerevision.org.uk

WHAT NUMBERS ARE WE TALKING ABOUT?

Waverley Borough Council (WBC) commissioned an independent Housing Assessment which took into account local salaries, average mortgage/rent payments, and projections for new households (people 'starting family' age). The conclusion reached is that the Borough as a whole has a need for 9,200 new homes between 2013 and 2031.

Recognising constraints on land in Haslemere in its September 2014 consultation, WBC provisionally recommended building only 8.5% of these homes in this area. This works out at an average of **43 homes per year** (to be reviewed in 2031).

This figure is subject to change as WBC works through the significant challenges associated with accommodating housing need, but it is a good guide for us to work with. **These numbers are unlikely to meet the needs of the future population in full and should be considered a bare minimum. In any case, under the Localism Act, the NP cannot propose fewer new homes than the Local Plan finally allocates.**

HOW DOES THAT ADD UP?

This provisional allocation adds up to 780 homes between 2013-2031. 102 of these have already been built (since 2013) a further 212 have received planning permission (including the Sturt Farm proposals).

The Plan will not affect the developments already given permission but it can influence what happens with the remaining 466 homes needed.

"It is the Chamber of Trade's view that there does need to be more houses built, but of an appropriate type and quality which will meet demand, especially for the younger generation: providing a boost to the local economy without detriment to the unique characteristics of the town."

WHY WOULD WE CONSIDER BUILDING MORE?

It is natural for some to resist change to our beautiful environment and to oppose building at any costs. Others may believe growth is needed to retain shops, community vitality and to provide local employment opportunities. If managed carefully (and some are not) building homes can mean regeneration and increased attractiveness of an area.

Haslemere Vision's population projections suggest we need between 700-1200+ homes (between 2013 and 2031) to house all those growing up in the area (lower figure based on conservative population projections). There will be some reduction in the figures to consider as not all our young people will want to live here, however real market demand is likely to be significantly higher as buyers from the London area historically account for almost 50% of purchases.

The Major Sites in section 4, together with expected numbers of smaller ad hoc 'windfall' developments, can accommodate the homes provisionally allocated by WBC. If we wish to build more, we will have to increase the number of homes built on each site or find more sites on which to build.

We understand some will look to say no to any number of new homes. We have excluded this option as saying no to all housing will lose us the ability to influence what happens with development that will take place legally within the WBC Plan.

WHAT DO YOU THINK?

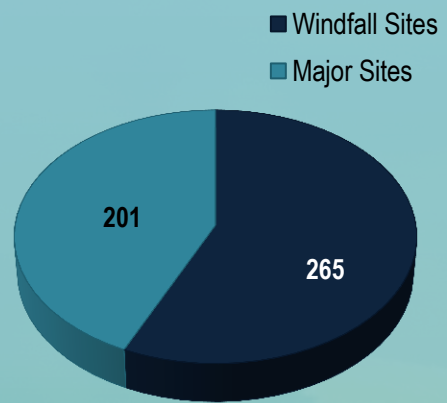
A1 What number of new homes do you believe should be built in the area between 2013-2031	1	<input type="checkbox"/>	No more than WBC has provisionally allocated (780 homes)
	2	<input type="checkbox"/>	A little more (800-1000 homes)
	3	<input type="checkbox"/>	A lot more 1000+ homes

A2 Comments:

BACKGROUND

Regardless of the number of houses we build we need to consider where they will be built. We will, in later pages, ask you to consider specific sites, but here we would like you to consider the type of land on which we should build.

There are two different types of site to consider: Major Sites which have been already identified and Windfall sites that are as yet unknown. WBC's September 2014 Consultation proposed the distribution of new housing as below:



SITE TYPES: ADVANTAGES & DISADVANTAGES

IDENTIFIED MAJOR SITES There are 5 Major (brownfield) Sites within the built up area that have been put forward for development by their owners.

They are large enough for WBC to require at least 30% affordable housing and to obtain infrastructure contributions from the developer.

Larger sites offer the possibility of making planned improvements to the town but may increase an urban feel.

WINDFALL SITES These are sites not yet identified but it is assumed will emerge during the life of the NP based on past history of this kind of development in the area.

Windfall developments can occur on **already developed (brownfield) and undeveloped (greenfield)** sites. They can be new build or conversions of existing buildings.

There are few sites left within the built area, so most sites will come forward when an owner wants to develop their garden or subdivide/ redevelop an existing property.

There will also be cases where greenfield sites come forward which are attractive to developers as they are cheaper to develop.

All the land surrounding our built up areas has some form of protection, however this does not mean that development cannot take place on this land.

Windfall by its nature means we do not now know when or where it will happen so it does not allow us to plan for it in a strategic manner.

SHOULD GREENFIELD SITES BE DEVELOPED?

Hatchetts Drive, High Lane and Deepdene are examples of housing developments on greenfield sites. Land at Sturt Farm has recently been given outline planning permission for 135 new homes, 40% of which (54) have to be affordable.

Larger greenfield developments allow WBC to seek the build of affordable homes and funds for infrastructure improvements, but they encroach on our countryside.

Is it better to build more new homes within the existing settlements (thereby increasing densities) or to extend settlements into green space? If we build out, is it better to build few large sites with more infrastructure provision or a larger number of small sites?

Designating alternative preferred sites would not increase the total number of houses built, but could protect other parts of the countryside from development.

WHAT DO YOU THINK?

B1 Where do you believe we should build?

1 <input type="checkbox"/>	I prefer to build as many houses as possible within settlements <u>before</u> building on any greenfield land (maximizing the number of homes on Major Sites)
2 <input type="checkbox"/>	I prefer to see <u>several small</u> scale greenfield developments in order to reduce the number of homes built in the existing settlements
3 <input type="checkbox"/>	I prefer to see <u>a few large</u> greenfield developments in order to reduce the number of homes built in the existing settlements and maximise infrastructure gains

B2 If you ticked option 3 can you suggest any sites suitable for future housing and/or employment? (please describe here and indicate on the map on page 1)

B3 Comments:

HOUSING DEMAND

WBC's independent Housing Assessment suggested that of the local demand, 419 households would not be able to afford homes at 'open market' prices.

This is the need for affordable homes: a **general term that includes social housing** (there are 105 households currently on Waverley's Register for Social Housing) with the **remainder being homes to be rented at below market rates or sold under a variety of subsidised and joint ownership schemes.**

Once built these affordable homes will remain in these schemes regardless of who occupies them.

According to the **independent Housing Assessment** the estimated house sizes needed for affordable and 'open market' (private) developments are as shown below.

Housing needed:	1 bed	2 bed	3 bed	4+ bed
Affordable	53%	28%	18%	1%
Open Market	10%	30%	36%	24%

BIG VS SMALL

It is most profitable for developers to build large houses; however, smaller homes and flats are more suitable for starter households and the elderly. One bed homes are less commercially attractive to build, but are useful to the community and less attractive to those outside the area which preserves their affordability.

15% of local residents are 65+, live alone and may be considering downsizing. There are few good options to move to – walking distance from shops and amenities being key in remaining independent and active. Without options, the elderly remain trapped and houses are unavailable to new families.

Demand for family homes is always high, but they take up more space and only a few can be provided on the land we have. New greenfield sites could answer the need, but this builds on our countryside.

Do you believe the size breakdown provided by the Independent Assessment (table on the left,) is about right, or do you believe we need more smaller or larger homes?

AFFORDABLE HOUSING

The private rented sector currently provides for about half of households in need of affordable accommodation (with tenants claiming housing benefit to pay private landlords). The NP could propose a level of affordable homes consistent with this trend (pending confirmation from the WBC Local Plan) which would reduce the number of new affordable homes that need to be built to just over 200. This does not reduce need for homes overall; it moves the need to build from the affordable to the open market sector.

On larger developments WBC require developers to build affordable homes as part of the build. On brownfield the requirement is for 30%, and on greenfield, 40% is achievable. Getting developers to build more than 40% affordable homes is very difficult because the developments become economically unviable.

Current estimates for the Major Sites will yield about 80 affordable properties. Projects already given planning permission (including Sturt Farm) will also supply about 80. Windfall developments might supply a little more but we don't know how many. Do you believe the planned supply is sufficient or do you believe we should consider more sites?

WHAT DO YOU THINK?

C1 What mix of affordable homes should we build?

1 <input type="checkbox"/>	Use mix set out in the table to the left	2 <input type="checkbox"/>	More small homes (using less land)	3 <input type="checkbox"/>	More large homes (using more land)
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C2 What mix of open market homes should we build?

1 <input type="checkbox"/>	Use mix set out in the table to the left	2 <input type="checkbox"/>	More small homes (using less land)	3 <input type="checkbox"/>	More large homes (using more land)
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C3 Comments:

WHAT DO YOU THINK?

C4 What proportion of affordable housing do you think we should aim for?

1 <input type="checkbox"/>	We don't need so much affordable housing
2 <input type="checkbox"/>	The supply of about 200 affordable homes seems right
3 <input type="checkbox"/>	We should seek to build more affordable homes where we can

C5 Comments:

4 Major Sites

INTRODUCTION

WBC has estimated that the 5 Major Sites could provide 201 new dwellings. However, you may think their density assumptions are too high or too low.

At higher densities (i.e. more storeys and/or smaller homes) and with no space used for employment, these sites could supply perhaps up to 280 new homes.

What density we propose is a key issue; higher densities on one or more of these sites reduces the land required to meet our housing needs, thereby reducing the need for Windfall development or leaving space for employment.

In addition, for sites close to the town and village centres, high densities will allow more people to live close to places like the railway station and shops, thereby reducing their reliance on cars.

The balance we want to strike between using less land and building larger, more spacious houses should also be considered.

Read more on the impact of housing on local employment and the effects of different housing densities at www.haslemerevision.org.uk

HOUSING VERSUS EMPLOYMENT

Re-development of commercial space is a concern as Haslemere has **less employment space** than towns of comparable size in Waverley and nationally. 82% of respondents to the Stage 1 Consultation wanted to maintain or increase employment land to promote jobs in the area.

However, employment also takes space. As a rough guide we could expect to swap (at medium employment and housing densities) about 1 house for 1.5 jobs. So reducing the number of houses built by 50 could provide space for 75 jobs.

All the Major Sites have or have had commercial uses and losing all employment on these sites will make local jobs scarcer. Retaining this space however, will **increase reliance on Windfall housing developments**, so what priority should be given to employment space on these sites?

WHAT DO YOU THINK?

D1 What priority should be given to employment space on the Major Sites?

1	<input type="checkbox"/>	Create more space for local employment by using these sites for jobs - and make other land in the area available for housing
2	<input type="checkbox"/>	Maintain similar levels of employment space on these sites
3	<input type="checkbox"/>	Minimize land take by using Major Sites only for new homes - accept loss of employment space

D2 What controls should there be on re-development of other commercial space?

1	<input type="checkbox"/>	Maintain capacity for local employment space
2	<input type="checkbox"/>	Encourage reuse of spaces for residential purposes if empty

D3 Comments:

UNDERSTANDING HOUSING DENSITIES

Housing density describes the number of dwellings built on a plot - the higher the density the more dwellings built. At higher densities properties tend to be smaller and have less garden or amenity space.

The more dwellings built per hectare:	But higher densities can also:
- the less land needed for housing	- create a more urban feel
- the more land available for employment and community uses	- add to the concentration of local traffic
- the less greenfield land needed	- create on-street parking problems

National guidance favours high densities; 100+ **dwellings per hectare (dph)** in town centres with good access to services and public transport. Other sites within settlement boundaries are expected to be developed at densities of 30-70 dph.

WHAT DO DIFFERENT DENSITIES LOOK LIKE?



DEEPDENE 25 DPH
Mostly 3/4bed detached



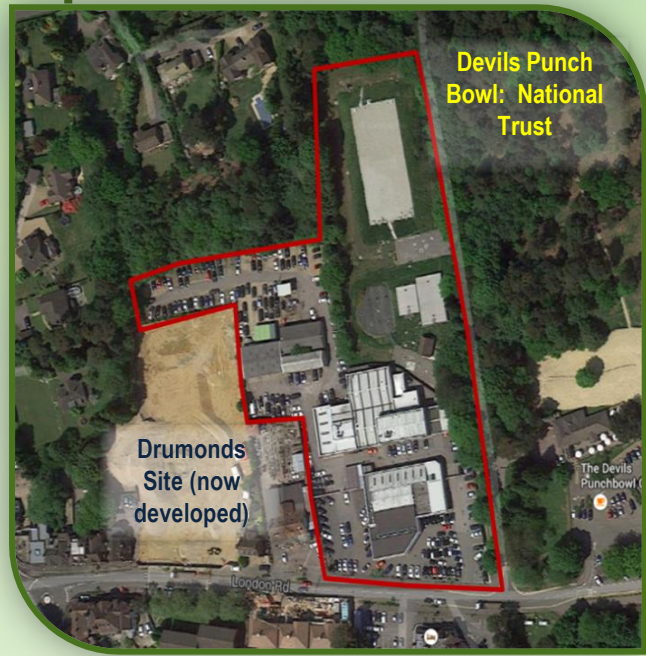
ROYAL HUTS 73 DPH
Mostly 2/3bed townhouses



CLAY HILL HOUSE 100 DPH
Mostly 2bed apartments

4 Major Sites

THE BARONS GARAGE SITE LONDON RD. HINDHEAD



Barons site

SITE BRIEFING

The site comprises the Barons Garage and a strip of land to the north, situated on a cul-de-sac leading to the Devil's Punch Bowl

Barons have stated that they may decide to relocate further south, along the A3. If that should happen, there would be no local loss of employment, however this is only a possibility and they could also decide to remain on the existing site. The former Drummonds site to the west and petrol station to the south have been re-developed since 2012.

The site currently provides employment for 76 people
 Area: 1.64 hectares
 WBC proposed density: 18 dph to provide 30 dwellings

POSSIBLE DEVELOPMENT OPTIONS

This site shares a boundary with National Trust land covering the Devil's Punch Bowl, which has been improved by the removal of the old A3 and now attracts significant visitor numbers.

The Baron's site might be a good location for tourism businesses. 64% of people supported "the development of more visitor and tourism orientated businesses and facilities" (Stage 1 Consultation).

This location is one of the highest points in Surrey. An idea has been proposed to consider using this unique location for a landmark building (with panoramic views) for mixed residential and leisure or office uses.

WHAT DO YOU THINK?

E1 Should all or part of the site be retained for employment uses, reducing the number of houses that can be built but retaining or increasing employment on the site?

1 This site should be used entirely for housing
 2 The site should maintain space for 76 existing trade/retail jobs
 3 The site should increase space for jobs (could be up to 135)

E2 If all or part of the site is used for housing what density of housing would be suitable for this site?

1 Use WBC proposal of 18 dph to provide up to 30 large detached dwellings
 2 Use a medium density of 36 dph for medium/small houses to provide up to 60 dwellings
 3 Use a higher density of 75 dph (like the Royal Huts site) using 3-storeys to provide up to 120 dwellings

E3 Would you be interested in exploring alternative uses of the site to develop a landmark building with tourism related features?

1 No
 2 A landmark building, but just for residential use
 3 Yes for a corporate headquarters attracting high quality jobs to the area
 4 Yes for mixed leisure and housing use incorporating retail and restaurant facilities

E4 Comments:

4 Major Sites

LAND AT OAKDALE (ANDREWS OF HINDHEAD) PORTSMOUTH ROAD

SITE BRIEFING



This land is currently used for a conservatory and garden machinery business but negotiations are in progress for its sale. Potential new owners have consulted publicly on plans to create 40 luxury apartments and 13 cottages (no affordable housing is planned) with both underground and ground level parking. Plans to develop the site may advance before the NP achieves legal status and is able to influence them. If this is the case, community opinion will be passed to WBC and the developers to inform their thinking.

To the north of the site Royal Huts Avenue is a recent residential redevelopment with 3-storey blocks of flats and townhouses, across the road are late 19th/mid 20th century detached housing of 2/3 storeys.

The site offers good access to the road network and A3 making it a good location for businesses needing vehicular access. However, it is entirely surrounded by housing. Little public transport will mean that car use would be essential for future residents.

- Site historically provided employment for: 15 people (currently 6)
- Area: 0.6 hectares
- Density consulted on: 100 dph to provide 53 dwellings

WHAT DO YOU THINK?

F1 Should all or part of the site be retained for employment uses, reducing the number of houses that can be built but retaining or increasing employment on the site?

- 1 The site should be used entirely for housing
- 2 The site should maintain space for 15 trade/retail jobs
- 3 The site should make use of good road access and increase space for jobs (could be up to 50)

F2 If all or part of the site is used for housing what density of housing would be suitable for this site?

- 1 Use a lower density of 24 dph to create 15 larger detached properties like those opposite
- 2 Use a medium density of 73 dph (like the Royal Huts next door) to provide 41 dwellings
- 3 Accept the developer's proposed density of 100 dph, creating 53 dwellings in 2, 3 & 4-storey buildings

F3 Should the developer be required to include affordable homes?

- 1 No, the developer should not be asked to include affordable homes, but be allowed to build the luxury properties suitable for downsizers as they have proposed
- 2 I agree the developer should be asked to provide WBC's standard of 30% affordable homes
- 3 The developer should be pressed to provide a higher proportion of affordable homes on this site

F4 Comments:



Andrews site



4 Major Sites

LAND AT 5-21 WEY HILL, HASLEMERE

SITE BRIEFING



5-21 Wey Hill lies to the south of Wey Hill, running up from the railway bridge to the Majestic Wine Warehouse. It is now boarded up but before demolition it contained a combination of retail and manufacturing uses. The site is a narrow triangle and tightly constrained by Wey Hill to the front and the railway line to the rear.

Given its location close to the station, planning permission was given in 2011 for a much higher density than on other sites in the town: namely two 4 storey blocks providing 25 x 1-bed apartments, 14 x 2-bed apartments and 683 sqm of office space with basement car parking. However, the permission has now lapsed which allows us to consider other options for the site, including 100% housing.

The office space was included to retain some employment on the site although it is not a particularly suitable location given the restrictions of traffic on Wey Hill.

The site used to provide employment for an estimated 25 people (exact figures no longer available)

Area: 0.31 hectares
WBC proposed density: 150 dph to provide 39 dwellings plus office space

WHAT DO YOU THINK?

G1 Should all or part of the site be retained for employment uses, reducing the number of houses that can be built but re-creating employment on the site?

- 1 The site should be used entirely for housing
- 2 The site should be used to provide a mix of housing and employment
- 3 The site should increase space for jobs (could be up to 26)

G2 If all or part of the site is used for housing what housing density would be suitable?

- 1 Use a lower density of 70 dph to create 22 dwellings on 3 floors
- 2 Use the WBC assumption of 150 dph to provide up to 39 dwellings on 4 floors
- 3 Use a higher density to make maximum use of the space by permitting a 5th floor to add another 10-12 dwellings

G3 Comments:

Site prior to demolition



Empty site



4 Major Sites

LAND TO THE NORTH OF WEY HILL

SITE BRIEFING



The land is located on the north side of Wey Hill; it is WBC owned and currently occupied by:

1. a row of terraced housing (some of which are private properties and all are likely to be left untouched)
2. a fencing business on the back land and
3. the 'Youth Campus' occupied by the Scouts & GirlGuiding Associations, St Johns Ambulance and the RAF and Army Cadet forces

The land is within easy walking distance of the railway station and shares a boundary with Weydown Road car park. The site is heavily constrained by its limited access, shape and surrounding buildings. WBC intends to develop the available land on the site to provide 31 affordable homes. **They have stated that there is no intention to force any of the existing Youth Campus activities to relocate**, though they do wish to improve facilities and use of space if it is possible.

Area: 0.5 hectares (excluding Youth facilities and terraced housing areas)

WBC proposed density: 62 dwellings per hectare to provide 31 dwellings

WHAT DO YOU THINK?

H1 What density of housing do you think would be suitable?

- 1 Use WBC assumption of 62 dph to provide 31 affordable dwellings
- 2 Use a higher density of 80-100 dph with an emphasis on small affordable properties; using 3 storey construction and taking advantage of the proximity to the station

H2 Should part of the site be used to provide a pedestrian / non-car link between Wey Hill and the station?

- 1 Yes 2 Maybe 3 No

H3 Comments:



4 Major Sites

LAND AT WEST ST HASLEMERE, INCLUDING HASLEMERE KEY SITE

SITE BRIEFING

The site includes the High Street car park (164 spaces) buildings to the southern side of West Street, several backland buildings in poor condition, as well as the Fire Station. It lies adjacent to the Haslemere conservation area and is one of three main car parks in central Haslemere.

At present the site does not include the telephone exchange and it is unlikely that the Waitrose building would be redeveloped.

Area: 1.8 hectares

WBC proposed density: 24 dph to provide 50 dwellings (actual dph would be higher as this is based on use of the whole area)

Any development would need to retain at least the same number of public parking spaces and provide additional parking for any housing built on the site. This is only achievable if the parking is on the lowest level and development occurs above the parking.



High Street car park

WHAT DO YOU THINK?

I1 Should part of the site include retail space which might reduce the number of houses that can be built but possibly increase the attractiveness of shopping in the town?

- 1 Yes, more independent retail will increase business for all
- 2 Yes a big retailer will increase business for all
- 3 No, we have sufficient retail in this area already

I2 Should part of the site be allocated for employment space? If so, what sort of employment space should be preferred?

- 1 Small offices – perhaps a hub office for those working from home
- 2 A large office development
- 3 Other kinds of employment e.g. workshops or light industry

I3 Housing is most likely to be developed on upper levels of any development. What density and kind of housing would be suitable for any housing on this site?

- 1 Use the WBC assumption of 24 dph to provide 50 dwellings.
- 2 Use a higher density of 70 dph with an emphasis on small properties suitable for first time buyers or downsizers, using 3 or 4-storey construction to provide up to 140 dwellings.

I4 Comments:

5 Long term strategy

CENTRAL AREA VISION

Community responses to the Stage I Consultation favoured the idea of a plan for the future development of central areas, in particular Wey Hill and the station. As a result, we are looking to develop a plan to guide land use either side of the railway, from Wey Hill Fairground to the High Street.

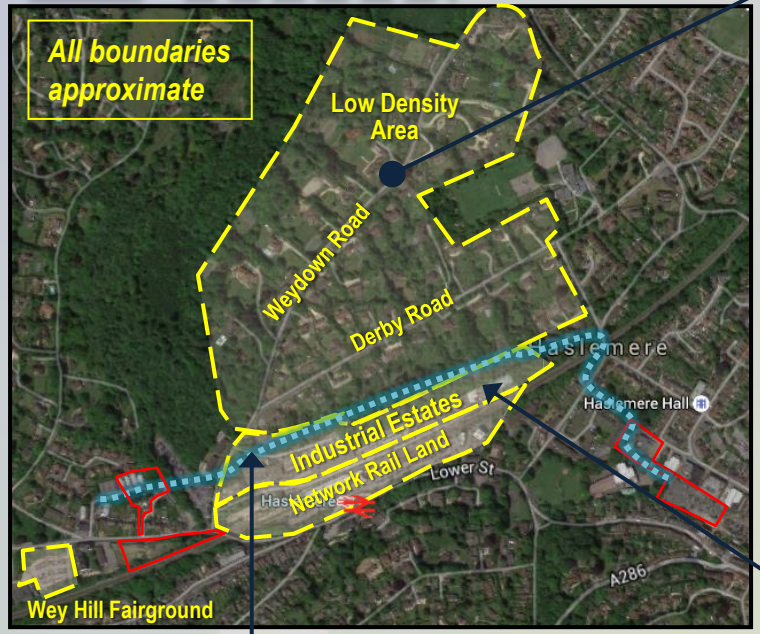
Suggestions from public consultations and work groups included: development of areas around the station, relaxing the 'low density' designation north of the industrial estates, the creation of a pedestrian/ cycle route between the High Street and Wey Hill, and development of the Wey Hill 'Fairground'.

To develop a realistic vision of what is possible, professional expertise is required. Haslemere Vision proposes it should work with HTC, WBC and other stakeholders to prepare a community development brief for this area. The aim will be to develop a strategic but realistic plan for the area, including transport, traffic and parking, which has broad community support.

Here we seek your views on key proposals that might influence the scope of that brief.

N.B. Beacon Hill and Hindhead central areas will be the subject of a separate consultation.

Major Sites Suggested development areas Possible pedestrian route



CREATE A PEDESTRIAN LINK BETWEEN THE TOWN CENTRE & WEY HILL?

The possibility exists of creating a route separate from car traffic (except for crossings at Tanners Lane and Weydown Rd). It would link the Town Centre to Wey Hill and be suitable for pedestrians, cyclists, push chairs and mobility scooters. The route might start in Waitrose car park and emerge near Cook on the road to the Youth Campus (ref map above). It would be well-lit and would improve access to the station and to St Barts and Shottermill schools.

J1 Is the pedestrian link a good idea, if possible?

1 Yes 2 Maybe 3 No

J2 Comments:

ALLOW MORE HOMES IN THE LOW DENSITY AREA?

The WBC 2002 Local Plan created a "low density area" of 20 hectares along Derby and Weydown Roads. It contains approx. 65 homes, at a density of about 3 dph.

Policy BE6 states WBC "will seek to retain the character of low density residential areas in older well established areas". The effect is to make it impossible for new housing development to take place (unless redeveloping a house into flats).

Is the policy still appropriate considering increased pressure for housing close to central amenities? If owners wish to develop, should higher densities be allowed?

L1 Should policy BE6 be continued?

1 Retain low density policy 2 Allow higher density development 3 No opinion/ don't know

L2 Comments:

WEYDOWN ROAD & UNICORN TRADING ESTATES

Recurring consultation responses have concerned the station: improving access, the look and feel of the surrounding area, and homes within walking distance.

If enough of the businesses based here were persuaded to relocate to alternative sites, it would free an area right next to the station. This would be an opportunity to create an attractive station backdrop (and up to perhaps 200 new homes) as well as two sided station access to ease congestion.

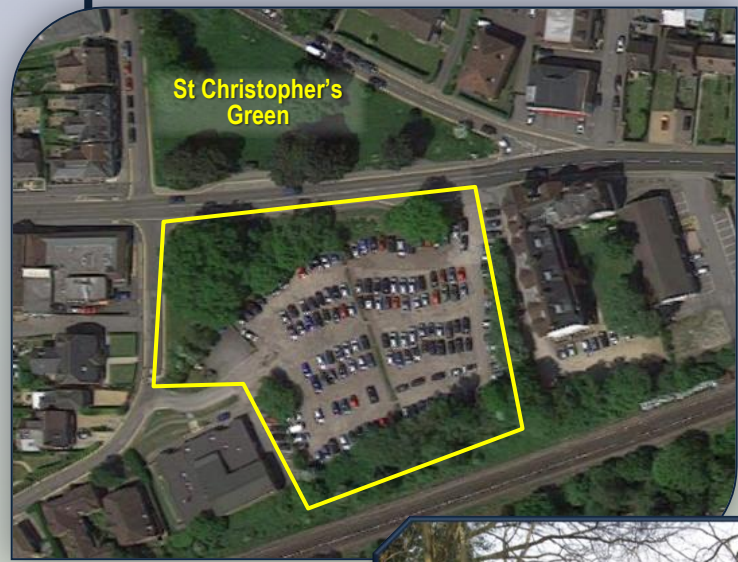
We cannot assume that businesses would agree to move, but a compelling vision of what might be possible could make it more likely. Where might businesses move? Many value transport links if a site with direct A3 access could be identified.

K1 Would you support development of the Trading Estates north of the station?

1 Yes 2 Maybe 3 No

K2 Comments:

THE WEY HILL FAIRGROUND



SITE BRIEFING

The Wey Hill Fairground was originally a clay pit, then a rubbish dump and was named after the fairs held there from 1906 to 2006. It was a green space until the late 1940s when it was paved and used as an informal free car park divided between commuter and local shopper parking. It is one of two tracts of Metropolitan Common Land in the town centre and is legally protected so any development on the land must be in the interests of the local community.

In 2013 WBC applied to resurface the car park with provision for future pay and display machines. Following strong public objections, WBC deferred their application until Haslemere Vision had consulted the community on future options. In 2014, over 60 residents attended a public workshop and two alternatives to the WBC proposal emerged.

POSSIBLE DEVELOPMENT OPTIONS

Option 1: Use as a refurbished car park (WBC proposal)

WBC proposes to replace the existing, informal car parking with a new permeable surface, perimeter lighting and the infrastructure to install parking ticket machines. It would include demountable barriers to delineate the shopper/commuter parking areas.

Option 2: Return the site to a green space

The site could be returned to a green space for recreational use, consistent with its common land status providing more open space to enjoy. It would cause the loss of 145 commuter and shopper car parking spaces which would need to be replaced.

Option 3: Create a high-quality mixed-use development

The site could be used for a high-quality development to include new homes, sources of employment and a “destination” to attract visitors such as a town square. The development would be constructed to take advantage of the Fairground’s sloping site with a lower underground level for residential/ station parking and an upper level for retail. Housing, retail and community facilities could be built on two sides around a central square. A high quality design could significantly improve the appearance of the site.

The development of a new town square is likely to be a multi-million pound project. **This would be feasible if it included sufficient housing and retail space to attract a developer.** The Localism Act 2011 allows the community to take the lead in such a scheme, working in partnership with a housing association or commercial developer.

WHAT DO YOU THINK?

M1 What future use would you like to see for Wey Hill Fairground site

- 1 WBC proposal for a resurfaced car park
- 2 Return to use as a green space
- 3 Create a new development combining housing, retail, community facilities and underground parking

M2 Comments:

5 Long term strategy

ENVIRONMENTAL SUSTAINABILITY

WBC is likely to include national environmental building standards in its future core strategy, but this is yet to be finalised. National guidelines are currently under review and could be relaxed under pressure to encourage more housing. Given the sensitive nature of our area, do we wish to consider adopting higher local environmental standards for new homes, covering issues like habitat protection, energy use, water use and drainage?

N1 Haslemere Vision should investigate if there are sustainable standards suitable to our area that we should add to any controls WBC put into their future core strategy

1	<input type="checkbox"/>	Yes
2	<input type="checkbox"/>	Unsure
3	<input type="checkbox"/>	No

N2 Comments:

FORMATION OF COMMUNITY LAND TRUSTS (CLTS)

Community Land Trusts are local organisations set up and run by ordinary people to develop and manage homes and assets important to that community. A CLT can ensure that homes are truly affordable, based on what people earn in their area, not just today but for all future occupiers.

CLTs have been used successfully to purchase land for self-build developments, also to develop community assets like pubs or work places. For more information visit www.communitylandtrusts.org.uk

N3 Would you support the formation of a Community Land Trust?

1	<input type="checkbox"/>	Good idea	2	<input type="checkbox"/>	Bad idea	3	<input type="checkbox"/>	No opinion
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N4 Would you consider being involved in some way?

1	<input type="checkbox"/>	Organizing	2	<input type="checkbox"/>	Developing	3	<input type="checkbox"/>	No
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N5 Comments:

CONTROLS TO IMPROVE OUR TOWNSCAPE

Some developments miss opportunities to integrate with, or enhance the area as a whole. For example, developers have commented that the Royal Huts in Hindhead could have served the emerging village better had the frontage included public space or features.

The Haslemere Design Statement refers to these considerations but there are two additional measures that could contribute to better integration and usability of future builds. The first is a requirement for larger developments to consult the community before applying for planning permission, a measure that some Neighbourhood Plans have already included.

The second measure is to include policies that reference 'Build for Life' quality standards which set out 12 criteria for successful additions to town and villages e.g. well defined public spaces, being connected to public transport and amenities and being designed with local character and topography in mind.

Both measures could place more emphasis on community needs, but could also add cost and complexity which could deter smaller developers and drive up sale prices.

N5 The NP should require developers of larger sites to produce a transparent development brief and evidence that they have consulted local residents before applying for planning permission.

1	<input type="checkbox"/>	Good idea	2	<input type="checkbox"/>	Bad idea	3	<input type="checkbox"/>	No opinion
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N6 The NP should require new builds to adhere to the Build for Life quality standards.

1	<input type="checkbox"/>	Good idea	2	<input type="checkbox"/>	Bad idea	3	<input type="checkbox"/>	No opinion
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N7 Comments:

Thank you for your time in completing this consultation.

To receive a link to the results as soon as they are published, please send your details to info@haslemerevision.org.uk and ask to be added to our mailing list.

WHAT TO DO

- 1** Review the evidence on each page.
- 2** Fill in your hardcopy, or go online to www.haslemerevision.org.uk to submit answers there.
- 3** Ensure you fill in your household details on page 2 so we can compare answers from different areas etc.
- 4** Submit your online form, or return this hardcopy to one of the collection points listed on page 2.

WHEN CAN I VIEW THE RESULTS?

The deadline for responses is 30th October 2015.
Data entry and analysis of responses will take approximately 3 weeks, dependent on willing volunteers. Results will then be published on our website.

www.haslemerevision.org.uk

There will also be a public forum to review the results, to which all residents will be welcome. If you are interested in coming along, or wish to register to be updated on the results please email us and we will keep you informed.

info@haslemerevision.org.uk



WORKING WITH
HASLEMERE TOWN
COUNCIL

WITH THANKS TO:

**Community
Foundation
for Surrey**