

**MINUTES OF HASLEMERE VISION STEERING GROUP MEETING
HELD AT HASLEMERE TOWN HALL ON WEDNESDAY 25 JULY 2018**

1. **Attendance* and Apologies (A):** Stewart Brown (Chairman)*, David Simmons*, John Moxon*, Robert Silk, Cyndy Lancaster* , Diane Moses* , Simona Teresi, Lesley Banfield* , Stephen Mulliner (A), Liz Burton (A), Crawford Christie (A), Peter Isherwood (A), Melanie Odell (A), Libby Piper (A), Matthew Bowcock (A), Vicki Purewal (A).
2. **Minutes of the Meeting held on 15 May 2018 were approved.**
3. **Matters Arising:**

SB was to discuss with HTC the introduction of 20MPH zones. This has not been done formally with HTC and it is not a planning issue that can be addressed by a NP policy. Since HV have not consulted on this issue it was decided to not take the matter further.

SB attended the Haslemere Community Land Trust AGM yesterday. The results of the recent Housing Need Survey were presented at that meeting by Louise Williams, Rural Housing Enabler. DM gave a summary of the results. Haslemere has much higher average house prices than Farnham, Godalming and Guildford based on recent data. Although there were only 224 responses to the survey, 79 respondents expected to move in the next 5 years and many of these individuals will struggle to afford a suitable property. The most sought property types were semi-detached properties and 3-bed properties. There was support for the re-development of a disused building for affordable homes (91%) as well as a piece of uncultivated land (73%). SB suggested that the affordable housing policies in the NP are revisited based on this new evidence. After discussion it was suggested that aiming for 50% affordable housing on sites should be considered.

➤ DM to contact Crawford and Stephen about content of affordable housing policies.
4. **Update on progress of WBC Local Plan Part 2 (LPP2) and Haslemere NP:**

SB reported that he expects WBC's timetable for LPP2 may be delayed since the high court has approved a judicial review into whether the Inspector for LPP1 was mistaken in requiring Waverley to take Woking's unmet housing requirement. The outcome of this review could affect the size of the development at Dunsfold.

WBC currently expect the formal consultation on LPP2 to take place in October or November. The aim was to do the NP consultation at the same time but it is now likely to take place just after the LPP2 consultation in case WBC make any substantial changes to LPP2 based on the consultation results. As the site briefs cannot be finalised until sites have been allocated, the NP will probably be ready for HTC review by the end of the year with the consultation taking place in early 2019.
5. **Update on discussions with WBC re: Site Allocations, housing densities and settlement boundary**

SB reported that Melanie Odell and Libby Piper have been through the latest draft of the NP with the working policy and the project leadership group met with them to go through the comments. There are now very few areas of challenge – reserve sites, densities and the settlement boundary.

SB, CC, PG, CC, MO, and LP met with Matthew Ellis (ME) and Guy Wilson, WBC, to go through HV's issues with the current sites proposals. The main issue being that WBC's current position undermines the core of HV's policies, namely, protecting green spaces. HV has strong consultation evidence to support this aim including the proposal that higher densities should be used in preference to developing on green sites. Another issue is the very conservative windfall assumptions that WBC has adopted. HV believe that housing numbers can be adequately met by modest increases in certain site densities, by the use of sites rejected by WBC and through windfall without developing the sites outside the current settlement boundary, most of which are in AONB and/or AGLV. HV would designate these sites outside the settlement boundary as reserve sites. ME doesn't think reserve sites will work despite the fact that we have evidence of their use in other NPs and LPs. He said that they would consider our densities but that as the Inspector had approved the Windfall Calculation as part of LP1, he did not think it could be

changed. HV will continue to challenge WBC on their windfall calculation since they have based it on average windfall for 2003-2016 which does not take into account that windfall development has been increasing rapidly in recent years due to changes in permitted development rights.

Following this meeting, SB, SM, CC, PG, DM, MO and LP met to look in detail at the sites HV proposes should be allocated and the suggested densities for those sites. Agreement was reached on these sites and densities by this group. The Georgian House site was removed as HTC have opposed the current application. With the uplifted windfall estimate and higher densities the sites in AGLV/AONB will only be needed if other allocated sites fail to be developed in the lifetime of the plan. These sites will be designated as reserve sites. HV still has work to do to convince the HTC's working party and HTC that reserve sites are a workable solution but MO and LP have agreed them in principle. SM will work to raise awareness among Haslemere borough councillors and WBC officers of these issues of windfall, densities and reserve sites.

SB handed out the schedule of HV proposed sites. The sites which HV propose allocating which have been rejected by WBC were discussed.

Andrews site – Hindhead

HV are arguing that as this site is not in the Hindhead Avoidance Strategy Area, a specific Agreement could be reached with Natural England regarding mitigation for any development.

Stronsay – Hindhead

This site is in the Green Belt but already has a large development of flats on it which are set well back from the road and are well screened. Landscape architects could help with mitigating the impact of the site on its surroundings.

- DM to contact Stronsay owners to ascertain their plans and whether landscape architects are involved.

6. Discuss developments re. Wey Hill Fairground:

There has been a very good level of responses to the deregistration consultation (over 50 responses). Responses from various groups were very detailed and well argued. Aine Hall's work identifying that deregistration is probably not needed for the proposed works and her efforts rallying the community to encourage them to respond to the consultation has been key.

It is much more likely that there will be a hearing/inquiry before the inspector determines the application.

David Round has formed a working party to develop a properly funded proposal for the site. There will be representation from Haslemere Vision, Haslemere Society and the Chamber of Commerce on it as well as 1 or 2 town councillors.

7. Review programme and tasks for completion of NP:

In view of the absence of relevant people, this item was deferred to the next meeting.

8. AOB:

SB proposed a vote of thanks to Simona Teresi, who has prepared the minutes for the steering group with great efficiency and accuracy for several years. This was unanimously endorsed by the meeting.

- SB asked that if anyone knows of someone who can replace Simona they should contact him.

9. Dates for future meetings: 11th September (Now 19th September), 6th November

The meeting ended at 9.20pm