

**MINUTES OF HASLEMERE VISION STEERING GROUP MEETING
HELD AT HASLEMERE TOWN HALL ON WEDNESDAY 19 September 2018**

1. **Attendance* and Apologies (A):** Stewart Brown (Chairman)*, David Simmons*, John Moxon (A), Robert Silk (A), Cyndy Lancaster* , Diane Moses* , Lesley Banfield* , Stephen Mulliner (A), Liz Burton*, 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 25 July 2018 were approved.**

3. **Matters Arising:**

DM emailed CC and SM about changing our NP policy to increase the percentage of affordable housing given the extent of the problem for Haslemere as further demonstrated by the recent Housing Need Survey. SM reiterated Tony Burton's advice that the NP could not demand a higher level of affordable housing on developments than the Local Plan. CC responded that Tony Burton had said that we needed local evidence to demonstrate an exceptional case and we may now have that.

- DM to formalise the evidence for a higher affordable housing rate once WBC has allocated sites.
- DM to contact Stronsay owners to ascertain their plans and whether landscape architects are involved.
- All to provide suggestions for a replacement for Simona to take minutes at our meetings.

4. **Update on progress of WBC Local Plan Part 2 (LPP2) and Haslemere NP:**

SB reported that there is no news but we expect WBC to change their LPP2 timetable since when we last met with them they suggested a follow-up meeting in early September and despite requesting a meeting one has not yet been arranged. WBC are currently facing challenges to their Local Plan from CPRE and Preserve our Waverley and it is thought Milford residents are also challenging the proposed development at Milford Golf Course.

5. **Update on discussions with WBC re: Site Allocations, housing densities and settlement boundary**

SB explained that SM has held discussions with the borough councillors from Haslemere about housing densities, windfall, development in AONB and reserve sites to raise their awareness of the issues. It is thought/hoped that WBC are reconsidering the issue. SB stated that when we had met with Matthew Ellis, Waverley Principal Planning Officer, he had explained that the borough wide windfall calculation had been accepted by the Inspector for Local Plan part 1 and therefore could not be altered but that following the councillors' involvement Waverley are considering re-examining the windfall calculations.

6. **Discuss developments re. Wey Hill Fairground:**

SB reported that SM had emailed to provide details of the legal advice WBC received in 2014 about performing works on the car park. SM has read the legal opinion and states that it concludes that WBC cannot rely on the 1994 permission for works to be done and that a section 38 would fail as car parking on common land is unlawful and that a planning inspector could not bring himself to sanction or facilitate an unlawful activity.

SM had attended a meeting with WBC and he had emailed to report that while Waverley have no plans to develop the site they would consider any proposals but the proposals would need to be attractive to WBC.

Regarding the Section 16 application to de-register, SB reported that the Planning Officer had emailed Richard Homewood to say that there would not be a public inquiry but there would be a site visit at 10am on 9th January. WBC will send someone to the site visit. No discussions about the

merits of the case can take place at the site visit. HV has received an email inviting them to attend and also attaching a copy of the WBC response to the consultation submissions this has been circulated to the steering group members. If we wish to respond to WBC's response we must do so by 8th October.

- All – email any suggested comments HV should make to the Planning Inspector to the Steering Group by 1st October.

SB has been attending David Round's working party. SB thinks the next step is for them to meet with WBC to gauge their support for a scheme before seeking funding. The CLT may be able to access funding but perhaps only for the portion of the site that will comprise affordable housing. LBa said that Homes England may fund the housing part of the development. Funding is available for pre development and development costs. SB has already contacted Homes England who stated that the development may qualify for funding. LBa explained that Homes England would want a community group involved in the project as well as WBC. They will probably need the constitution of the community group, terms of reference and business case. The amounts they offer are not large but may attract other funding.

- SB to contact Homes England to ask what is needed for a community group to get funding for the Fairground site and discuss the best structure given the project could involve HV, HTC, WBC, and HCLT.
- LBa to check land values to determine the value of the site.

LBa stated that for the development to succeed as a community development, involving the community is obviously essential and that the current working party is not very widely drawn. Work will be needed to determine what is the community benefit that the site delivers (library, arts centre)

7. Review programme and tasks for completion of NP:

SB reported that the project leadership group met recently and have agreed actions to complete the NP before the end of the year. This includes updating and "polishing" the policy document and preparing a separate document that will be the primary selling tool for the NP when it goes to public consultation. LB is working on this. It is hoped that the NP can be agreed with the HTC working party by the end of the year. The consultation timing will depend on Waverley's timing for LPP2.

8. AOB:

None

9. Dates for future meetings: 6th November

The meeting ended at 9.40pm