

**MINUTES OF HASLEMERE VISION STEERING GROUP MEETING  
HELD AT HASLEMERE TOWN HALL ON WEDNESDAY 14<sup>th</sup> September 2016**

**Attendance and Apologies: Stewart Brown (Chairman)\*, David Simmons\*, Jonny Fry\*, John Moxon (A), Diana Vartan (A), Crawford Christie \*, Liz Burton , Cyndy Lancaster\*, Peter Isherwood (A), Lesley Banfield (A), Stephen Mulliner\*, Robert Silk (A), Vicki Purewal (A), Matthew Bowcock (A), Simona Teresi (A) . Melanie Odell\* and Libby Piper\* were both present for Items 1 & 2 only**

\*=Present (A) = Apologies

**Susanna Brown attended to take the minutes**

**Also Present for Items 1 & 2: Paul Bagshaw Chairman of the CLT Steering Group**

**1. The minutes of the meeting held on the 15<sup>th</sup> June 2016 were approved.**

**2 RESPONSE FROM HTC TO THE DRAFT POLICY AND PROJECTS DOCUMENT AND FUTURE WORKING ARRANGEMENTS**

2.1 SB welcomed Melanie O'Dell and Libby Piper to the meeting and introduced them as the new HTC link councillors nominated to the HV Steering group. They would also be the key links with the HTC Neighbourhood Plan Working Group which MO would chair. He reported that he, SM and CC had attended a meeting with MO and LP at which the HV Working Draft of Policies and Projects had been discussed and asked MO to summarise the key points of HTC's response to the document.

2.2 M O then commented on the views of HTC by reference to the minutes of the first meeting of the HTC Working Group. She summarised that the HTC generally found the objectives laudable but felt that some policies were contradictory, and some were unachievable. With regard to the Projects, HTC agreed with many but felt that some should not be included. They also preferred the term 'Opportunities' to 'Projects' as a heading for section. It had been agreed that the differences of opinion would be discussed at a series of meetings to review each of the four policy areas. These will be attended by MO, LP and two other members of the HTC Working Party as well as the relevant HV policy writers for each area. The first of these, to consider the Housing and Environment Policies and Opportunities, was planned for either the 22<sup>nd</sup> or 26<sup>th</sup> September. It was felt that I would probably need two meetings to complete the housing and environment policy discussions.

**3 PROGRESS ON FORMATION OF A COMMUNITY LAND TRUST**

3.1 SB Welcomed Paul Bagshaw, Chair of the CLT Steering Committee. Paul reported orally on progress. The CLT needs to set itself up legally, build a prospectus, and engage with the community. There needs to be a skills audit of the CLT organising committee which, at present, comprises Paul Bagshaw, volunteers Joanna Duncan (social media background), Martin James (journalist), Alastair Bayliss and Diana Vartan (as HV Steering Group Link). First meeting will be next week and the best use of two days consulting by NCLTN consultant will be considered.

3.2 They are working towards their first project, the 3 Counties Church property in Kings Road, which has a possibility for five flats although car parking on site is impossible. The CLT and the 3 Counties Church anticipate entering into a memorandum of understanding in the near future.

3.3 In contrast to this promising start, there is need for a reality check because: a) Although there are 175 successful CLT projects nationwide, all CLT projects in Sussex, so far, have failed due to internal disagreement; b) Haslemere CLT would be the first in Waverley (no funding from them available)

3.4 The CLT will continue to need support and assistance from HV. Matthew Bowcock was identified as someone very knowledgeable about community funding, and SB will put PB in touch. In response to a question about the possibility that the National Trust might make land available for affordable housing it was noted that the National Trust can lease property, though it cannot sell.

Note: At this point MO, LB and Paul Bagshaw left the meeting.

#### 4 DISCUSSION OF WORKING DRAFT OF POLICIES AND PROJECTS

LB commented that she agreed with the comment from HTC that some of the policies are contradictory and emphasised that, as far as possible, the wording of policies should emphasise what can be done rather than what cannot be done. She also felt that a summary of “Guiding Principles”, similar to that at the start of the housing policies should be included for each set of policies. **This was agreed.**

Before the meeting discussed the main policy issues individually SB rehearsed the points that had been submitted by JM and RS in their recent emails. Taking the four main issues in sequence the meeting concluded:

**Balancing Housing versus Employment** - The meeting shared the concern of JM and RS that the policies, so far proposed, are insufficient to stop the continuing loss of employment land but, given the recent changes to “change of use” regulations at national level, concluded that it was difficult to see what else could be more effective. However, we should be open to amend or add further policies that might give greater protection right up to the time that the plan is finalised. **The Business and Economy Group are requested to put forward any further suggestions they may have and to review as many recently published NPs as possible to see if other groups have identified more effective policy proposals.**

**Agreeing the attitude to development outside the building envelope versus density within** – The meeting agreed with the HTC proposal that the de facto extension of the building envelope by the outline planning permission already given for the development at Sturt Farm should be acknowledged. **LB to ensure that the mapping reflects this,** However, whilst agreeing that it makes sense to include appropriate policies to cover the possibility that, due to unforeseen circumstances, future extensions might be necessary, it was considered that it was important that the plan emphasise that, during the balance of the plan period such extensions should not be necessary and should only be allowed as a last resort if all other options had been exhausted.

**Attitude to the treatment of Windfall and Housing Standards** – SM outlined research he had done into the recent rate of windfall development, noting that, in the period since 1 April 2013, the windfall permission rate in the HNPA has averaged over 40 new homes per annum. This had increased to almost 70 new homes per annum in the last two years following changes in the planning regulations. If this were to continue for the remaining 15 years of the plan windfall would contribute 1050 additional homes on top of those proposed for the major sites. He acknowledged that there can be no certainty that all the major sites will be developed and that, therefore, some additional windfall development might be welcomed but, given the majority response from the consultation, **he urged that appropriate windfall control policies should be included. The meeting agreed with this but further agreed to await the outcome of the discussion between the HTC working Party and the HV Housing Group.**

**Sustainability and the Environment** – It was agreed that the policy proposals were appropriate and necessary. The meeting noted the suggestion by HTC that some of these policies should be

**combined with the relevant housing policies. CC has undertaken to look at this prior to the meeting of the HV and HTC working groups.**

5        **AOB** - SB, who had served as Chairman of Haslemere Vision from the outset (four years ago) stated his intention to stand down from the role as soon as the Neighbourhood Plan was written which should be early in 2017. He therefore felt that it was time to start the process of identifying and recruiting the next chairman. It was agreed that the PLG should discuss and agree a process for this as soon as possible.

6        **NEXT MEETING:** 19 October 2016, Town Hall, 8 pm.

17/09/2016.