

**MINUTES OF HASLEMERE VISION STEERING GROUP MEETING  
HELD AT HASLEMERE TOWN HALL ON TUESDAY 11<sup>th</sup> APRIL 2017**

1. **Attendance \* and Apologies (A):** Stewart Brown (Chairman)\*, Cyndy Lancaster\*, David Simmons\*, Liz Burton\*, Peter Isherwood\*, John Moxon\*, Lesley Banfield\*, Melanie Odell\*, Diane Moses\*, Libby Piper (A), Robert Silk (A), Simona Teresi (A), Crawford Christie (A), Matthew Bowcock (A), Stephen Mulliner (A), Vicki Purewal (A), Diana Vartan (A).

2. **The Minutes of the meeting held on 14<sup>th</sup> March 2017 were approved.**

3. **Matters Arising:**

**Maps for Neighbourhood plan**

Liz Burton reported that she was waiting to receive the maps from Sarah Nash. The maps to support the policies are the most pressing priority as the policies will be provided to WBC by the end of April. **Action: It was decided that LB and DS would produce the maps needed.**

4. **Update on meetings with WBC and Natural England**

SB explained that there had been a series of meetings that HV and HTC had held with WBC and Natural England. The notes of the meetings had been circulated to everyone prior to this meeting. SB reported that WBC are much more actively involved in the Neighbourhood Plans now that they have completed Part 1 and are moving on to prepare the more detailed Part 2 of their Local Plan.

**Pressures regarding housing numbers**

There is concern that WBC will have to increase the housing allocations for all major settlements, including Haslemere, because Woking has unmet housing needs of 1,800 homes. In addition, the Dunsfold development has been called in for ministerial review (due to take place Sept 2017) so there is uncertainty about the number of houses this development will deliver.

PI stated that there is increased pressure from Inspectors reviewing plans for additional homes. In addition to the shortfall in housing numbers for Woking, Guildford is also falling behind the housing numbers projected to be built in previous years.

Leslie B reported that there is an expectation of volatility in the housing market going forward and that this will affect the rate at which developers start projects. It is unlikely though that Government will reduce housing targets.

**Who will allocate sites?**

SB stated that the key question for us now is whether we/HTC allocate the key sites in our Neighbourhood plan or whether WBC do so in their Local Plan Part 2 which is expected to be submitted to Government in mid-Summer 2018.

WBC have recently issued a call for sites. The results of this will be known on 21<sup>st</sup> April.

**MINUTES OF HASLEMERE VISION STEERING GROUP MEETING  
HELD AT HASLEMERE TOWN HALL ON TUESDAY 11<sup>th</sup> APRIL 2017**

On Thursday 27<sup>th</sup> April a series of meetings will be held that will determine the likely way forward for site allocation. HV/HTC meet with WBC at 11.00am on the 27<sup>th</sup> to discuss the site allocation question based on the new information from the call for sites. That evening HTC have their planning meeting. A decision will be made regarding who allocates sites at that meeting. HV need to agree their position and, hopefully, agree a recommendation with the HTC working party between these two meetings.

The recommendation from the HTC Planning Committee will then be put to Council.

SB stated that, in order to address concerns about HTC/HV ceding control over site allocation to WBC, He, CC and SM have met to discuss the matter and have been seeking advice from WBC and Tony Burton, about the potential disadvantages. Tony Burton had advised that who allocates the sites would probably not make much difference and that the advantage of being the last plan published is probably not so relevant with respect to site allocation for a Neighbourhood Plan since, if there is a need for extra sites to meet the number of houses required by the inspector in the Local Plan, the Borough Council can override it. Similar advice has been received from WBC.

**Summary of the Issues and discussion**

**If HTC/HV allocates the sites:**

- HTC/HV may have more influence over the selection of sites
  - Liz B stated her concerns about the criteria that have been used by WBC to select sites for development. Two sites on Sturt Road that were considered unsuitable in the Land Appraisal have now been included as potential sites. SB stated that WBC had said that the Land Availability Assessment had been prepared by consultants and would not necessarily be strictly followed by WBC in developing part 2 of the Local Plan. LB stated that we should gain an understanding of the criteria used to select sites by WBC. If the Neighbourhood Plan allocates sites rather than the Local Plan HV may have more influence.  
(Advantage)

**Action: Process Leadership Group to try to clarify WBC's criteria for selecting sites for the Local Plan part 2?**

- HTC/HV will be responsible for **funding** all of the Sustainability Assessments, Strategic Environmental Assessments and Habitats Regulation work that is needed to support the site allocation.
  - MO stated that HTC do have the budget to pay for these. (Neutral)
  - SB stated that if WBC allocates sites the Habitats Regulation work would be carried out by WBC and possibly some of the other work. (Advantage)

**Action: PLG to clarify precisely which environmental/sustainability assessments will HV be responsible for if it does or does not allocate sites and, how long they take and what effect does that work have on the expected delivery date for the Neighbourhood Plan?**

**MINUTES OF HASLEMERE VISION STEERING GROUP MEETING  
HELD AT HASLEMERE TOWN HALL ON TUESDAY 11<sup>th</sup> APRIL 2017**

**If HTC/HV allocates the sites (Continued):**

- The Neighbourhood Plan will be **delayed** and probably not be published until Summer 2018 at the earliest.
  - MO thought that there was a risk that the Neighbourhood Plan will be outdated if it is not published for another year. (**Disadvantage**)
  - Leslie B stated that until the Neighbourhood Plan is published there is a presumption that development may occur within the greenbelt. (**Disadvantage**)
  
- Whoever allocates, the Neighbourhood Plan will include some sites not included in the HV consultation.
  - Leslie B stated that there is a risk that if we allocate sites in our plan and therefore do not publish until later in 2018, the plan would have to include more houses than the number used in our community consultation. This could cause our Neighbourhood Plan to fail at referendum. (**Disadvantage**)
  
- If HV/HTC do the allocation the Neighbourhood Plan will have to include **specific site policies** for all the allocated sites.
  - If the allocation is left to WBC, HV could develop site specific policies for the all sites identified as likely to be allocated following the current call for sites setting out policies that should apply if each site is developed during the plan period (**Advantage**)
  - MO and SB each also pointed out that we can include general (non-site specific) policies that will guide all development to meet the wishes of the community and thus ensure the plan is applicable to any sites allocated by WBC after the NP is adopted. The policies about density, mix of houses, build quality and design are therefore particularly important.

**Action: SB stated that he would send out the latest version of the policies and a link to the Land Availability Assessment. He urged everyone to read the policies and consider where we can enhance them so that they provide general guidance that will ensure any development site is controlled in a way that accords with the community's wishes.**

**Impact of the Call for Sites**

Until the outcome of the call for sites is known this issue cannot be completely assessed.

JM questioned how many additional sites were likely to be found given that when a land survey was done by HV all the sites identified had already been identified by WBC. It is believed that any additional sites will offer very small development opportunities. There was concern, though, that several would be outside the settlement boundary and we know that development outside the settlement is contrary to the wishes of the majority of community.

**Action Policy Drafting Group: It was agreed that the PDG should consider whether any additional policies may be needed to control development outside the settlement boundary if we do not allocate sites.**

**Conclusion:** Based on current knowledge the consensus of the meeting was to proceed to complete the plan as soon as possible and allow WBC to allocate sites. However if it

**MINUTES OF HASLEMERE VISION STEERING GROUP MEETING  
HELD AT HASLEMERE TOWN HALL ON TUESDAY 11<sup>th</sup> APRIL 2017**

becomes apparent that significant influence will be lost by HV/HTC not allocating sites then this preference might change.

It was agreed that the determination of HV's opinion on allocating sites would be delegated to the process leadership group who would attend the meeting on 27<sup>th</sup> April with WBC and HTC. This group would discuss their preference with the HTC working group before the Planning Meeting in the evening so that HV's opinion on the matter could be taken into consideration.

SB stated that he would try to draw together a summary of the pros and cons once the sites identified on 21<sup>st</sup> April were known and would attempt to share this with the steering group in time for them to provide feedback before the meeting on the 27<sup>th</sup>.

**5. AOB:**

During the meeting it was noted that Sarah Nash will be leaving her post at Haslemere shortly to become Town Clerk for Whitley. The meeting unanimously supported a vote of thanks to Sarah for the invaluable assistance she has provided to HV throughout the NP process so far and wished her well in the future.

**6. Dates of future meetings:**

**Tuesday June 13<sup>th</sup> and Tuesday August 15<sup>th</sup>.**

**The meeting ended at 9pm.**