



Minutes from Steering Group Meeting
William IV Public House, Little London
26th February 2020 7.30pm

Present:

Steering Group: Sandra Dennis (Chair), Brendan O'Neill (O'Neill Homer), Hamish Grant, Nick Swartout, Peter Gellatly, Fran Breslin, Stu Bevan, Clive Mingo, Mark Eshelby, (Latchmere Properties) Steven Eshelby, (Latchmere Properties) John Brockwell, Gabi Cutayer, Nicola Aldridge, John Rowland (Chair Parish Council), Michael Baxter (Albury Estate), Andi McCann,

Apologies: Tim Wall, Gareth Howell, Sally Blake, Brad Garood

Invited: Did not Attend: Gerry Parsons, Mr & Mrs Smith, Ms Ball

In attendance: Tracy Laffar

Welcome

- All attendees introduced themselves

Declarations of Interest

- None

Minutes of previous meeting

- Previous meeting minutes were agreed and approved.

Update from Working Groups

1. **DESIGN & HERITAGE – Hamish Guest, Stu Bevan**

Are there any guidelines around this issue?

SD to source a Conservation Area document to determine parameters

2. **GREEN INFRASTRUCTURE & ENVIRONMENT – John Brockwell**

Sally Blake had contacted SD in advance of the meeting to advise she is working on matters and will liaise with rest of the working group shortly. She aims to have a report for the next meeting.

3. **COMMUNITY FACILITIES –Clive Mingo**

Shop and Pub considered more commercial and should be covered by Rural Enterprise task group. Group agreed but although commercial they are also a community amenity and it will be important that this is reflected in the NP. Usage of Village Hall is being updated and collated. The contact for the Bowls Club is yet to make contact

4. **TOURISM – Peter Gellatly, Andi McCan**

Has reviewed other NP's and few mention tourism.

PG asked for clarification: Do we want to promote and increase tourism or to manage tourism? The meeting agreed we should focus on managing increase in tourism into the Surrey Hills which is inevitable given its emphasis in the Guildford and Waverly Local Plans. Surrey Hills AONB have a useful set of principles to adopt.

ACTIONS

SD

5. RURAL ENTERPRISE – Nick Swartout

Currently reviewing local businesses and the questions to pose them regarding their aspirations. Group will also liaise with the Estate regarding its business customers and their needs. SD recommended group look at East Horsley NP as a useful guide as it has a good section on business. Next meeting will present questions to the group for consideration.

NS,NA

6. TRAVEL –Fran Breslin

Will put a report into the next meeting.

SD

SD will ask GBC for a map showing Albury parish and surrounding towns/villages on which the group can plot where and how much new development is planned in addition to the key roads through the parish. This will help to demonstrate the likely increase in traffic volumes through the parish and potential routes. The GBC, Waverley and Mole Valley Local Plans list the locations and volumes of new development by site, so this information should be easy to extract and plot on a map. SD will forward recent VAS camera data to the group. John Brockwell will forward previous speed/traffic data to the group for comparison

SD

JB

7. GREEN FOOTPRINT – All working groups to provide input as part of their designated area.

CRTB/NDO - Presentation from Brendan O’Neill Planning Consultant:

- Housing Needs Survey in 2018 determined there is a need for affordable housing [10 units of 2 or 3 bedrooms) for young families as starter homes but also downsizers/retirees.
- AONB, Green Belt and village settlement area cause difficulties for development. In 2019 Jon Dowty (O’Neill Homer) proposed to the Steering Group that recent changes in the NPPF, might allow CRTB/NDO’s to overcome this.
- ‘Community Right to Build’ or ‘Neighbourhood Development Order’ can be used to deliver affordable housing or community needs including rural enterprise, green space or community spaces. Anything that would require planning application [ie car park] would be suitable. The parish has a need for affordable elderly housing and starter homes. A village green with recreation facilities is a desire of the community. There is a need for additional car parking in the village.
- Neighbourhood Plan when completed will become part of the Local Plan. Used by planning officers when considering development in the parish.
- Any scheme put forward for housing using CRTB/NDO in a Neighbourhood Plan must be for affordable housing only, not open market housing.
- The govt. has strict guidelines regarding what constitutes affordable housing which is usually delivered by a registered provider i.e. a Housing Association though for the Albury Estate there is an existing working model which GBC appear willing to accept. The Estate is not registered as an affordable housing provider.
- Community and Statutory Bodies must examine a NP before it goes to parish public referendum, so any proposals for CRTB/NDO sites must be well received by parishioners. There will be little point in pursuing ones that area already known to be unpopular in the community.
- Qualifying body is the Parish Council
- Enfranchisement is right to buy which diminishes affordable housing. Community Right to Build would ensure affordable housing remains in perpetuity.
- Cost and funding - £25,000 to put the order together. GBC could be approached for funding to take the proposal forward. Landowner could also provide funding. Govt. funding tbc shortly, John Brockwell to investigate.

JB

- Timing: Landowners submit list of sites to Steering Group by April 17 2020. Aim for consultation and putting together the Community Right to Build Order/NDO by end of 2020 before going to referendum in 2021 alongside the Neighbourhood Plan.
- AONB group would need to see the benefit for the community. Major housing development will be resisted.
- GBC have dismissed various sites in the Parish [in the past]. They can be revisited if there is benefit in meeting housing needs but previous planning considerations will be scrutinised by the Steering Group and GBC.
- No sites should be ruled out of early assessment despite their proximity to shops, transport etc.
Adopting NDO/CRTB is a community decision and is not directed by GBC Planners. It is very important to ensure the Community is considered/encompassed.
- **SD suggested landowners put forward potential sites to the Steering Group by April 17. This should include a map of the site with details of any previous planning applications and proposed usage or options not to be considered.**
- Brendan is working for the Albury NP and to avoid conflict of interest SD advised landowners to speak to their independent consultants for planning advice.

Landowners

Date of Next Meeting:

- Wednesday 25 March at 7.30pm. Memorial Library Albury village