

Alfold Neighbourhood Plan

Notes of the meeting held on 22.10.18

Note; meeting rescheduled from 8th October

Present: Alasdair Denton-Miller (chair); Betty Ames; Penni Mayne, Nik Pidgeon; Chris Britton; Cilla Britton; Mary Brown; Hayley Ringrose;

Apologies: Adrian Erricker; Wayne Mouring

In Attendance: Maggie Williams (Colin Smith Planning (CSP))
Michael Brown, Linda Cooper (members of the public)

Minutes

Notes of the meeting held on 11.9.18 had been circulated and there were no comments arising.

Outstanding Actions from previous minutes, and other matters arising

It was noted that due to personal circumstances, Colin Smith had been unable to complete his action on the Outline Neighbourhood Plan (other work in progress is noted as appropriate under headings below).

Betty drew the attention of the SG to the Local Plan Part 2, which is being discussed at Overview & Scrutiny Committee this evening. It is of interest to the SG as reference is made to the role of NP's.

Maggie noted that the national framework (NPPF) has now been updated. It includes a new definition of 'windfall sites' which could be relevant to the SG.

Maggie reminded the SG that while at present, it is understood that planning permission has been granted for 117 out of the assigned minimum 125 homes required within Alfold under LPP1, it is possible that some schemes may drop out of this number, for example by not commencing within the required time period. The SG should check the current numbers with WBC.

Action; Alasdair

Update on the NP Process and Confidentiality

Alasdair welcomed two members of the public to the opening of the meeting. He then raised a matter of serious concern that work-in-progress information known only to the SG had been passed into the public domain. This breach broke the protocols agreed by the group at its inception and in addition was factually incorrect. Maggie, as an independent but highly experienced adviser, confirmed that it is always important that the NP process is strictly controlled and evidence based. There are inevitable local sensitivities and we must ensure that public confidence is maintained and information released in a timely and appropriate way.

Michael and Linda explained that they had questions, based on a lack of publicly available information which had led to their difficulty in understanding the progress being made by the ANPSG. It appears that

the last two sets of minutes were not showing on the Alfold Parish Council website; Nik and Alasdair apologised for this and will ensure this is put right speedily.

Action; Nik /Alasdair

Alasdair and Maggie reminded all present of the process of developing an NP. Firstly, all sites under consideration have arisen from sites already known to WBC along with responders to the formal 'Call For Sites' conducted by Alfold PC as the decision had previously been taken not to let Waverley allocate sites in Alfold. All of these sites within Alfold's NP area are being assessed by an independent expert consultant (AECOM). This is still work-in-progress. He reminded everyone that the SG had made comments back to AECOM after the last meeting, but we have no control over what AECOM write in their final report (yet to be received). Tonight's meeting was to discuss AECOM's next draft assessment. This is still not in final form and as no decisions have been taken on which, if any, sites may be allocated for development in the NP, it was essential that such information be kept strictly in confidence to ensure proper due process. The next step after that will be for the SG to make recommendations on which sites, if any may be included in the draft NP. These would then go out for Public Consultation before the NP is finalised and a referendum held. It was noted that this consultation would be progressed at the earliest opportunity and Maggie is giving helpful advice on how this can be achieved adopting best practice at every step.

Action; Maggie

Parish officials will take advice, including from CSP, and possibly also WBC, about the next step processes and confidentiality protocols in such circumstances.

Action; Nik/Alasdair/Maggie

At this point, having given full opportunity for members of the public to air their concerns or support, and receive the responses and clarifications above, it was agreed by everyone that the members of the public present would leave before the next item on the agenda (at 8.10pm).

Update on Site Selection Process

AECOM has updated their desk study on the Site Assessment, and their revised draft was shared with the SG at the meeting to allow discussion and final feedback.

For the avoidance of doubt, it was made clear that AECOM are carrying out an objective technical assessment. They do not decide which, if any, sites currently under consideration are recommended for allocation in the NP.

Action; Alasdair to forward feedback to AECOM

Update on Policies for inclusion in the NP

In discussing the site assessments, it is clear that every recommendation that will be made on site allocation must be supported by objective evidence and in particular must accord with WBC's policies in its Local Plan, and planning history and Inspector's comments where applicable. In addition they must accord with the emerging Policies within the ANP. The ANP Policies are an important technical matter, and will, as agreed earlier, be worked on off-line by our consultants CSP.

Action; Alasdair to liaise with CSP before next SG meeting and report back

Next Meeting

The next meeting will be held on Monday 26th November, 7.30pm in the Green Room.

The meeting ended at 9.35pm.

Guide to abbreviations used in these Notes

CSP	Colin Smith Planning
DP	Dunsfold Park
LPP1	Local Plan Part 1 (adopted by Waverley Borough Council 2018)
LPP2	Local Plan Part 2 (under development by Waverley Borough Council)
NOMIS	A service provided by the ONS (https://www.nomisweb.co.uk)
NP	Neighbourhood Plan ('The Plan')
NPPF	National Planning Policy Framework (https://www.gov.uk/government/publications/national-planning-policy-framework--2)
ONS	Office for National Statistics
PPG	Planning Practice Guidance (https://www.gov.uk/government/collections/planning-practice-guidance)
SCC	Surrey County Council
SEA	Strategic Environmental Assessment
(ANP) SG	(Alfold Neighbourhood Plan) Steering Group
WBC	Waverley Borough Council