



CRANLEIGH PARISH COUNCIL
MINUTES OF THE NEIGHBOURHOOD PLAN COMMITTEE
ON THURSDAY 23RD AUGUST 2018 AT 7.00PM
IN THE PARISH COUNCIL OFFICE, VILLAGE WAY, CRANLEIGH

Councillors

Cllr J Betts*

Cllr R Cole

Cllr B Freeston*

Cllr A Richardson* (Vice Chairman of the Committee)

Cllr E Townsend* (Chairman of the Committee)

Non Councillors

Mr. P Townsend

1 member of the public present.

Also Present: Assistant Clerk Soo Simmonds

1. APOLOGIES FOR ABSENCE

The apologies of Cllr R Cole (prior commitment) and Mr. P Townsend (prior commitment) were AGREED.

2. DECLARATION OF INTERESTS

Cllr E Townsend declared that she is a Waverley Borough Councillor.

3. NEIGHBOURHOOD PLAN COMMITTEE MINUTES

The draft minutes of the Neighbourhood Plan Committee meeting held on 02 August 2018, having previously been circulated, item 13 was amended to read that the next meeting was to be held on 23 August 2018 and not the 21st. The amended minutes were AGREED and signed by the Chairman as a true record.

4. PUBLIC SESSION

The member of public mentioned that the date of the next meeting on the draft minutes had been shown as incorrect.

5. CHAIRMAN'S REPORT

In July 2018 the new version of the National Planning Policy Framework (NPPF) was published and some of the implications are as follows:

- Deliverable sites can only include small sites and sites with full or detailed permission, outline/sites in development plan, on brown field register excluded unless clear evidence that housing completions will begin on the site within five years.
- Neighbourhood Plan where housing not been delivered (tilted balance) will need to be 2 years old to hold weight and need to be at least a three-year supply of housing, including buffer, as well as at least 45% of housing delivered over previous three years. Good idea to review this every two years.
- Waverley will be penalised if they under deliver housing over a three-year period. After

2020 there will be a presumption in favour of sustainable development if delivery is below 75%. This year the threshold is 25% raising to 45% over next years. Plan will need to be revised every 5 years where local housing need figures look to have changed significantly.

- Importance of design standards emphasised. Shouldn't diminish between permission and completion.
- Social Rent housing has been included in the definition of affordable housing in the NPPF glossary. Build to rent now classed as affordable housing.
- Viability assessments will be now be public.
- Large-scale development must be well located and supported by infrastructure and facilities.
- Removal of primary and secondary shopping frontages, support for diversification where high street in decline and watering down of support in planning system for economic development.
- Council's encouraged to use Compulsory Purchase Powers to boost delivery.

6. CLERK'S REPORT

The Informal Consultation on the draft Neighbourhood Plan are still being collated and will be put on the website as soon as possible.

7. DRAFT NEIGHBOURHOOD PLAN

Navigus are very impressed with the draft Neighbourhood Plan. Due to the new NPPF being published, there has been a slight delay. Navigus will review the draft Neighbourhood Plan against the new NPPF and will provide an update and any comments by the end of the month.

8. GREEN SPACES

We now have all the evidence base for Green Spaces. The Chairman advised that she would contact Waverley Borough Council regarding the maps, so that we can ensure that our maps are adequate.

9. SITE ALLOCATIONS

The Neighbourhood Plan needs to identify sites for 234 houses, of which 98 already have planning permission, leaving sites for 137 houses to find. Taking into account sites already at within the planning system our allocation would be met if the Longfield (Previous SCC care home) is included. SCC has been contacted about this site for their comments and views. The Assistant Clerk to send a follow-up email to SCC. Longfield is the only allocated site and if SCC don't deliver, the site allocation would need to be reviewed.

10. TIMELINE

The Council is still on course with the timeline. Currently awaiting Navigus' report on the draft Neighbourhood Plan and the response from SCC regarding the Longfield site.

11. DATE OF NEXT MEETING

The next meeting will be on Tuesday 25th September 2018

Signed: _____

Date: _____