

WBC & NHP SG Meeting

Minutes of Meeting

Friday 16th March 2018 at 9.30 am

The URC, Milford Road, Elstead

Attendees: Cllr P. Murphy Cllr J. Jacobs Mrs D Davidsen
Ms A. Koch Cllr J. Else Cllr. D. Else
Mrs J. Gerhold Mrs J. Williams (Clerk) Mrs G. Wootton
Mr M. Ellis Mr G. Wilson

1. Draft new NPPF consultation

This went live Monday 12th March and will run until 10th May.
It is a consultation document so *could* change.
It is due for adoption before the summer parliament recess with a six month transition period.
WBC are still using the current NPPF even though the new NPPF is *likely* to be adopted before LLP2 is adopted.
AK (consultant) explained that the new NPPF is quite clear on community engagement being key in development.

2. Proposals for GB Review

WBC are proposing 2 sites in Hookley Lane. E&W NHP would like to propose Sunray Farm and one of the sites, Croft 2 in Hookley Lane. E&W NHP questioned WBC why 4 Trees is a more sustainable site compared to Sunray Farm. Cllr D. Else quoted Cabe's 'Building for Life' in which Sunray Farm outperformed 4 Trees in all categories. **E&W highlighted that 4 Trees had not been included in the 10 or more sites on which WBC consulted the PC prior to the publication of the 2016 pre-submission LPP1. It only made its appearance (for the first time) as one of the two asterisked sites in the pre-submission plan.* E&W NHP highlighted that 4 Trees was not discussed with E&W NHP before it became an asterisked site in the 2016 pre submission consultation. E&W NHP asked what evidence WBC has used to justify why 4 Trees is a better site compared to Sunray. WBC stated that consideration of the areas of land for release from the GB was part the examination into LPP1 and the Local Plan Inspector would have considered all the representations on that Plan and the supporting evidence including the Land Availability Assessment (LAA) and the SA for LPP1 which included the three sites. These are available on the Council's website. WBC are working on the evidence base for LPP2 at the moment and this will be released alongside the Preferred Options consultation. E&W NHP suggested part of the Four Trees site as proposed to be allocated may belong to a neighbouring property. WBC will investigate this further. *E&W NHP thought it odd that WBC were only now collecting evidence to support a proposal (4 Trees) made over 18 months ago.* Furthermore WBC Officers have still not been onto Sunray Farm itself.

WBC explained that they needed a rationale for why numbers should be increased on Sunray Farm. Elstead explained that a design had been created for Sunray Farm (the E&W NHP had sent this to WBC after the meeting held 8.11.17) and that the whole of Sunray Farm had been granted a change of use. WBC quoted paragraph 89 of the NPPF and explained that the whole of the site would not be allowed as it affected the openness of the GB. However E&W NHP pointed out that this argument had been used and lost in the case of Weyburn and Sunray Farm is in a similar position.

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E&W referred to Para 126 of the [Local Plan](#) Inspector's report [which](#) said; "The sites will not necessarily all be released from the Green Belt; the intention is that more detailed site investigation work will be carried out through neighbourhood plans and in the preparatory work for Local Plan Part 2, with the neighbourhood plans potentially setting the settlement boundaries and Local Plan Part 2 establishing the detailed changes to the Green Belt boundary. This approach will provide the opportunity for local consultation in firming up the sites and defining their precise boundaries."

E&W pointed out that, in his report on LPP1, not only had the Inspector indicated that not all the asterisked sites would need to be removed from the GB but he had also called for local consultation on the choice of sites. Furthermore, the new draft NPPF would require the local planning authority, in determining which land should be removed from the GB, to first consider previously developed land (ie Sunray Farm) and at the same time to take full account of emerging local policies, including Neighbourhood Plans. WBC, in response, confirmed that they would consider the arguments put forward by E&W in support of Sunray Farm in the light of both the current NPPF and the new NPPF after its adoption later this summer.

3. E&W NHP progress

The plan is moving forwards well with many of the policies in place. It is expected that it will have a finalised plan and it is hoped that this can go to public consultation within the next two months. WBC [advised](#) that E&W NHP SG [should consider](#) the Local Plan policies as NHP policies should avoid replicating LP policies. WBC will need to [see what the E&W NHP proposes so that they can](#) determine whether E&W [still](#) need to do a [SEA now that they are no longer allocating sites](#) - for example policies around density. [AK advised that](#) according to regulation 14, [SEA](#) does not have to be undertaken before the consultation stage.

4. Green Space Designation

E&W NHP explained why GSD for Bonfire Hill was so important to the community. WBC explained that it did not offer any further protection beyond that offered by GB and AONB status however E&W NHP disagreed and cited a document that showed that GSD added a further layer of protection to the GB status. Protection of Bonfire Hill is of paramount importance to the majority of residents. E&W NHP said that they would pursue this GSD status for Bonfire Hill within the NHP which WBC said was acceptable.

5. Settlement Boundary.

(Cllr Murphy declared an interest in this topic)

E&W NHP found some inconsistencies with the revised settlement area proposed by WBC.

Withybridge House (excluding its curtilage) is now [proposed to be](#) included however there are other properties similarly located in the village which aren't included in the proposed revised settlement area. E&W NHP said that the new settlement area must be correct and that it would not be fair to have properties that look as if they are visually part of the settlement area but excluded therefore having different rules for extensions etc. E&W NHP to put forward adjustment proposals which WBC agreed to.

AK (consultant) advised that E&W NHP could set settlement boundaries within its NHP which E&W NHP intends to do.

6. SANGS

[PM said that](#) NE advised [E&W](#) that if 2 sites are developed containing collectively more than 50 houses, SANGS would be required.

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Conclusion:

WBC to forward evidence base for selecting 4 Trees to E&W NHP.

WBC to clarify the site area for development on 4 Trees to E&W NHP

E&W to draw up proposed changes to the settlement boundary with their justification.

E&W to forward arguments for Sunray Farm versus 4 Trees to WBC which WBC has agreed to consider.

E&W to pursue GSD for Bonfire Hill as part of its NHP process

E&W to include considering revisions to the settlement boundary as part of its NHP process

bearing in mind that under the current NPPF only WBC can only adjust Green Belt boundaries.

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