

Ewhurst & Ellens Green NP

Steering Group meeting [with Housing working group attending]

Minutes of meeting Monday 23rd May

1. Attendance and apologies. Present TB, BA, AW, PG [SG] and ID, AJ, JR and AB [HWG]
 2. Approval of previous meeting minutes - approved so TB will arrange for posting on website, either via Jan or direct with MT.
 3. Adoption of report for evidence purposes of Community Assets and Facilities - adopted so TB will take same action as in 2.
 4. Terms of reference from PC - Agreed TB will confirm at next PC meeting we are happy to continue under these.
 5. Housing
 - 5.1 HWG [housing working group] presented their work and progress to date. The HWG asked the meeting to look at and comment on the current list of site assessment criteria, and some small amendments were agreed which ID would incorporate. The document was then agreed in principle by the SG.
 - 5.2 It was agreed that when we go public on shortlisted sites we must show the assessments in detail for all sites, whether shortlisted or not. The process must be objective and challenge proof as far as possible. To that end the HWG suggested that an independent planning consultant be appointed to review the assessment criteria and the application of these to the housing sites.
 - 5.3 HWG confirmed they were in process of finalising deliverability of current shortlisted sites, and would also be arranging for Surrey Highways to visit again for a more detailed appraisal of these.
 6. ID stated that there had been recent cases of raw sewage in properties/gardens. AW commented that Thames Water had previously stated there was sufficient capacity for new housing, but this was the usual response. Therefore agreed that PC would be asked to write formally to both TW and Head of Environmental Services at WBC raising the problems, and ID had already asked this to be put on the agenda for next PC meeting.
 7. It also became clear that we had not formally consulted with the school over ability for any children from new housing to gain admittance. BA agreed to do the numbers, examine the issue and report back to the SG and HWG.
 8. The HWG feel strongly that if the new Local Plan does allocate 50-70 houses to the Parish, at the very least we must be able to explain why the number has at least doubled from the suggestion of around 30 when the process started. AJ presented an evidence paper regarding housing numbers which was discussed and as a result it was agreed that the PC should write to head of planning asking for:
 - 8.1 Estimate of when final figures will be agreed by WBC
 - 8.2 Explanation for increase of total allocation to Level 3 settlements
 - 8.3 Explanation of allocation to this Parish against other villages.
- The HWG strongly felt that the whole process should be transparent and that the housing number must have robust logic.

9. TB showed the meeting the current Ewhurst Village Settlement Boundary. He suggested that at the same time we revised the boundary to incorporate new housing sites, we should also look at the current, and in particular the narrow finger along Cranleigh Rd - this looked unusual and if we were serious about policies to stop any coalescence between Ewhurst and Cranleigh, deleting this part would make sense. It was agreed that we could within the NP both extend and reduce, providing we had good stated reasons and policies to justify, and that was an interesting idea.

10. The HWG stated that they were not in agreement with the housing numbers quoted in the Housing Mix and Tenure report which has been adopted as evidence without a balanced view being presented regarding the impact upon the countryside and the limited rural community services. HWG did not have adequate chance to respond and felt that the report had been rushed through.