

EWHURST AND ELLENS GREEN NEIGHBOURHOOD PLAN STEERING GROUP MEETING

Held on Tuesday 26th March 2019

Present: Tim Hurley (in the chair)
Mike Turner, Michael Benoy (PC Liaison members)
Ian Davis, Val Henry, Paddy Geoghegan, Phil Gardner

In attendance: the Clerk, Mrs J Cadman

1. Apologies for Absence

Henning von Spreckelsen

2. Declarations of Interest

Michael Benoy declared an interest in Firethorn Farm, as a close neighbour.

3. Neighbourhood Plan version 4, update of comments

HvS and TH had met with Marissa at WBC and gone through the plan page by page. She will send a detailed written report.

- i. Some of the policies mimic those at WBC, so there is no requirement to put them in the text, but they should be referred to.
- ii. Settlement boundary: WBC's understanding is that a new settlement boundary will be created to include new development sites. It was agreed that a form of words in the NP should ensure that the settlement boundary is not constantly re-drawn.
- iii. Mapping: some concern was expressed regarding the overlapping of areas, which led to colours of each area not being distinct. It was agreed that it was important that the areas were identified in this way, PG would add a form of words if necessary.

Firethorn Farm access: the inspector did not consider this to be a problem, despite local concern and information contributed by the PC regarding speed of traffic.

TH thanked everyone for their comments on Version 4, which he had noted and which will be incorporated into the next version.

4. Site Allocations

MB referred to the HLAA, page 8, and recommended that James Garside be asked to review the summary to each site assessment and confirm that the conclusions are sound.

PG was concerned that the SG may be accused of having an unsound NP, as the approved site would not have been approved by this group's selection criteria. TH reminded the meeting that the application had been refused by WBC. It was also pointed out that the Inspector's comments had included the fact that Ewhurst did not currently have a NP.

5. The Way Forward

The Firethorn Farm application brings the total of new dwellings in Ewhurst to 115, 15 more than that allocated. The parish has therefore discharged its obligations and should not need more allocations. However, it was noted that the original allocation had been increased from 60 to 100 by the Inspector and that WBC had not put a cap on new dwellings in its Local Plan, but had stated that this was a minimum.

The village is protected by 3 tiers, and other areas would have to be considered first. But the SG has to assume that the allocation will increase, and that applications will be approved to push up the total.

The SG **agreed** that option 3 was the best way forward but confirmed that the PC should decide and direct the NP Steering group accordingly'.

Option 1: As the housing allocation will have been fulfilled and exceeded by the development at Firethorn Farm, there is no requirement to include site allocation/identification within the Neighbourhood Plan.

Option 2: As the housing allocation will have been fulfilled and exceeded by the development at Firethorn Farm, all future site allocation/identification will be abrogated to Waverley Borough Council.

Option 3: Site allocation/identification to continue as part of the overall Neighbourhood Plan, which has already identified possible future sites, previously published. Site allocation/identification contained within the neighbourhood plan would provide a degree of greater control of future development, if or when the parish is required to meet additional housing development.

The PC will be asked to attend an Extraordinary PC meeting, and will discuss this in an exempt session, to allow for free debate.

6. Freedom of Information request

TH referred to recent FOI requests concerning the NP. It was not possible to get clear advice on how much time should be spent on a requests that is as extensive and detailed as this is. He therefore asked all members to read the document circulated before the meeting, and to advise him, by email, of any information that they held that could assist with the responses.

7. Any Other Business

No further matters were raised and the meeting closed at 9.50pm.