

Alfold Neighbourhood Plan

Notes of the meeting held on 14.5.18

Present: Alasdair Denton-Miller; Betty Ames; Penni Mayne; Adrian Erricker (part); Chris Britton; Cilla Britton; Mary Brown;

Apologies: Wayne Mouring; Hayley Ringrose; Nik Pidgeon

In Attendance: Maggie Williams (Colin Smith Planning);

Minutes

Notes of the meeting held on 9.4.18 had been circulated and were approved by those present.

Outstanding Actions from previous minutes

Possible appointment of Aecom; linked to grant application therefore delayed

Map of potential sites; this is underway (by Beverley)

Baseline Environmental Statement; (Alasdair)

Strategic Environmental Assessment (SEA) request; In hand using the Elstead example
(by Alasdair/Maggie)

Update from Maggie Williams

Maggie confirmed she had reviewed the Parish Survey and a possible list of goals/objectives which would form our starting point.

Maggie made reference to NPPF and PPG (i.e. national government guidelines and regulations) which must be followed. NPPF amendments are currently under consultation. Two brief extracts were provided by Maggie and are attached to these Notes. The NP must embrace the 3 key dimensions of Sustainable Development (from NPPF), albeit applied at an appropriately local level.

Maggie tabled two recent examples of adopted NPs (Denmead and Shermanbury) – links to these are below:

www.winchester.gov.uk/assets/attach/4646/Denmead-Oikos-Final.pdf

<http://shermanburyparishcouncil.co.uk/wineham-and-shermanbury-parish-plan/>

The 'evidence base' for each objective and (later) the policies being proposed is vital. Maggie suggested that the SG look at the above examples. Sources could be wide ranging; SCC and WBC documents, ONS and NOMIS online statistics, Alfold's Conservation Area Appraisal (2015) and the much earlier 'Alfold

Parish Plan' (although this is noted to be well out of date). Population, demographics, health, property types/ownership and employment statistics might all need to be included.

Other adjoining Neighbourhood Plans; it was suggested we look at Cranleigh (well advanced) and Dunsfold (less well advanced). Noted that Beverley has experience of Plaistow NP, which may be useful.

After considerable discussion (key points summarised above), it was agreed that Maggie would draft an outline structure for the current situation/issues/objectives paper, for review by the SG at the next meeting.

Action; Maggie

General discussion

Several topics of concern, relating to what objectives and hence policies would be (a) relevant to local evidenced concerns and (b) were permitted under government guidelines to be included, were discussed;

- Dark Skies; an issue raised by residents. Maggie confirmed this is a legitimate subject to address and pointed us to the example of the South Downs National Park
- Employment; economic factors are key within NPPF, local employment opportunities and commuting patterns were important to explore. It was noted that the largest employment site is Waverley is located within the Parish (Dunsfold Park (DP)), and, while noting that WBC has expressly excluded DP from the Alfold NP boundary, it was agreed that it would be impossible to discuss employment in the NP without some reference to DP.
- Conservation and Heritage, Environment and Ancient Woodlands; all important topics under NPPF. The Alfold Conservation Area Appraisal contains much that is relevant to quote in the NP. Noted that 'Buildings of local merit/importance have been identified (in addition to Listed Buildings) and it may be necessary to check this is up to date and all relevant buildings are listed in the NP with an appropriate level of protection.
- Infrastructure; e.g. water supply and sewage disposal – we need to do more work on who is responsible for enhancing major service infrastructure given the current constraints being cited by Thames Water. It was noted that funding for new infrastructure in Alfold is likely to be severely limited, unless WBC changes its mind and allows CIL contributions to be levied at DP.
- Design; Maggie confirmed that it was very relevant to have reference in the plan to local design guidelines, and, if considered important, even to put forward outline designs for certain key proposed sites.
- Green Spaces; these need to be allocated in order to receive planning protection, and the process is prescribed under PPG (para 77) and helpfully outlined in a WBC document (which we can follow as a checklist)
- 'Buffer Corridors'; this was raised at the last meeting. There is a strong feeling that, given the pressure of surrounding major developments (not least DP), it would be appropriate and important for the NP to consider designating some kind of buffer zone to prevent the unwanted joining up of urban settlements that would destroy the rural village character.

Action; Maggie to investigate options and advise

- Traveller community; given the presence of settled traveller communities in the Parish, the SG will recognise this and ensure they are consulted at the same time as the whole community.

However, it was agreed that it was not relevant or necessary to consider separate policies in this regard, as these are covered by Waverley's Local Plan.

Site Assessment process

This process is now urgent for the SG to undertake, through a small sub-team (TBA). First, the SG needs to finalise its assessment criteria. A typical example from Shermanbury was felt to be a good starting point, to which we need to apply our own ranking (red/amber/green) thresholds. Also then need clarity on how a site gets an overall recommendation as 'preferred/possible/not supported' (or similar). The criteria will be agreed by email/discussions before the next SG meeting.

Action; Alasdair/Maggie

The small sub-team then needs to conduct the site assessments with visits and desk study. A 'dry run' was suggested at the next SG meeting.

Grant applications(s)

Alasdair briefly ran through the application process, and will take the first step to submitting our core application to Locality UK tomorrow.

Action; Alasdair

Next Meeting

The next meeting would be held on Monday 4th June, 7pm to 9pm in the Green Room.

The meeting ended at 9.00pm.

Guide to abbreviations used in these Notes

DP	Dunstable Park
NOMIS	A service provided by the ONS (https://www.nomisweb.co.uk)
NP	Neighbourhood 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

2. Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴.
8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across the different objectives):
 - a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including moving to a low carbon economy.
9. These objectives should be delivered through the preparation and implementation of plans and the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).

⁴ Resolution 42/187 of the United Nations General Assembly.

3.3 Create a profile of your community

The steering group will need to gather factual and statistical information about the community in the neighbourhood area, paying particular attention to topics and themes identified as the focus of the neighbourhood plan (2.7). The profile will build up a social portrait of the community which will help in understanding current and potential future needs. Some local authorities have parish and neighbourhood level information on their websites: other sources are [ONS Neighbourhood Statistics](#), summary statistics on [Nomis website](#) and a parish profile.

Information about human population, human health, employment and jobs, education and skills and groups of people with specific needs will help describe the 'baseline environment' as required by the Sustainability Appraisal.

In addition, information from local authority consultations (such as the place survey) will be useful for the Equality Impact Assessment. The most important and appropriate data for EIA is likely to be service level data which will provide information about who uses different services and their experiences. Part of this stage is to identify any gaps in data and research that would help with your EIA.