



HASLEMERE
TOWN COUNCIL

APPENDIX 1

IN PARTNERSHIP WITH



Regulation 14 Consultation de-brief

Thurs 23rd July 2020

Presentation format & Q's

Objective: brief Councillors on top line consultation results and direction for the Neighbourhood Plan (focus on policies that drew the most public comment/attention)

Regulation 14 consultation

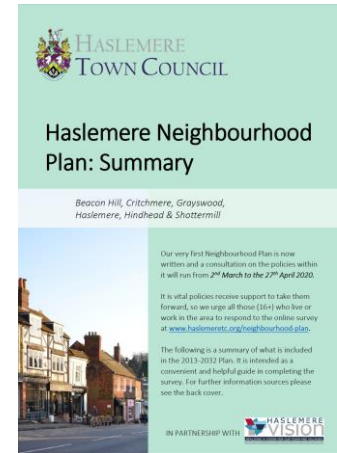
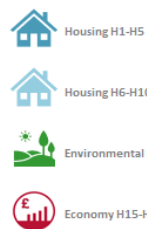
(2nd Mar-31st May)

➤ COVID-19 and the consultation – to postpone or no?

- Considerable investment, 7000+ businesses & households (summary leaflet, ads, banners, posters, press articles)
- Significant delays to May 2021
- Important evidence base for Planners in the interim
- Webinars and letters to all households replaced 3 cancelled events

➤ Results

- Significantly higher response rates than comparable towns
- Response dropped off as attention was on COVID, but comms effort spurred people on
- Housing policies H1-5 drew largest response rates



Neighbourhood Plan Survey Response Data - Final Totals

Data as of 31/05/2020

1227

Total Responses
200
in the last 24hrs

How many responses have been received for each of the 4 surveys?

546



237



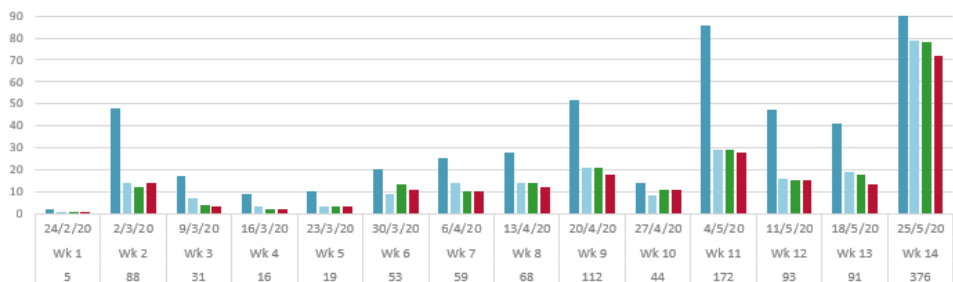
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213



Responses per survey per week

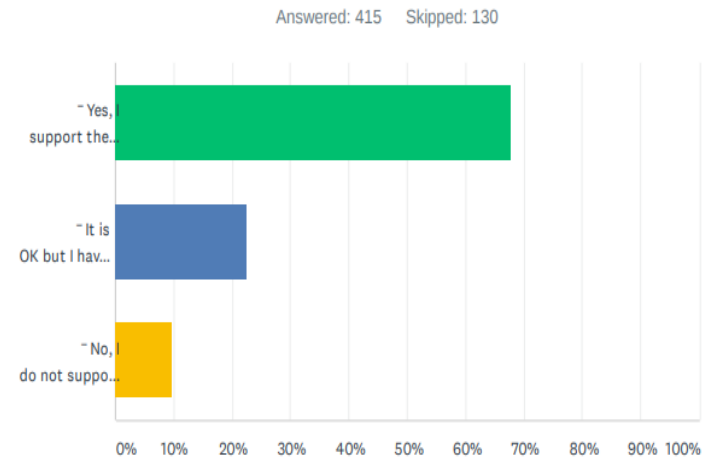


H1.1 & H1.2: Designation and purpose of the settlement boundaries

H1.1 POLICY WORDING FROM CONSULTATION: Adoption of formal settlement boundaries, as defined by the exclusion of protected green spaces (AONB, NT etc.)

DIRECTION GOING FORWARD:

- Community support good (67.7%)
- A few anomalies reported: Hindhead Golf course most frequently mentioned
- Some opposition to the inclusion of Sturt Farm
- WBC officer response queried need to set settlement boundaries in the NP
 - Gives form to other policies
 - Will seek advice from independent planning expert
 - Working Party recommendation is to retain



H1.2 POLICY WORDING FROM CONSULTATION: In order to protect our green spaces, there will be a presumption against development of land that lies outside the settlement boundaries.

DIRECTION GOING FORWARD:

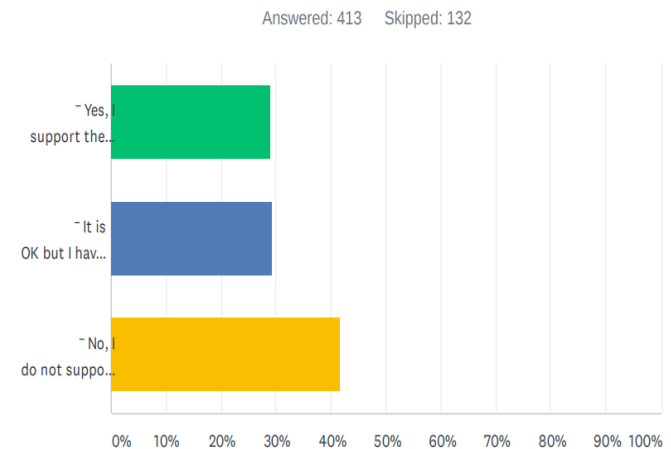
- Community support high
- No change to policy currently planned

H1.3 & H1.4: Designation and purpose of the settlement boundaries

H1.3 POLICY WORDING FROM CONSULTATION: Development should not normally be permitted on AONB or AGLV sites. However, the NP recognises that, if allocated and windfall sites are not being developed at a rate to deliver the houses needed within the Plan period, it may be necessary to allocate one or more sites that include land designated as AONB or AGLV, outside the settlement boundaries. Any such site allocated for development by WBC in LPP2 should only be brought forward for development if it can be demonstrated that the planned development of houses is not taking place at a rate commensurate with achieving the overall housing provision.

DIRECTION GOING FORWARD:

- Only 29.06% of respondents fully supported policy – unpopular with residents AND developers.
- Many felt it “allowed” and “encouraged” development in the AONB/AGLV – though its purpose had been to prioritise development within the boundaries.
- WP believes a simpler policy statement is called for - reworded to make a clear statement that development should not occur on AONB or AGLV land.



H1.4 POLICY WORDING FROM CONSULTATION: Development on approved sites proposed within the settlement boundaries that comply with other NP policies, shall be supported.

DIRECTION GOING FORWARD:

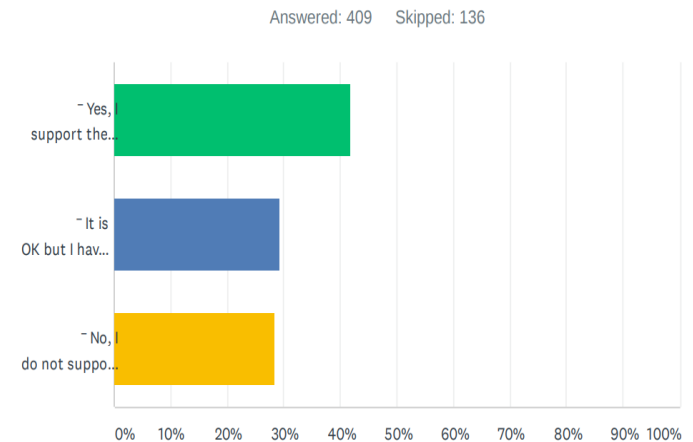
- Community support high
- No major changes to policy currently planned

H1.5: Development densities

H1.5 POLICY WORDING FROM CONSULTATION: All new development of more than 10 dwellings should achieve a minimum of - 75 dph within 1 kilometre of the station and 45 dph within the remaining areas

DIRECTION GOING FORWARD:

- Only 41.81% fully supported this policy.
- Policy needed context and did not reference many other areas of planning policy that would have addressed many of the concerns raised; particularly parking (H6) Streetscape design and harmonisation with neighbouring plots (H7) and WBC LPP1 retained policy 'Haslemere Hillside's'.
- Respondents quite rightly pointed out that flexibility needed to be built into the policy.
- Results demonstrate good understanding of the trade off between density and building out into AONB/AGLV.
- Strategy received more 'buy in' that accepting loss of employment land (ref HV Phase II consultation).

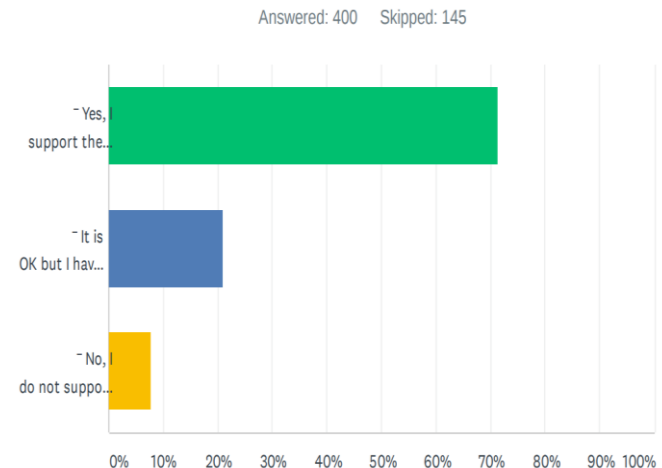


H5: Managing the Volume of Windfall Development

H5 POLICY WORDING FROM CONSULTATION: Planning applications for the development of windfall sites within the settlement boundaries... consistent with NP policies to deliver the mix, type and design of housing, and which are appropriate to the character of the area will be supported, provided they demonstrate how they meet the housing needs of the local community, in particular affordable housing for local residents, downsizers and those who work in the town.

DIRECTION GOING FORWARD:

- Strong support from respondents 71.25%
- Policy originally designed to address lack of CIL on smaller developments which is no longer the case.
- Propose changing the policy so it relates to developments of 1-9 dwellings as other policies in the plan apply to larger developments.
- We have made the policy more encouraging of development by using the word "will be especially supported if" rather than "will be supported provided"
- We will seek guidance on how we can retain the aspiration that sites developed for affordable homes will be "especially supported"



H11: Habitat protection

POLICY WORDING FROM CONSULTATION:

H 11.1 Development that damages or results in the loss of trees, of good arboricultural or amenity value, including veteran trees will not normally be permitted... requirement for tree survey and damage mitigation...

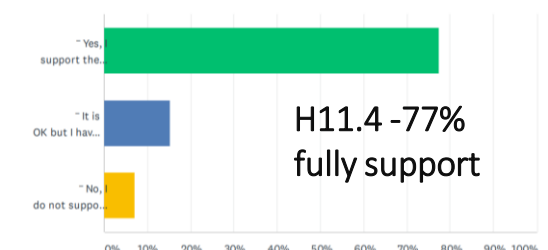
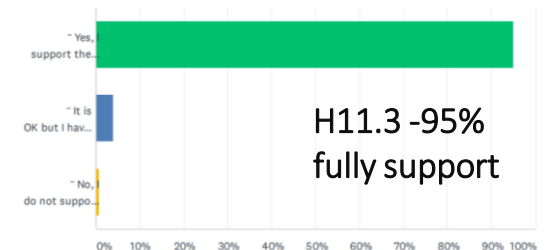
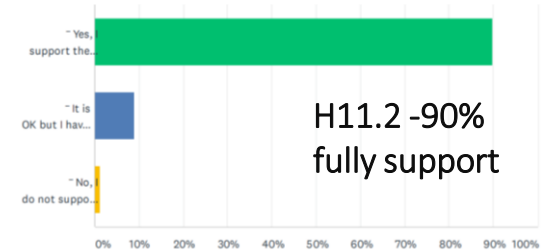
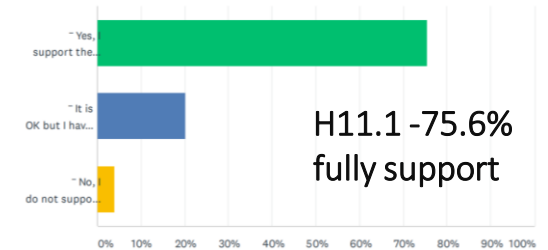
H 11.2 Development that adds, retains and protects substantial hedgerows will be supported.

H 11.3 ...ensure that trees or hedgerows to be retained are adequately protected during construction.

H 11.4 Development proposals which have a positive net impact on the surrounding ecology... will be supported.

DIRECTION GOING FORWARD:

- Strong support >75%, but many respondents wanted to see policy strengthened.
- Title overpromised – renamed **'Trees & Hedgerows'** to focus on protecting trees and hedgerows and their broad range of community benefits (landscape, biodiversity, cultural, historic, climate change, pollution etc).
- Other habitat/biodiversity protection (H11.4) re-located to H14 - Wildlife corridors and stepping stones.



H11: ~~Habitat~~ Tree & Hedgerow protection cont.

- Policy development moving forward:
 - Strengthen/sharpen policy wording to make it clear what developers can/cannot do – incl. specific landscaping advice e.g. what to plant.
 - Stronger measures to incentivise good practice & deter/punish bad practice.
 - More pro-active/effective use of area-wide/'blanket' TPOs to protect sensitive areas.
 - More explicit measures to compensate for loss or damage, incl. post-construction monitoring
 - Strengthen protection of existing hedgerows of diverse native species and promote proper hedgerow maintenance
- Work with WBC Planners + Tree and Landscape Team to discuss proposed changes and explore what is possible/not possible (cf TPOs)*
- Propose 'Tree and Hedgerow survey project as a new 'Opportunity' in Section 5 of the NP

Remaining policies: review process

Remaining Housing policies: review process underway

Remaining Environmental policies: review process underway on H12 (Light pollution) and H13 (Local Green Spaces and Green Fingers). Work on H14 (Wildlife corridors) will start as soon as initial results of biodiversity mapping are available

Economic policies: review process starting now, research time built in as COVID-19 will have effects as yet unknown

Summary

Overall:

Community support for direction achieved

Community input well informed - will make policies stronger

Next steps

Engage independent planning advisor and WBC Planning Officers
with revised policies

Focus on making document suitable for Councillor use

Support from Councillors to communicate direction to the public +
press release for Herald, Social Media comms etc.

NP with revised Policies and wording put to Full Council Sept

Referendum a while away, lots to prepare

Thank you