Phase2 Consultation Results

28th January 2016

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Phase 2 Consultation

- The Phase 2 Consultation took place during the autumn
  - We used royal mail to distribute to all homes in post codes GU27 1 and GU27 2 and parts of GU27 3.
  - Many volunteers distributed additional documents and reminder leaflets to Hindhead, High Lane and to businesses both retail and commercial.
  - 22+ articles were run in local press and online on key issues and to remind residents to respond.
  - Others in surrounding settlements like Camelsdale were invited to take part
  - In addition the consultation document and questionnaire were available online

- The Consultation Design,
  - It was a long document but the issues were complex
  - It was recognised that some people would be put off by its length, but….
  - To get meaningful results it was important that options were adequately explained
  - We have had a lot of positive comment on the document and its clarity
  - We have received 932 responses. A robust sample

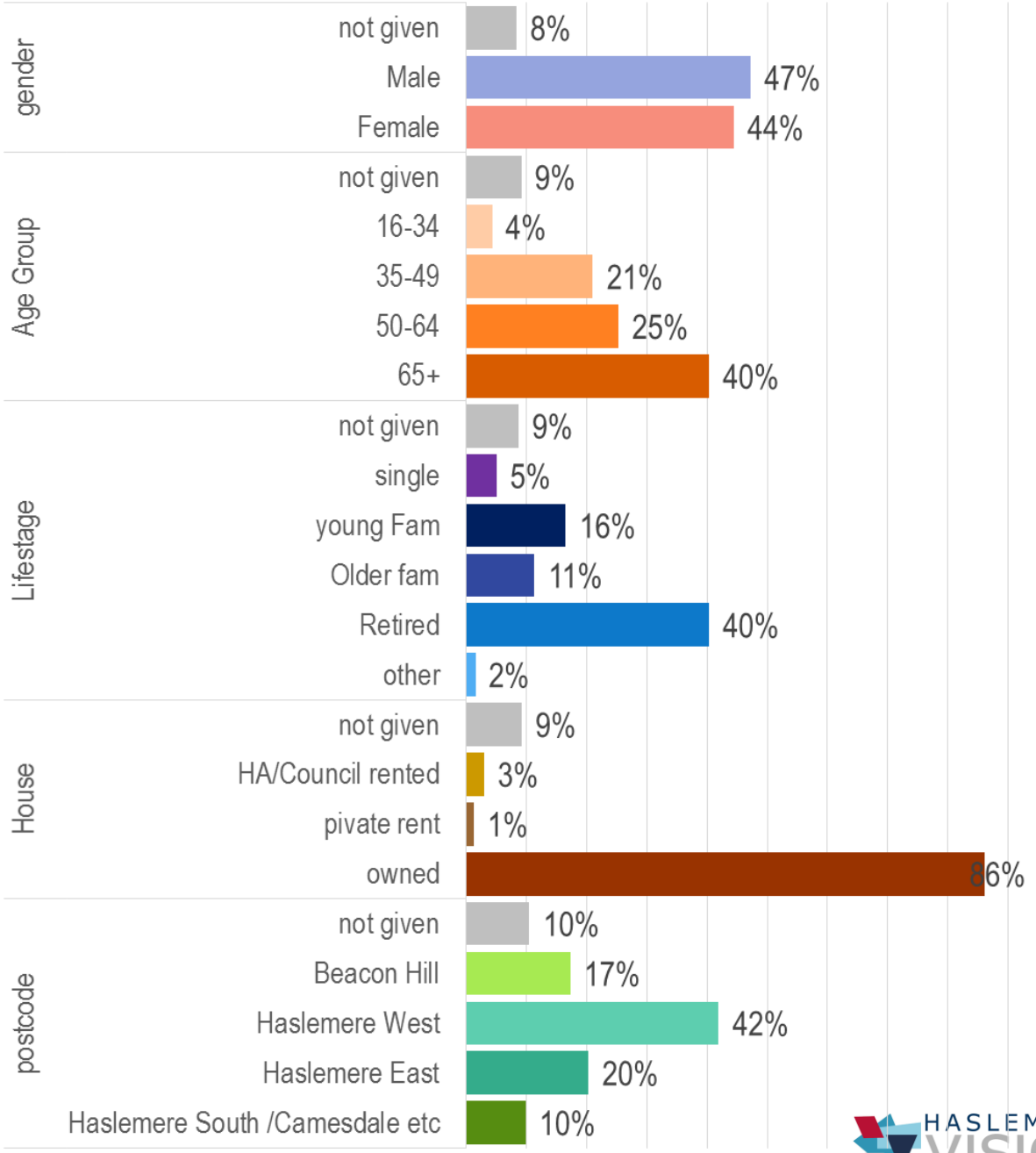
- We should bear in mind
  - WBC consultations have achieved a much lower response rate
  - Commercial online surveys that people are paid to complete often receive less than 10% response
  - What we now have is a sound basis for the development of the Neighbourhood Plan in these areas

Who Participated

- A good balance of genders
- Low participation from the under 35s
- A reasonable cross-section of life stages
- Mostly home owners
- Good geographical distribution

- The results presented below are unweighted
  i.e. they have not been adjusted
  e.g. to boost the responses from under 35s

- This is for 2 reasons:
  - On the whole there is strong agreement across all types of people so weighting would not change the result substantially
  - Not weighting allows everyone to see exactly what everyone has said



Overall Strategy

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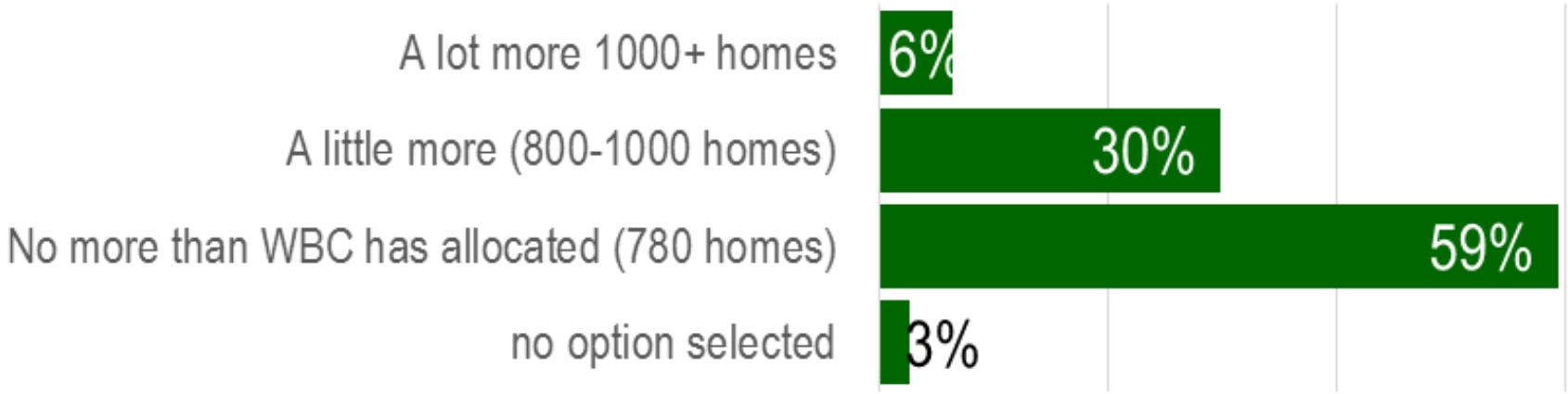
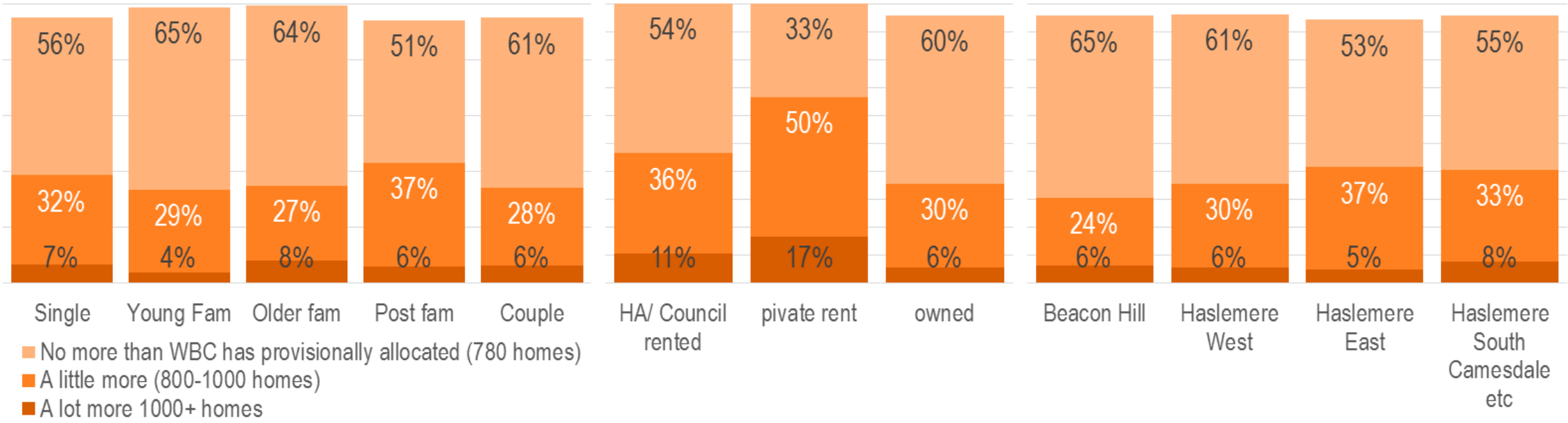
A1: What number of new homes do you believe should be built in the area between 2013-2031





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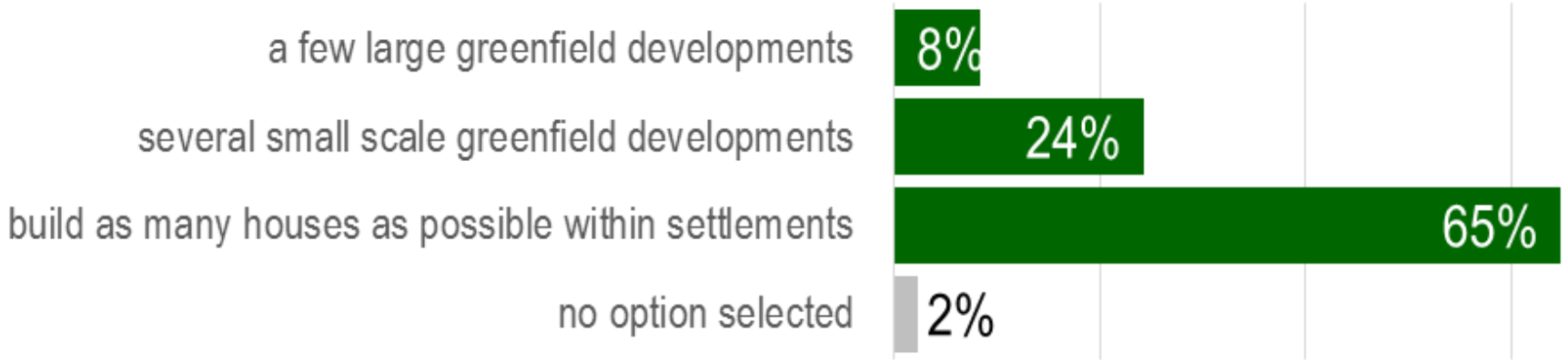
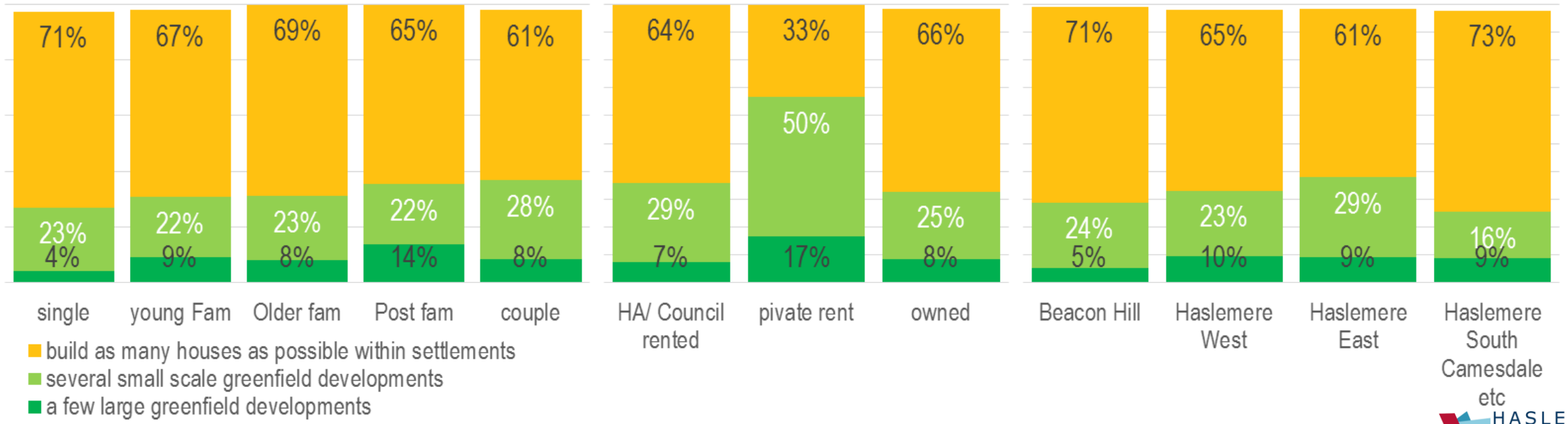
B1: Where do you believe we should build?

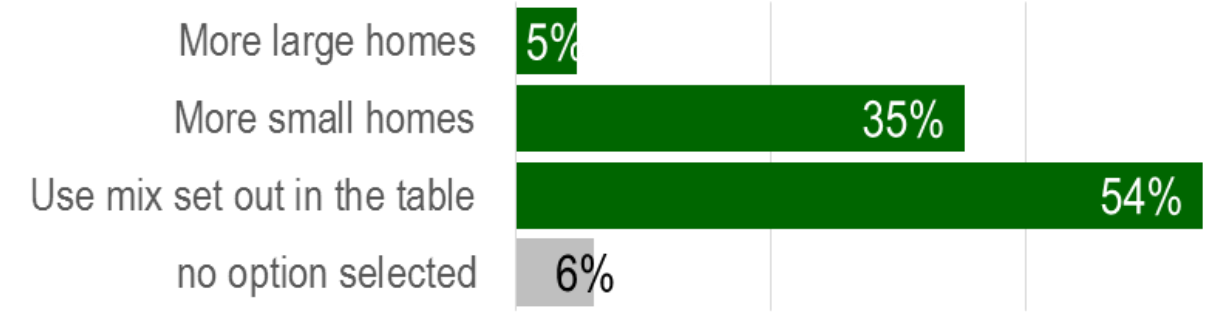




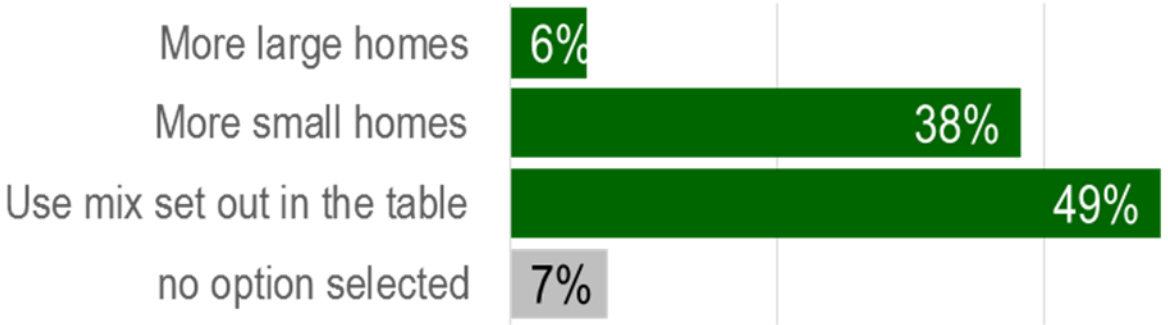
C1: What mix of affordable homes should we build?

Housing needed:	1 bed	2 bed	3 bed	4+ bed
Affordable	53%	28%	18%	1%
Open Market	10%	30%	36%	24%

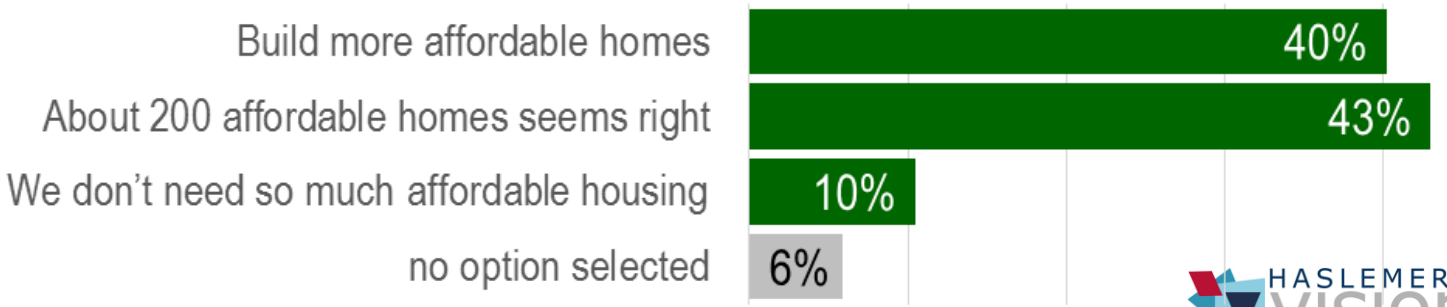
C1: What mix of affordable homes should we build?



C2: What mix of open market homes should we build?



C4: What proportion of affordable housing do you think we should aim for?



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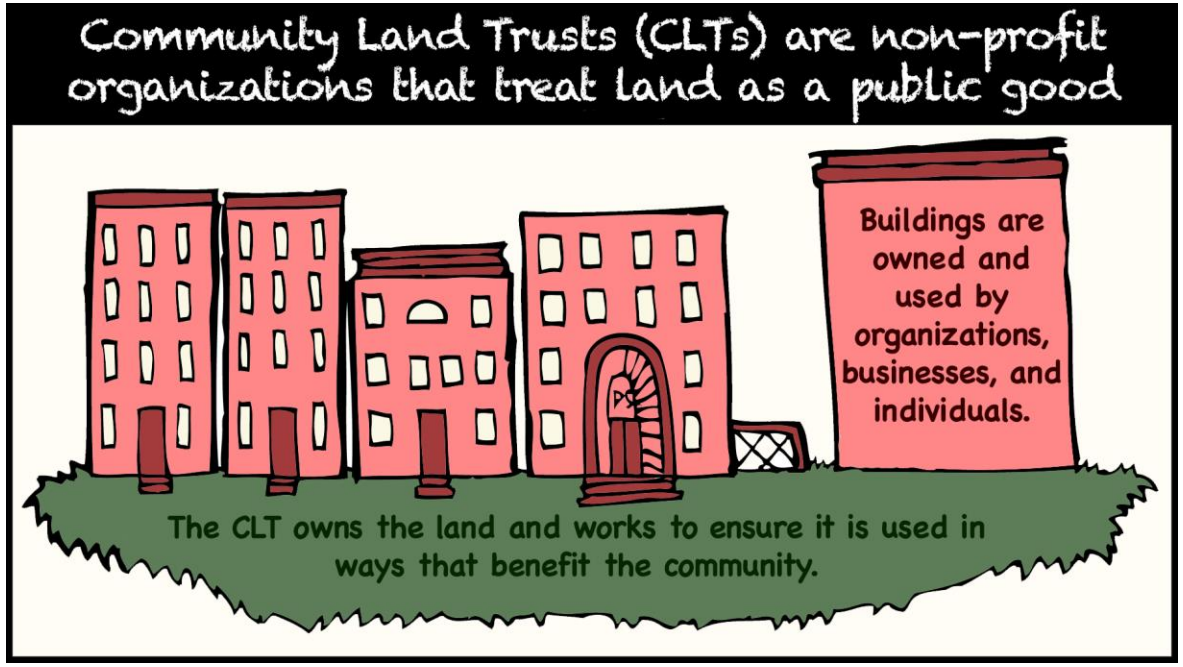
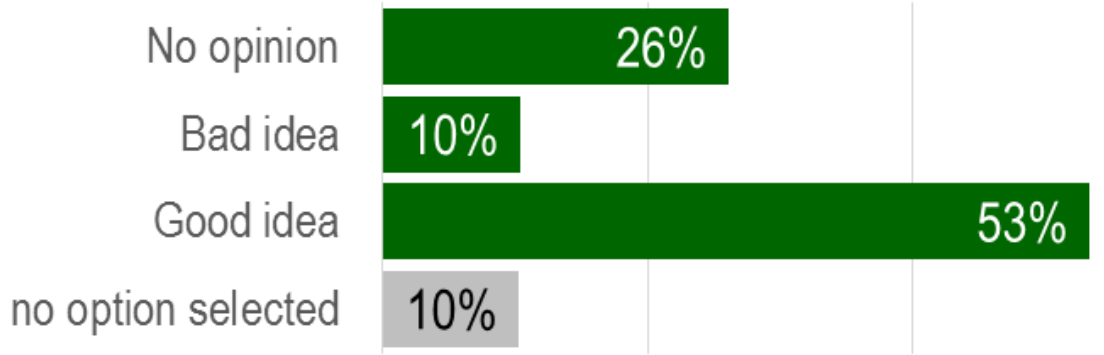
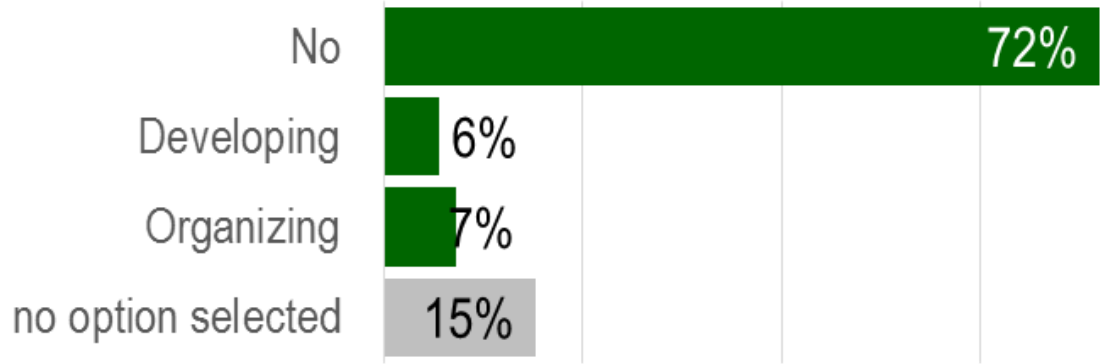
A Community Land Trust For Haslemere?



N3: Would you support the formation of a Community Land Trust?



N4: Would you consider being involved in some way?



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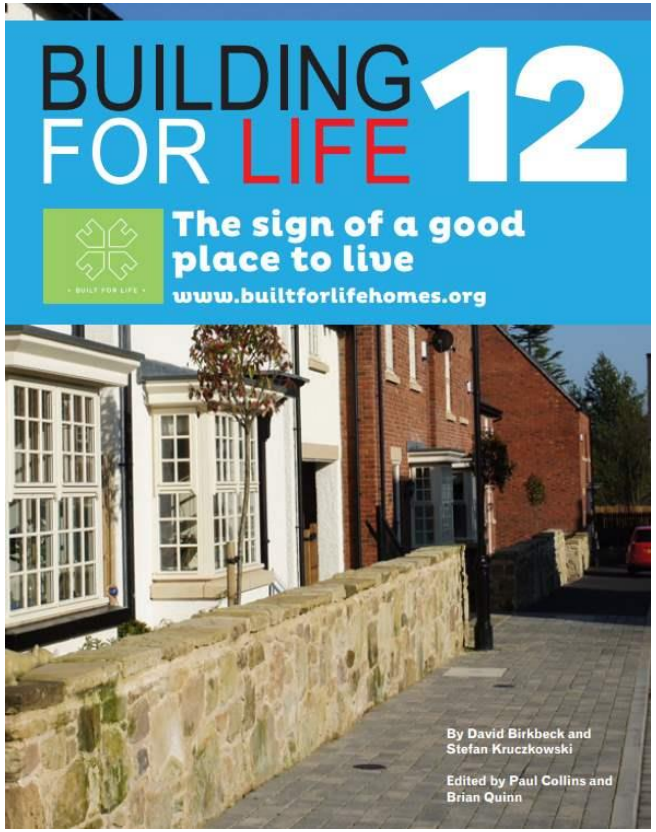
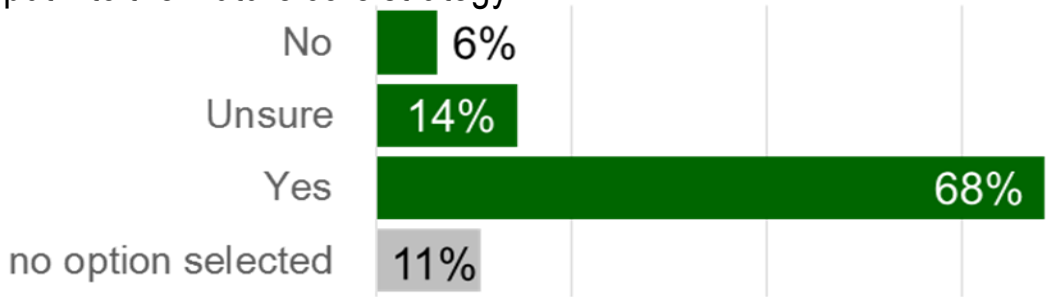
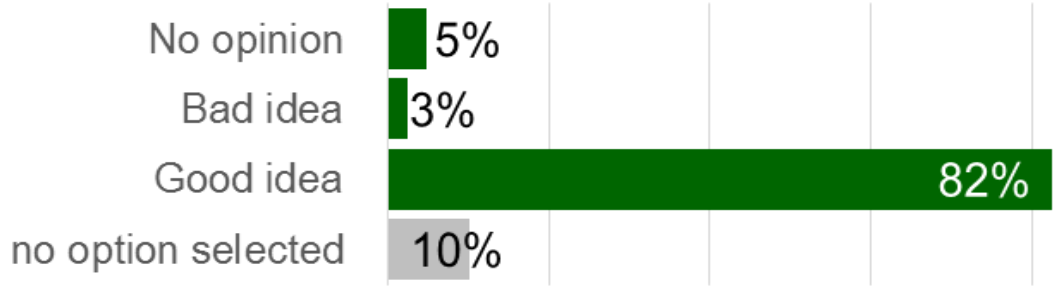
Development Control



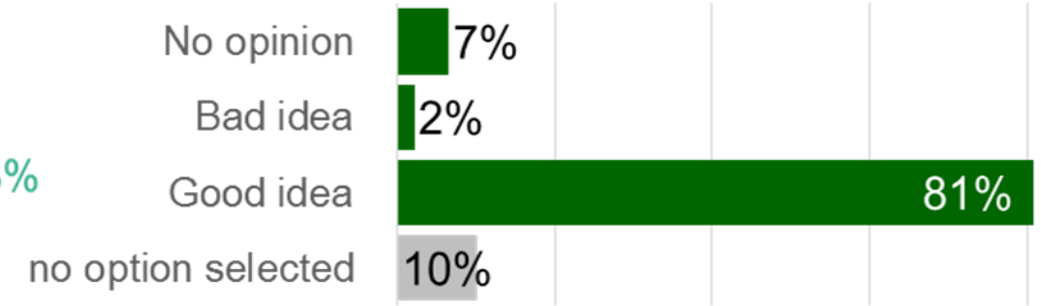
N1: Haslemere Vision should investigate if there are sustainable standards suitable to our area that we should add to any controls WBC put into their future core strategy

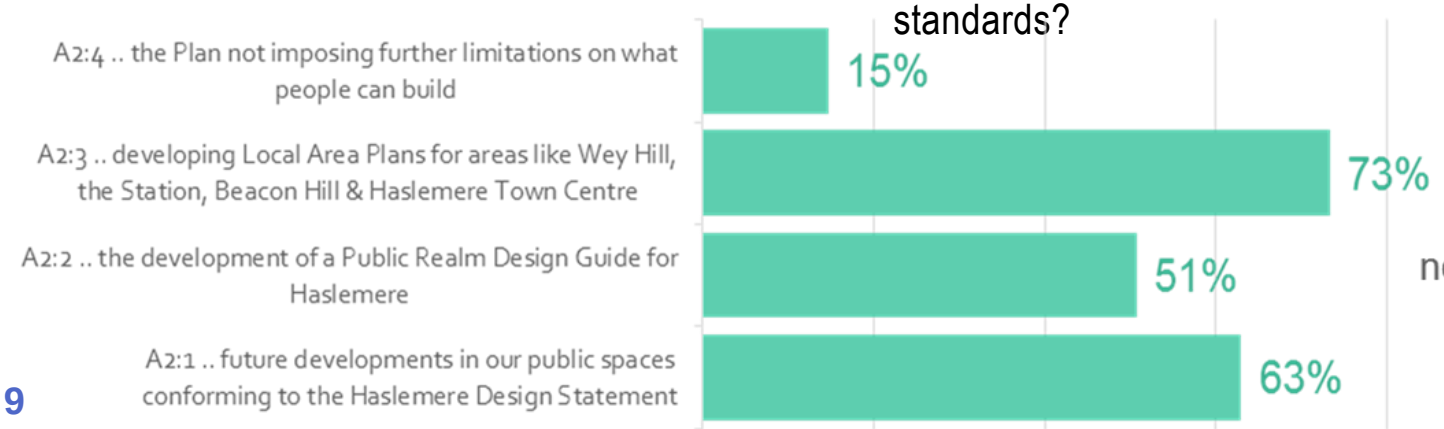


N5: The Neighbourhood Plan should require developers of larger sites to produce a transparent development brief and evidence that they have consulted local residents before applying for planning permission



N6: The Neighbourhood Plan should require new builds to adhere to the Build for Life quality standards?





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Major Sites

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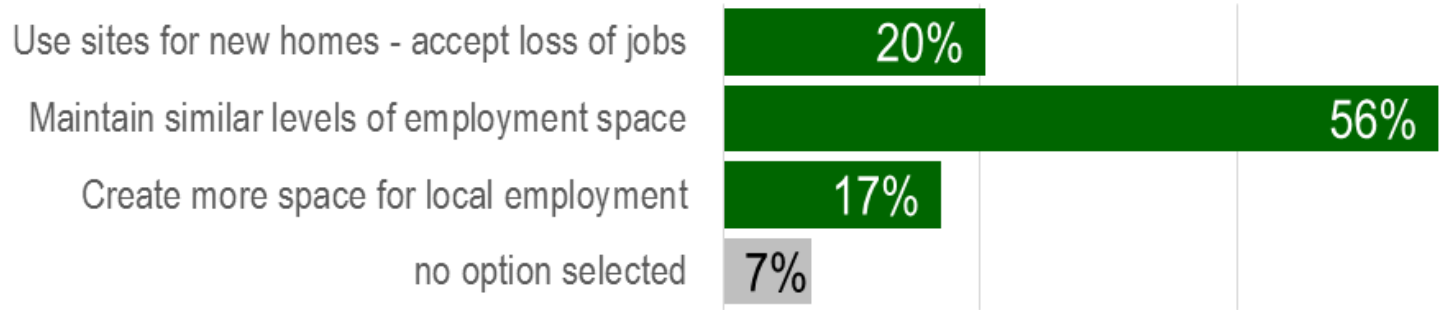
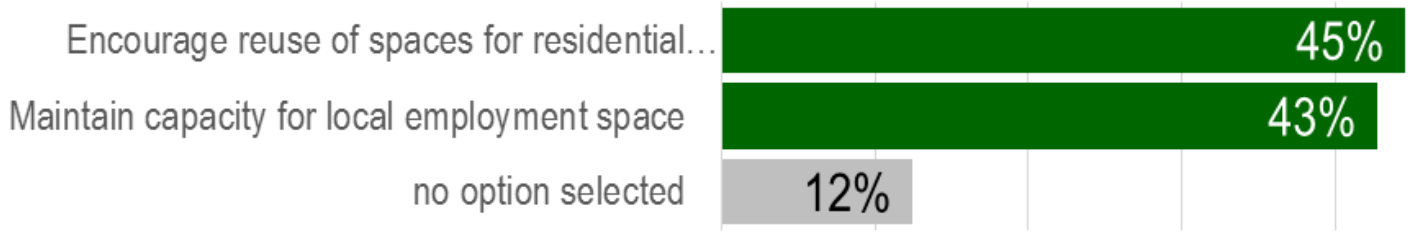
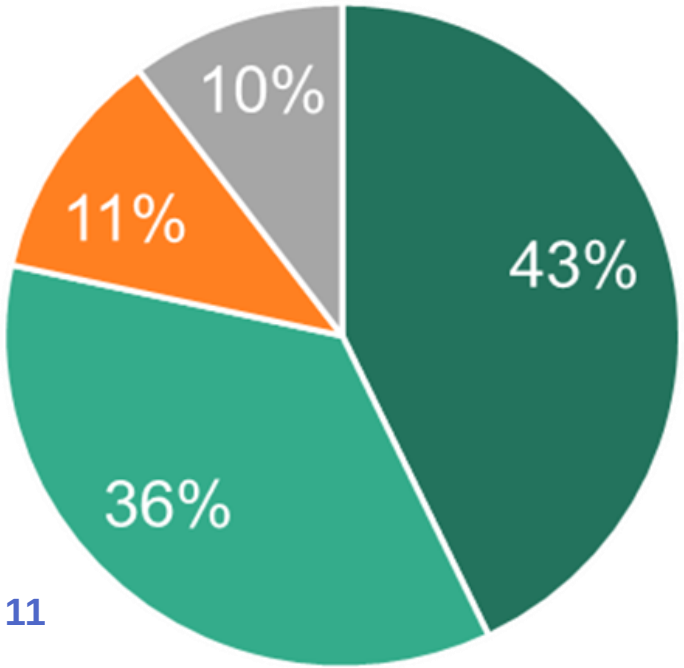
Employment and Housing

D1: What priority should be given to employment space on the Major Sites?



D2: What controls should there be on re-development of other commercial space?





- B1:1 .. using some of our scarce land to promote more and better paid jobs in Haslemere
- B1:2 .. preventing any further loss of employment land
- B1:3 .. the continued conversion of employment land to housing uses
- no opinion

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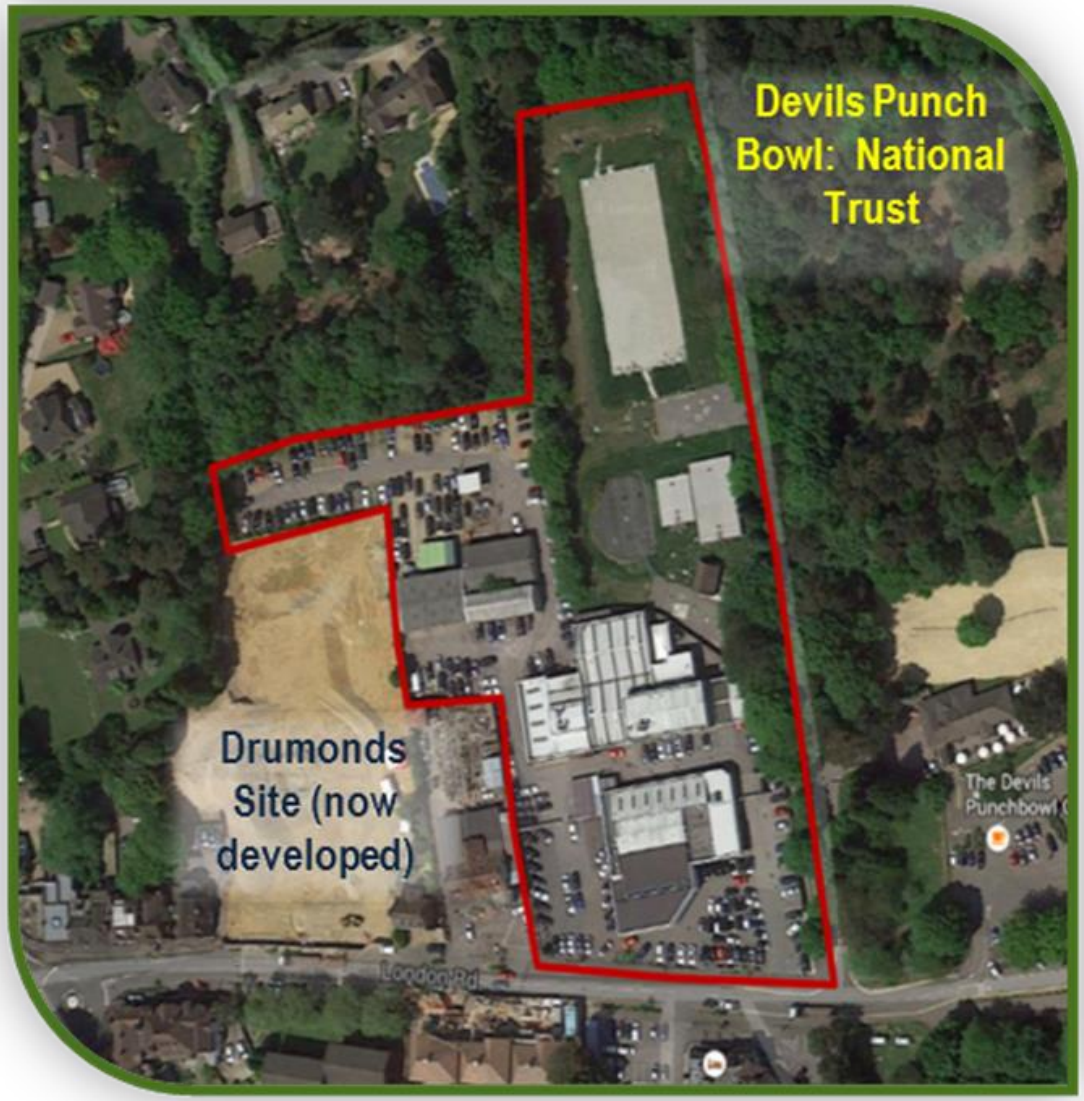
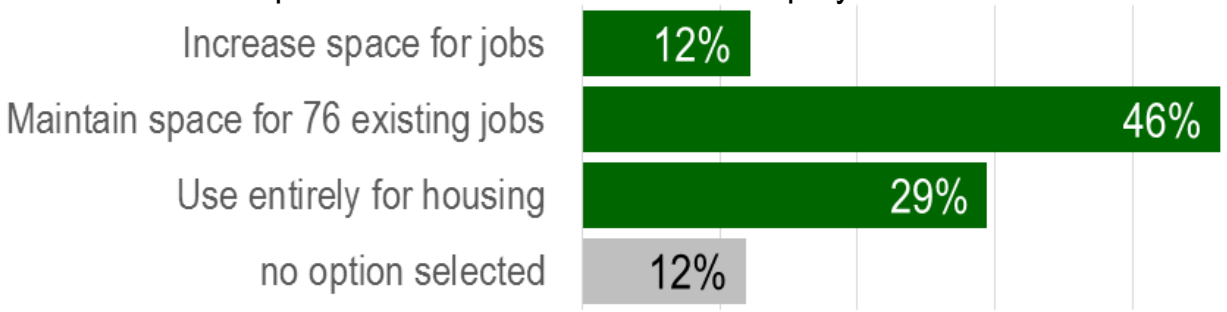
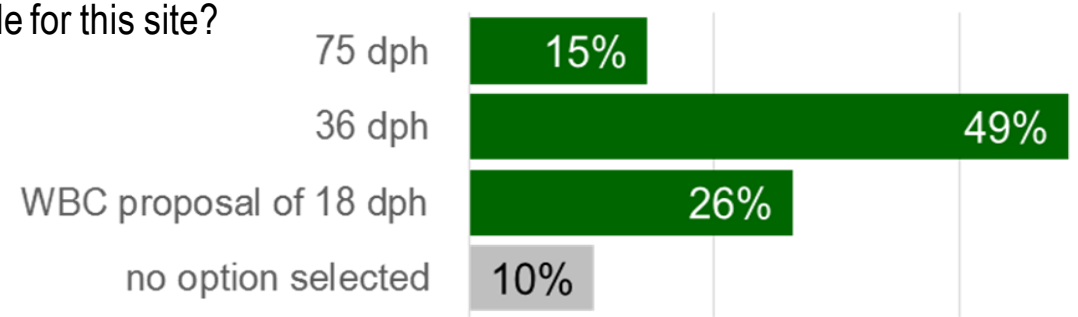
The Barons Garage site London Rd. Hindhead



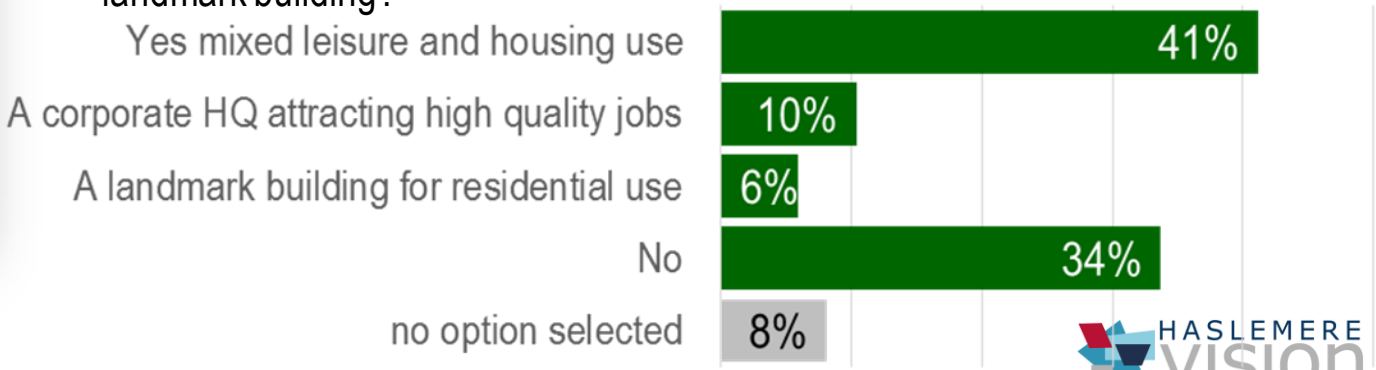
E1: Should all or part of the site be retained for employment uses?



E2: If all or part of the site is used for housing what density of housing would be suitable for this site?



E3: Would you be interested in exploring alternative uses of the site to develop a landmark building?



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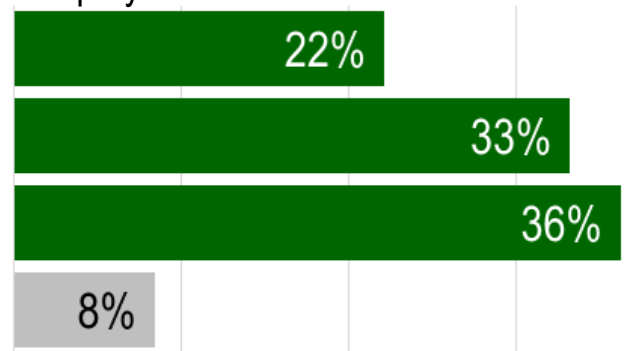
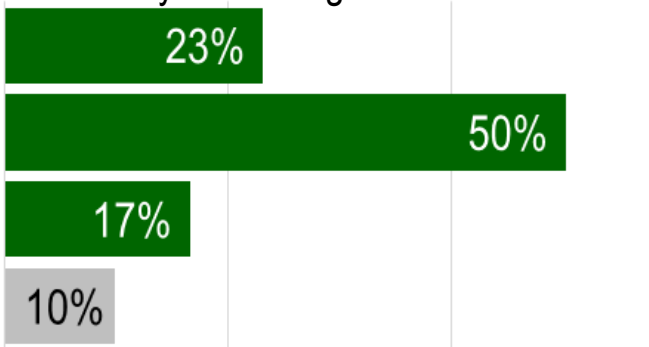
Land at Oakdale (Andrews of Hindhead) PORTSMOUTH ROAD

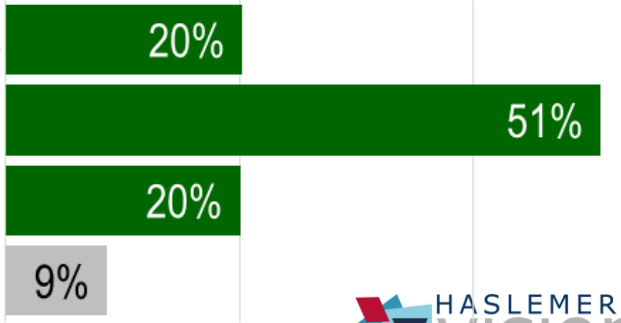
F1: Should all or part of the site be retained for employment uses?



F2: If all or part of the site is used for housing what density of housing would be suitable?



F3: Should the developer be required to include affordable homes?



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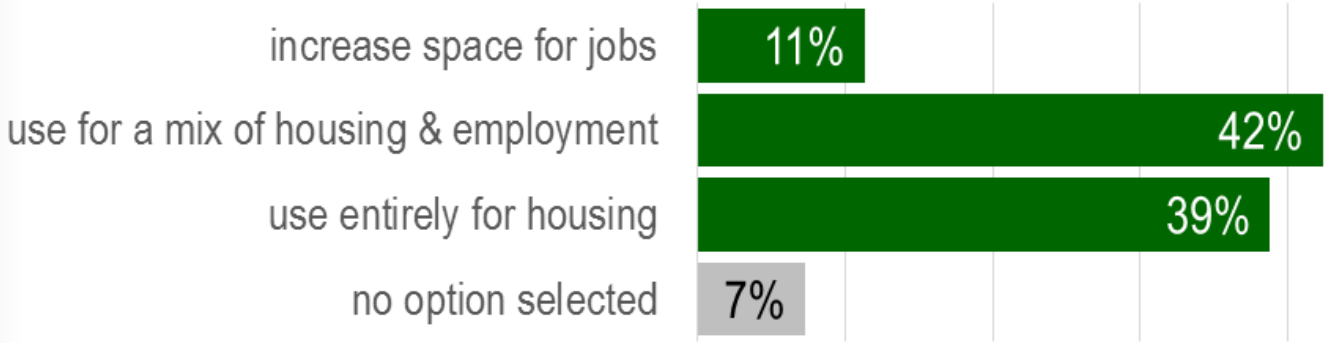
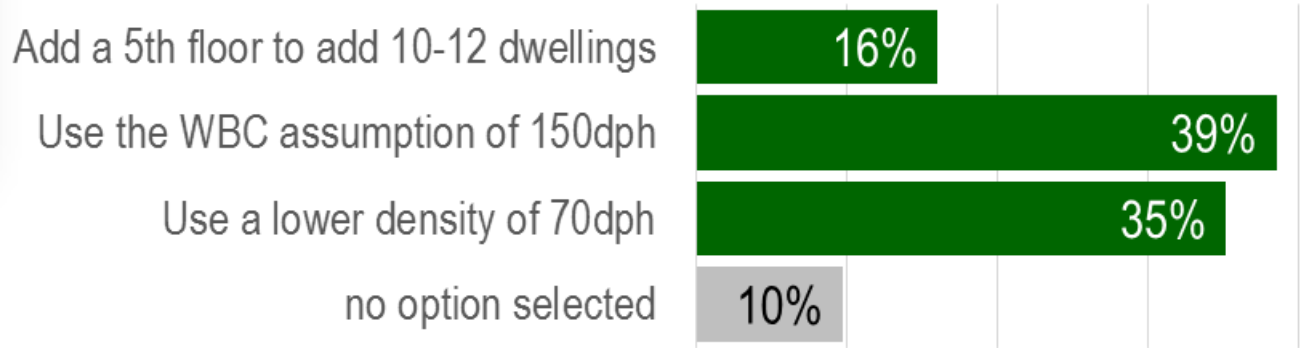
Land At 5-21 Wey Hill, Haslemere

G1: Should all or part of the site be retained for employment uses?



G2: If all or part of the site is used for housing what housing density would be suitable?



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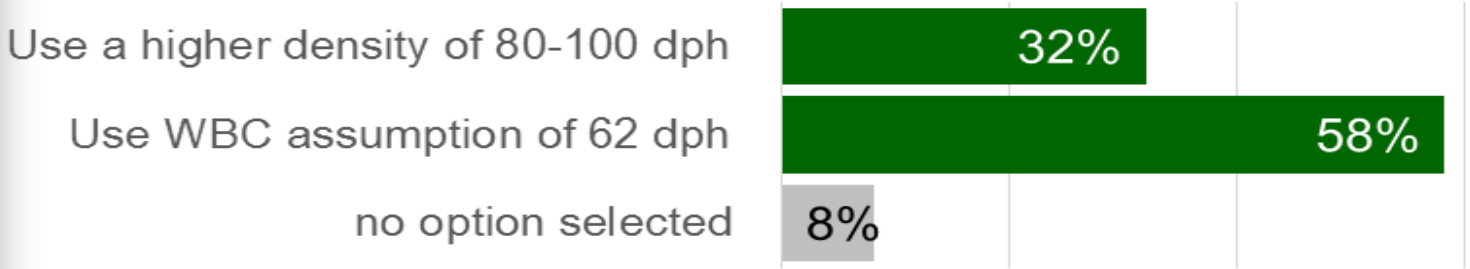
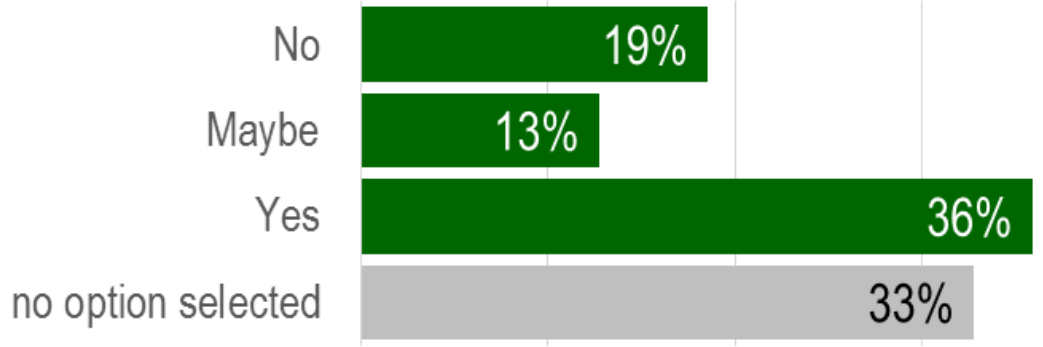
Land to North of Wey Hill

H1: What density of housing do you think would be suitable?



H2: Should part of the site be used for a non-car link between Wey Hill & the station?



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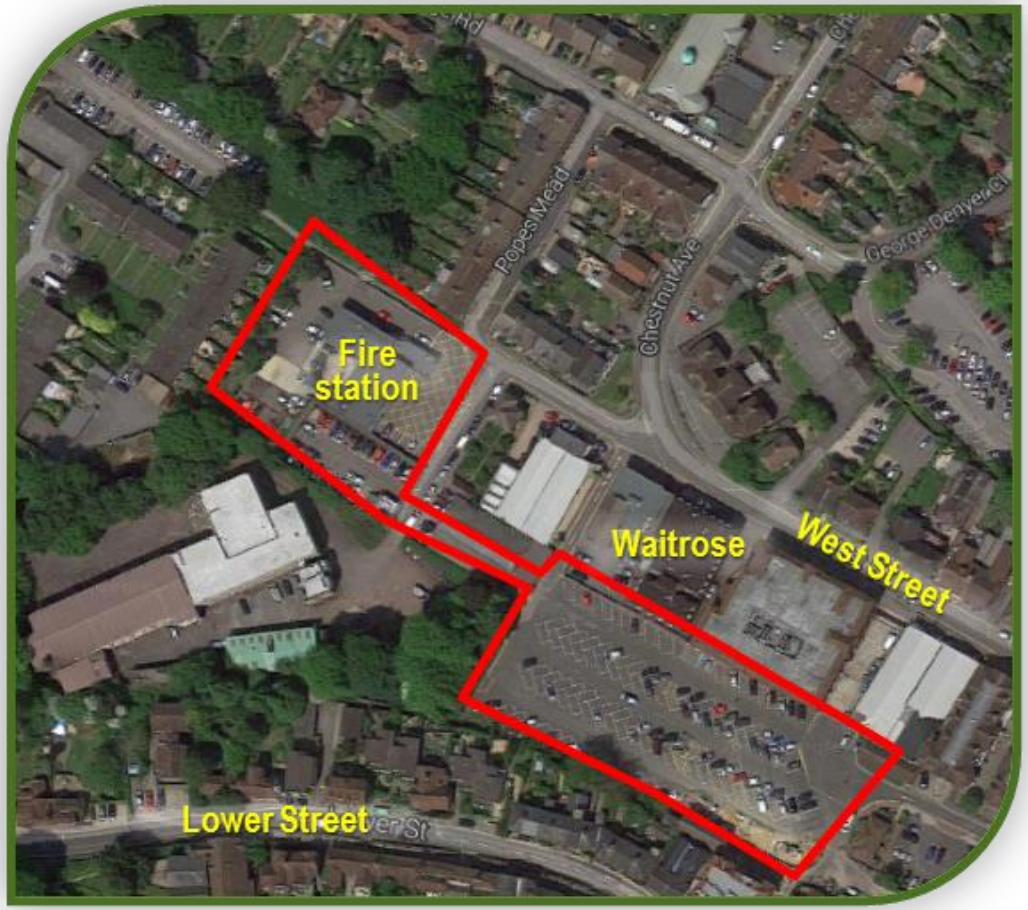
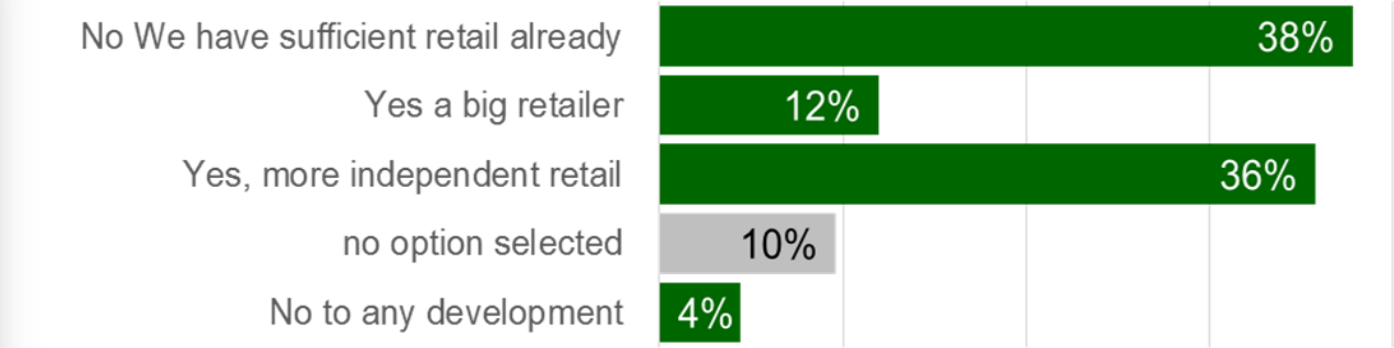
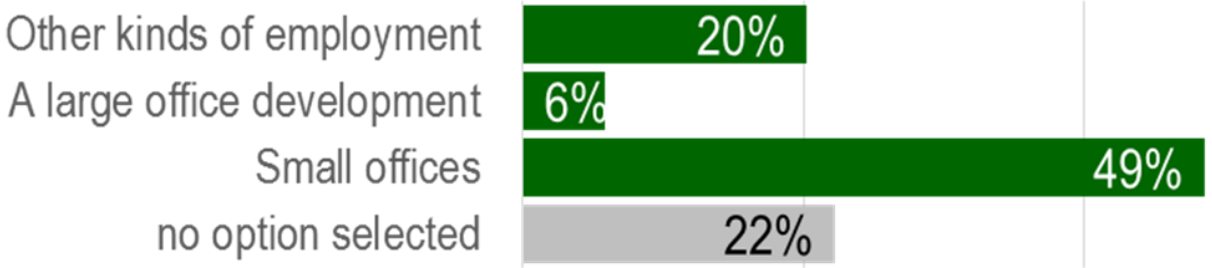
West Street



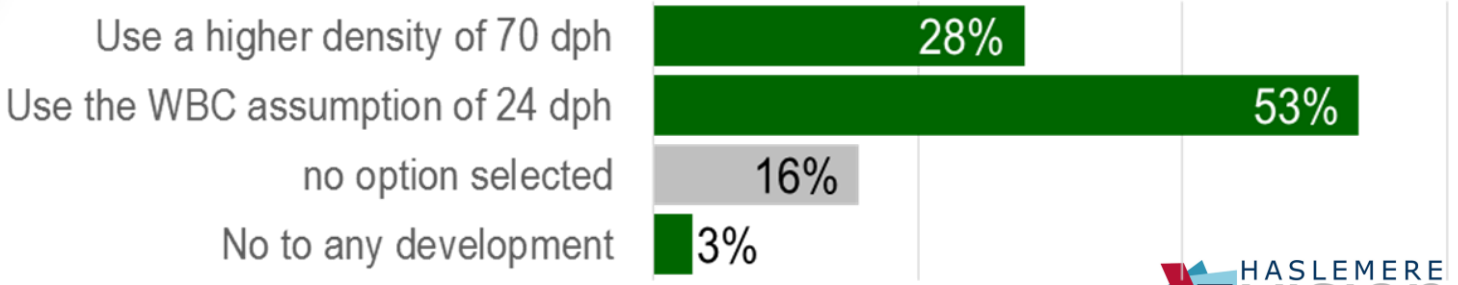
I1: Should part of the site include retail space possibly increasing the attractiveness of shopping in the town?



I2: Should part of the site be allocated for employment space?



I3: What density and kind of housing would be suitable for any housing on this site?



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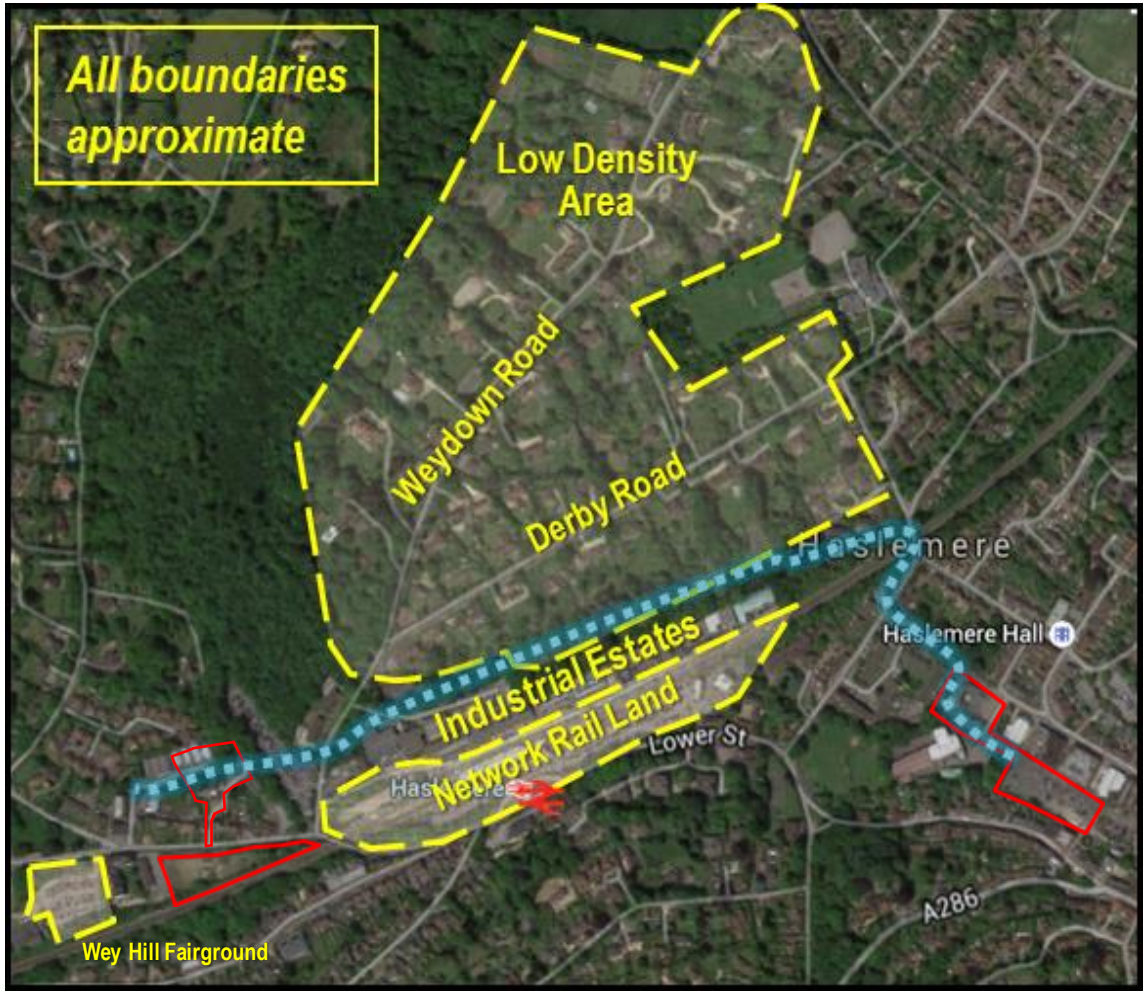
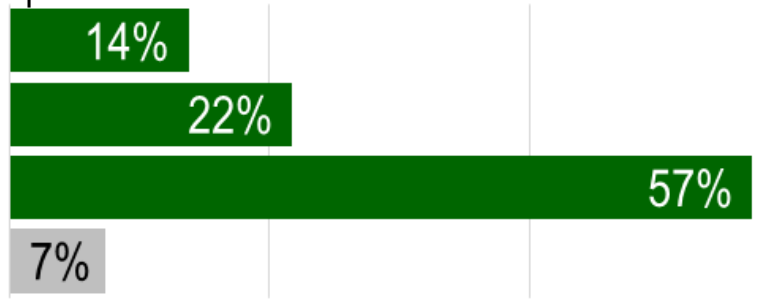
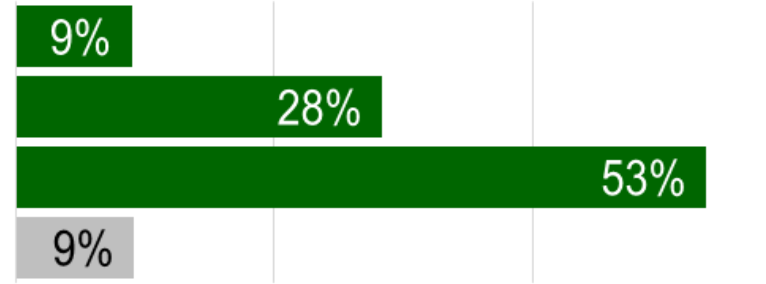
Long term strategy



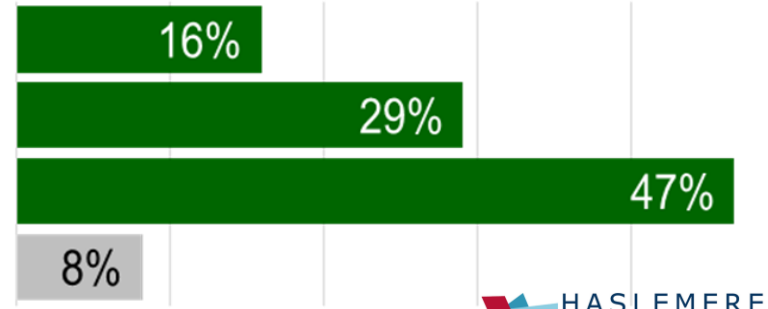
J1: Is the pedestrian link a good idea, if possible?



L1: Should policy BE6 relating to the Low Density Area be continued?



K1: Would you support development of the Trading Estates north of the station?



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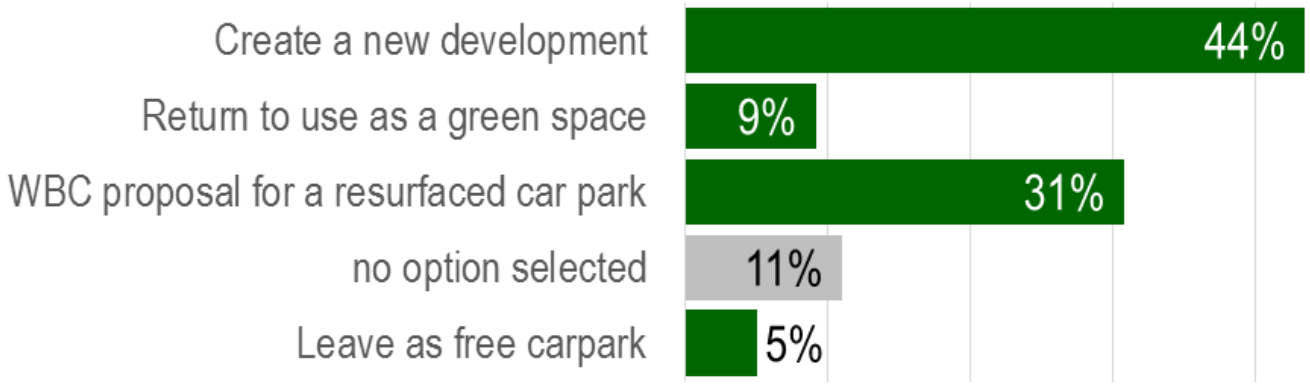
The Wey Hill Fairground Site

M1: What future use would you like to see for Wey Hill Fairground site



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Conclusions

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Overall Conclusions

- There is general support for:
  - the building of 'no more than the 780 houses' proposed in the initial WBC consultations
    - however 36% favoured more than 780
  - 200+ affordable homes
  - as many as possible of these houses to be built within the current settlement boundary
  - a mix of house sizes as proposed
    - however a significant number would prefer a greater proportion of small houses
- The majority want to preserve land for as many jobs as possible
- There is strong support for both
  - a Community Land Trust to be formed for Haslemere
  - the inclusion of local development control measures, and
  - high local quality and sustainability standards

The Neighbourhood Plan gives communities the power to steer what and where homes are built but cannot contradict the number of homes that Waverley define as our community's minimum need for housing. It should be added that 780 is not set in stone, but has been the number that Waverley has been indicating for Haslemere based on an independent professional assessment and taking into account the limitations on land availability in the area.

At major sites residents have proposed:

- 227 properties on all the major sites at moderate densities
- But this number would only be possible at these densities with the loss of all employment on these sites

314 properties have already been built or received planning permission, this leaves:

- 239 properties additional properties – to be provided for either:
  - via windfall – infill development, or
  - Greenfield development
- However residents also wish to see the preservation of employment land

	Minimum	Consultation result	Maximum proposed
Barons Garage	30	59	123
West Street	50	50	100
Andrews	23	48	53
Wey Hill North	31	31	45
5-21 Wey Hill	22	39	51
Total Proposed	156	227	372
Remaining homes	310	239	94

It is not possible to meet all these objectives

- Something will need to give, we will need to either:
  - Build at higher densities on the Major sites, or
  - Develop other Major sites like the Weyhill Fairground, or land to north of the Station
  - Allow the loss of employment land , or
  - Build on greenfield locations

Next Steps

- Haslemere Vision has set up 5 policy group that are drafting the policies for the Neighbourhood Plan based on all the consultation evidence gathered to date
  - Housing
  - Employment
  - Access and Transport
  - Community
  - Environment

- These groups are working with HTC to develop the draft plan
  - The draft plan will go through a further consultation exercise with the community, interested parties and statutory bodies
  - It will then be submitted for review by a plan Inspector
  - Finally it will be the subject of a referendum among Haslemere Residents