



MINUTES OF A MEETING OF THE CR3 FORUM STEERING GROUP

Held on Monday 26th November 2018

2pm to 5pm, United Reformed Church, Harestone Valley Road

Chairman: Jeremy Webster (JW)

Attendees: Jenny Gaffney (JG), Edward Howard (EH), Chris Windridge (CW), George Dennis (GDe), Geoff Duck (GD) – part-time

Apologies: Julian Palmer (JP), Cherie Callender (CC)

Visitors: Alison Eardley (AE) – Consultant; Derek Stebbing (DS) – Facilitator
Jon Mountain (JM) – Editor; Mike Smith (MS), Annette Evans (AEv),
Dorinda Cooper (DC), Dave Evans (DE)

Clerking: Maureen Gibbins

1. Update

GD reported on situation at TDC and Local Plan and outlined the timetable

2. Policy Grid agreed by Derek Stebbing (DS) and Alison Eardly (AE). Decision made to move all appropriate evidence to a supporting document where they do not feel it fits into the text of the main document. **Action: DS/AE**

DS gave a brief overview of the last meeting. Plan was too long, and was debatable as to whether it would get to examination and would require modification by the examiner and would not have been fit for purpose. Followed intensive piece of work by AE with dialogue with JW and DS by telephone. Lot of material in early October and there was some gaping holes. 49 policies in the draft and now down to 27. AS prepared a policy grid to see how NPPF and TDC Local Plan fit together.

DEADLINE OF 24TH JANUARY IS IMPERATIVE – LOCAL PLAN BY JANUARY AND EXAMINATION BY MAY OR JUNE.

All plans in progress and preparation until 24th January 2019 can rely on policies in current NPPF. Calculation of housing need will be different under the new NPPF and will be significantly higher.

Transition period and in to TDC before Christmas. Discussion regarding the NPPF 2018 would result in loss of green belt in Tandridge.

- DS important that plan is on coat tails of Tandridge Local Plan
- NP gives defense on character of the area. Need to benefit from CIL funding. Local Plan will change and NP will have to shadow the Local Plan.
- Plan goes into TDC prior to 24th January plus consultation statement, Environmental report, basic conditions statement – 6 weeks of public consultation and then to examiner. Latest 1st week in January to TDC. Formal submission in January 2019.

MS expressed concern regarding protection that is not necessarily there.

CW endorsed that it has to be right quality and right sort of development. Plan has to be for benefit of those who live here and work here.

Group knows the pitfalls but DS stated need to get into TDC by start of January and group agrees caveat that MS has highlighted however we still need to go with current timetable

ACTIONS

AS took the group through the draft plan.

- **Introduction** – AS put into concise order and added in National and Local Policy
- **Mapping** – will be done by AS colleagues and is an important outstanding area at present.
- **Editing** – Any queries regarding consistency members to speak with Jon Mountain
- **Photographs** – original cover photo to be used; set of photos as originally shown 2008, 2014 and emerging plan
- **Reference parishes and villages**; there needs to be a reference that any reference to Parish Councils includes Village Councils

Updates of plan have not been published on the website

- **Some older reports need to be refreshed.**
- **Green space is evidence report**
- **All to look at reports and update them. Content may not require changing but just front pages to show current data.**
- **Infrastructure is critical**
- **AS and DS to review CCW1 and CW's concerns re point B iii**

MS does not like focused. Residents would not like to see the NP supporting things we don't know about.

Housing requirements – numbers that might be appropriate – the strategic allocations – 360 houses to be provided in the plan and is a big defense for the plan. Development shall proceed in accordance with the other policies in the plan.

DS and AS to see how they can reshape around the plan and development in Church Walk. Church Walk not adhering to own density.

DS and AE to reflect on discussion as TLP not site specific and very contentious.

Town centre development to be shown separately and in a sub clause. Support as long as in conformity with other policies. And shows conformity with Local Plan.

The Steering Group do not want the word 'Support' used as that is not a true reflection of the views.

Houses are required for young families with a garden. Suitable for family occupancy. Identify what is required – engagement has revealed that houses rather than flats are required. Must be suitable to the location and character of the area.

Character and design – subject to other policies in the plan.

- DS to draft wording which ties TDC in to affordable housing. Should reflect the need for housing needs and affordable housing.

New Housing Strategy – JW to send to DS/AE – either hard copy or electronically

- Last resort should be commuter payments. Commuter payments will not be allowed in the NP.
- Local Economy Section – Mixed use should be subject to the policies in the plan.
- CW to do rewording of A in conjunction with MS and JG in CCW9. By Monday 3rd December – Town Centre Development

Recreation and Tourism

Natural Environment – hone down the essence of the draft plan to separate sections.

JG requested that chalk downland be included into main policy

Green infrastructure – map to be updated and refreshed.

Locally significant views – JW and MD worked on views and 360 degree views. 39 views with broader description of the view and why they are important – in separate document but referenced in main document.

Ensure map, photo and description correlate. Run past Jon Mountain – Expanse of view and coned.

Local green spaces – half are in green belt so can be excluded. Rest needed to be separated into 3 lists:

- 1) green belt
- 2) justified
- 3) not identifiable

There is now 20 to 30 green spaces allocated by the group and 8 or 9 to be identified.

Green fields outside settlement areas – public sites.

DE & GDe to sign off green spaces by 3rd December. 40 to be clarified from the original 90. Purpose – green belt sites are protected and that is why they are not included

Design and Heritage

AECOM report finalized

Should be in AECOM design document – neighbourhood areas to be include.

Character areas to be included

Design of Development – 3 SPD's to be included and are important. Change should not 'not does not' TDC SPD 2012 should be referenced not Surrey. CCW16 needs B fleshing out. **DS and AE to review.**

LOCAL BUILDING AND STRUCTURES OF MERIT

Street scape – photos and descriptions as to why important - supporting to character policy and design. Flag out buildings and structures . one of the things want to do is list street scenes and contributions of all forms of buildings. Design of buildings is extremely mixed. Buildings are kept within in character. Enhanced CCW15

Character and Design guidelines – heritage assets. GDe to get document title. Implementation criteria. To be read in conjunction with the plan

Healthcare & Education – generally ok

Leisure and Community – generally ok

Transport – Map for key facilities with cycle networks, footpaths and bridleways. Key movement parts are required – public transport, rail service – key destinations. **URGENT MUST BE A MAPPING REQUEST** - key routes footpath, horses, cars, buses, trains

Bus & Community transport provision – invest in public transport.

CCW27 car parking – was raised by the community – is a serious concern raised by the community. Parking must be stronger. **Clause G to be stronger and enforceable/ well designed.**

Infrastructure and Utilities – flooding, drainage, roads, surface drainage. Appropriate is wrong word – necessary may be better. **DS to look at the flooding issues.** Capacity of area

- **Minor editorial changes to Jon Mountain.**
- **Discussions between authors straight to Alison.**
- **Reports to be reviewed and updated.**
- **DS and AE to conclude work within 7 days so by 3rd December.**
- **Green spaces and views to be completed by 3rd December.**

- Document to TDC by 9th January 2019
- In to TDC with document accompanied by CW.
- Write to AE and DS to confirm who to escort the document. EH and CW to take it in.
- JW to see Sarah Thompson. DS & AE to provide schedule
- Mapping crucial - views to be completed.
- Green spaces - DE and GDe - URGENT
- Key movement routes - map to be compiled
- TDC meeting w/c 17th December.