## Notes from a meeting with Katherine Dove, Principal Planning Officer (Policy), Waverley Borough Council, held 23rd May 2024

**Present:** Cllrs N Clowes, T Bloomfield, M Higgins

 Katharine Dove, WBC

 Alison Eardley, Planning consultant

In attendance The Clerk, Mrs J Cadman

* The new Local Plan is in its early stages, and currently WBC officers are undertaking evidence gathering. The draft Local Plan will be ready for consultation in 2025.
* The land availability document lists potential development sites. WBC are looking at housing requirements, using standard methodology, which at the moment indicates that 14,000 houses will be needed over the next 20 years. Some of this target has been met over the last two years, and Dunsfold is still live.
* A call for sites was made last November, and the sites put forward have been mapped and will be assessed. There will be a consultation on the draft methodology, but it is unclear when this will take place, due to the forthcoming general election and the likelihood that a new government will review the housing regime . The methodology is based on national planning practice guidelines. Each site will be scored on different criteria, taking into account such things as flood plains, Green Belt, urban capacity sites, vacant lots in the urban area and deliverability. The proposed 2,600 houses on Dunsfold Park is still possible. WBC will work with Highways in each case to assess accessibility.
* WBC are also looking at settlement hierarchy again and will be exploring the facilities in each parish to find out which parishes are best served in terms of infrastructure in order to apportion the housing need in the most suitable places. They will be assessing sustainable forms of travel, with a 20 minute journey principle, meaning that every day needs can be met within 20 minutes of sustainable transport.
* *Will WBC take into account the fact that Ewhurst and Ellens Green has met and exceeded its housing quota?* WBC are starting again, with new quotas. The fact that Ewhurst has exceeded its current quota will not be part of the new assessment. WBC want a Local Plan that works for everyone and need to be able to demonstrate a 5 year housing supply. It may be necessary to re-do the call for sites if not enough suitable sites have been put forward.
* East Hampshire CC are challenging government on the method of assessing housing requirement.
* *Minimum size of site?* All sites will be accepted, sites for 10 or more houses will be assessed through the land availability assessment.
* The Local Plan will call for sites rather than the Neighbourhood Plan. WBC would work with Ewhurst to ensure that sites put forward will work on both sides, and that the site is deliverable.
* Paragraph 14 does not remove protection, but gives added protection to NPs that have allocated sites.
* The Local Plan will supersede the NP, so the settlement boundary may be changed.
* Alison Eardley proposed that the Parish Council work closely with WBC on sites that might come forward as a result of the Local Plan process, in order to influence the outcome for the parish in terms of number and location of houses. She advised a watching brief on WBC. If they decide that they cannot deliver 14,000 homes within urban areas and will need to look at parishes, it would be better to work with them through the NP process to retain control at a local level.
* If that is decided, then it will be necessary to re-do the regulation 14 and regulation 16 consultations.
* WBC cannot demonstrate a 5 year housing supply, so speculative developers would target parishes for development, arguing that WBC is not delivering.
* If WBC want to deliver houses in Ewhurst, it might be better to allocate them through the NP rather than the Local Plan. As this is not currently known, the best course of action is to keep an eye on events and decide whether to review the NP at that time. The fact that WBC is happy to work with parishes makes the process so much more straightforward.
* The call for sites has resulted in 4 sites being put forward in this parish. The Parish Council will consider if there are other potential sites and advise Katharine. WBC will then assess the site/s and will take into account yield: number of houses that the developer wants against what will work on the site and what is viable to deliver.