

DRAFT

Minutes of the Dunsfold Neighbourhood Plan Steering Group

Held on Thursday 29th April 2021 at 7.30pm, via Zoom.

Present:

Steven Haines
Lynne Hamill
Rupert Jones
Stephen Hayward
John Gray
Rob Nunn
Roy Enticknap
Mary Ann Barton
Dave Barton

1. Apologies: Shaun Devoto, Bob Lees.

2. Steering Group: Julia Quaile has resigned from the Steering Group. The meeting thanked Julia for all her work and support as Secretary of the Steering Group. Mary Ann Barton agreed to take up the position of Secretary.

3. Minutes of the last meeting: The minutes of the meeting held on 26th November 2020 were approved and will be posted on the website.

4. Dunsfold Park: John Gray gave a short report on the Dunsfold Park change of ownership from a Waverley point of view – Waverley is short on their 5 years supply, and delay at Dunsfold Park will exacerbate this shortfall leaving the Borough vulnerable to developers. The concern is that all housing on DP could be lost until there is a new owner and agreement to build. It is thought possible that a new owner might build out at a faster rate than Trinity were planning.

The DP situation together with planning applications that are being submitted emphasise the urgency to get the Dunsfold NP 'made' as soon as possible.

5. Village Consultation:

The Group thanked Lynne Hamill for her report and analysis on the village Consultation. Lynne pointed out that general comments were included where possible.

Development at Wetwood Farm, the Orchard and Binhams Lea were strongly supported.

Views on the proposed development of 10 retirement houses were rejected but there was support for a smaller development of low-rise retirement housing.

Views on Coombebury were balanced, with an equal number supporting and opposing development.

Supporters of housing on Springfield exceeded objectors.

Objectors to housing on the School site exceeded supporters.

There is a probability that the school will be challenged and the Steering Group therefore consider it to be undeliverable. The Diocese and SCC will be asked to withdraw the site – Stephen Hayward will contact the Diocese. The SCC owned field is subject to a restrictive covenant and is also considered undeliverable within the Plan.

The removal of the School and playing field will require 12 houses to be found elsewhere to make up the number required; more if the Alehouse development does not go forward at 10. These could be within either Coombebury or Springfield and is yet to be discussed and agreed by the Steering Group.

Two sites are subject to current planning applications, both expected to go to Committee in May/June. The result of both of these applications will affect our housing numbers. Shoppe Hill – application for 4 houses: Coombebury – application for 21 houses.

A complaint has been made to Waverley about 'improper conduct' by the Steering Group and this has been noted. The same person has sent a report and complaint to the Steering Group which is also noted.

6. Waverley: Rupert Jones agreed to help deal with Waverley's informal comments on our Draft Plan. Steven Haines will obtain a copy of the Chiddingfold examination Inspector's report.

Waverley has offered to check our numbers to make sure we have 68 houses 'in hand' and need to find 32. It was agreed that we accept the offer.

While we are settling the detail of the sites it was agreed that AECOM will be asked to complete their SEA and Waverley for an HRA opinion.

7. Submission to Dunsfold Parish Council: It was agreed that we are not close to having a Plan for submission to the Parish Council. Stephen Hayward will report to the next DPC meeting.

8. Other Business: The Steering Group supports in principle the School Group in their efforts to find a workable resolution of the Old School and playing field.

Date for Next meeting – the next meeting will be arranged when we have made progress on sites and housing numbers.