



Minutes

PNF Committee Meeting

Pyrford Village Hall

Thursday 18 June 2015 – 20-2230h

Present: Martin Doyle (Chairman), Jennifer Holgate, Graham Chrystie, Geoff Geaves, Joy Sachak, Carole Gale, Cliff Bolton, Peter Ankers, Tony Pratt

Objective: The committee meeting was arranged to review the progress of the PNF Development Plan local consultation planned for 12 May to the 22 June. It was also called to determine the PNF response to the Woking BC Site Allocations DPD just released and going through a public consultation from 18 June to the 31 July.

1. Welcome

The Chairman welcomed those present to the meeting.

2. Neighbourhood Plan Update

Geoff Geaves gave an update on the recent pre-submission consultation. So far we had received 516 responses. A detailed analysis had been carried out on 477 of these and this shows an agreement rate of over 98% on a policy by policy basis.

The returned survey responses also include important comments in particular where respondents didn't agree with policies proposed. The total no of disagreements to individual policies have been analysed and to date showed the following number of individual policy disagreements per main group.

| | |
|------------------------|----|
| Village infrastructure | 24 |
| Built environment | 34 |
| Open Spaces | 42 |
| Social & Community | 35 |

It was concluded that the response had been very positive and that an anonymised analysis should continue for inclusion in the Consultation Statement and be fed back into an update of the plan surveyed.

3. WBC Site Allocation Proposals

GC briefly outlined the need for WBC Site Allocation DPD proposals by explaining that WBC needed more land to meet the government set targets for the period 2022 - 2027. Therefore new development sites needed to be identified in a new Development Plan document. Hence the current public consultation concerning WBC development site allocation proposals being held over the period 18 June to 31 July.

The WBC Site Allocation Development Plan Document has now been published and is both lengthy and complex. The main report comprises some 470 pages dealing with 16 proposals to use green belt land for development purposes. The report refers to a further 3200 pages in different supporting documents.

Pyrford Neighbourhood Forum



It was pointed out that WBC had decided to extend the planning horizon for identifying possible development sites in the period 2027-2040 and these were referred to as safeguarded sites in the proposals.

The Meeting was reminded that there were two separate topics being discussed:

- The progress of the PNF Neighbourhood Plan through the local consultation period.
- Woking BC Site Allocation DPD proposals

For Pyrford the DPD proposals impact two sites that are both in green belt and safeguarded for development in the period 2027-2040:

- Randle's Field on the east side of Upshot Lane – WBC reference GB12
- Aviary Field on the west side of Upshot Lane – WBC reference GB13

Understanding all the implications of the proposals, for the current consultation period, is a complex task but Graham Chrystie announced that we were fortunate to have a sponsor willing to hire a nationally recognised team of planners and lawyers represented by:

- Alister Kratt – LDA Planning Consultants
- Jennifer Holgate – Pinsent Mason a full service international law firm

Jennifer Holgate reported that on the evidence so far there was ample evidence that the WBC process set out by them at the start of the DPD document were not fully adhered to and that there were inconsistencies and errors in the green belt analysis carried out by Peter Brett Associates on behalf of Woking BC.

LDA and Pinsent Mason were scheduled to come back with an early draft of their advice to the Forum in approximately a week. – including advice on how members might object to proposals prior to 31 July 2015.

It was pointed out that the Local Development Framework working group, comprising some local councillors, recommended to the Council that the PBA report be put out for public consultation but were not consulted for the Site Allocations DPD report. The next LDF working group meeting scheduled for Sept/Oct 2015 will in reality be the first to permit a detailed review by the LDF of the DPD proposals.

3. Conclusions

It was concluded that :

- 3.1** The editorial team will feedback the results of the survey during the local consultation into a new version of the plan.
- 3.2** The editorial team will continue to schedule 15 July as the planned date to officially submit the plan to Woking BC
- 3.3** LDA and Pinsent Mason will prepare advice for preparing letters of objection to WBC proposals.
- 3.4** LDA and Pinsent Mason will prepare a report reviewing the Site Allocation process and highlighting the short comings in the process, analysis and conclusions drawn to support a letter of objection from the Forum