

## OBSERVATIONS FROM THE JOINT OVERVIEW AND SCRUTINY COMMITTEE – 27 JUNE 2016

There were a number of specific requests made by the Committee for parts of the Draft Plan to be amended or the wording of paragraphs to be reviewed, and these relate to the following areas:-

1. Policy AHN3: Housing Types and Size - to include a definition of older people;
2. Policy TD1: Townscape and Design - to check the phrasing of paragraph 3 relating to town and village design statements and neighbourhood plans to ensure that it clearly demonstrates the Council's support for both the preparation of the plans and their delivery;
3. Ensure that the comments on page 9 relating to the Dunsfold Aerodrome site and the need for appropriate transport mitigation are consistent within Section 18;
4. Section 18: Strategic Sites – officers to check the calculation of numbers of homes that would be forthcoming from the sites in this section.
5. Paragraph 6.15: Check the reference to the amount of housing that can potentially be delivered between 2016 and 2021.
6. Review the Housing Trajectory (Appendix C), particularly in terms of the development likely to come forward early in the Plan period.

More generally, the Committee raised the following points which it was agreed would merit consideration by the Executive:-

1. to include a paragraph in the Spatial Strategy relating to the Housing Market Assessment that explains why it is not possible to match the distribution of homes across the Borough with the housing need, especially in terms of affordable housing;
2. concern about the air quality in certain traffic hot spots in the Borough and members requested that the Plan is consistent with the most up to date evidence, including the 2014 report produced by Public Health England;
3. the request for an up-to-date Infrastructure Delivery Plan to be provided because most of the concerns raised at the meeting related to infrastructure and mitigation measures. Officers were in the process of pulling together an updated schedule of responses from Infrastructure Providers which would be shared with members. Members also requested that specific contact be made with those providers who are not currently able to meet their targets, or where there are concerns about capacity, such as Thames Water and the South East Ambulance Services; Members also asked for a review of the information on broadband provision and the comments from the rail operators about their infrastructure requirements;
4. the need to find infill sites in rural areas to provide a limited number of affordable homes, especially when it is only possible to deliver smaller developments in these areas which would be below the threshold where affordable housing is normally required;

5. the plan to expand on some of the more strategic infrastructure measures that are outside of the Borough/cross-boundary but which are likely to impact on the feasibility of our mitigation measures and ability to deliver developments;
6. inclusion of a reference to highway safety implications in the Plan especially with regard to the cumulative impact of safety issues to be addressed, in addition to those considered individually in the planning application process. Officers undertook to discuss this further with colleagues at Surrey County Council;
7. ensure that the Plan makes appropriate references to the NPPF requirement to deliver good design;
8. add a reference to the need for development proposals at Dunsfold Aerodrome to take account of the potential impact on Cranleigh; and
9. the need for a more specific reference to the outstanding issues regarding the A3 and the implications of improvements not coming forward.