

EXTRACTS FROM PARISH COUNCIL MINUTES ON THE COPYTHORNE HOUSING NEEDS SURVEY AND AFFORDABLE HOUSING

9 SEPTEMBER 2014

59. COPYTHORNE HOUSING NEED SURVEY

Discussion took place on the report of Action Hampshire on the recent Copythorne Housing Need Survey. Catherine Kirkham of Action Hampshire and Nick Evans of the New Forest National Park Authority attended for this item.

At the outset, the Chairman emphasised that the information circulated to residents of Old Lyndhurst Road about potential large-scale housing development in that area was incorrect. The Parish Council was unaware of any current proposals for new housing in the parish and this evening's meeting was purely to discuss the findings of the Housing Need Survey. No potential sites had been identified at this stage for any affordable housing.

Catherine Kirkham presented a summary of the report, highlighting the following principal issues:

- From the survey, 36% of respondents would support a small affordable housing scheme in the parish, 38% may support a scheme and 26% would not support a scheme
- Any affordable housing scheme would be limited to no more than 10 - 15 units, notwithstanding that the survey showed a need for considerably more
- The Parish Council would be fully involved in the process and selection of the site
- HARA (Hampshire Alliance for Rural Affordable Housing) would work closely with the Parish Council to ensure that the affordable homes were in keeping with the area
- People with a strong local connection to the parish would always be given first priority for occupation
- A section 106 Agreement would be put in place to ensure that the housing units remained affordable in perpetuity (Right to Buy would not apply)

Following the presentation, members of the public were given an opportunity to ask questions on the report. Some residents complained that the meeting had not been adequately advertised and that the Housing Need Survey was biased and unbalanced. Some other issues to arise were:

- Any affordable housing would be on green field sites with the potential to harm adjoining developments
- The potential for even further affordable housing in the future with an adverse impact on the character of the parish and other residents
- There was already pressure on local schools
- Inconsistencies in planning policies which allowed affordable housing but prevented other new build

Nick Evans explained that affordable housing had to be secured through exception policies so that land values could be contained. Affordable housing provided elsewhere in the New Forest National Park had been restricted to a maximum of 15 units. Generally a site should be easily accessible and be close to services such as shops and public transport. Because of economies of scale, all the units would normally be built on one site but it might be possible to spread the development.

There were a number of recommendations in the report (paragraph 9.1) which now had to be formally considered by the Parish Council. It was agreed that these would be considered at the Planning Meeting on 14 October 2014.

14 OCTOBER 2014

78. COPYTHORNE HOUSING NEED SURVEY

Further to minute 59/9, further discussion took place on the report of Action Hampshire on the recent Copythorne Housing Need Survey. Members also noted receipt of letters from residents about the conduct of the survey and its findings. The meeting was attended for this item by Catherine Kirkham of Action Hampshire and Vicky Haws & Amanda Hollis from New Forest District Council.

Council members raised various questions about the survey and affordable housing generally. Members of the public were also given the opportunity to comment during the public participation period.

Following discussion it was agreed to adopt the recommendations in paragraph 9.1 of the Housing Need Survey Report, subject to the following:

- No shared ownership units to be provided – all units to be for rental only
- A maximum of 15 units in total, to be spread over at least two independent sites
- Properties to be let on fixed term agreements
- No approach to be made to Copythorne regarding any further affordable housing for at least ten years

28 OCTOBER 2014

86. AFFORDABLE HOUSING

Further to minute 78/10, members received an e-mail from Catherine Kirkham on this topic. In particular, it was noted that NFDC already used five-year fixed term contracts which could be applied in Copythorne's case. However, it would be necessary also for Hyde Housing Group to agree. In addition, a copy of a standard Section 106 agreement had been supplied.

The next step would be to look for potential sites in the parish which would then be sent to NPA Planning for assessment. It was suggested that a parish site visit be undertaken and it was agreed that the Chairman and Councillor Goodwin would join Catherine Kirkham and Nick Evans for this purpose. The Clerk was also asked to request that the parish council be kept informed of all sites that arose for discussion, not just those that were HARAH-related.

13 JANUARY 2015

117. AFFORDABLE HOUSING

Members discussed a report from Catherine Kirkham, Rural Housing Enabler, on affordable housing provision in the parish. The report contained a site appraisal following site visits carried out with the Chairman and Councillor Goodwin in November. The document listed sites that were not considered suitable for practical or planning reasons and sites that were deemed worthy of further consideration. Members agreed to accept the findings in the report.

27 JANUARY 2015

137. AFFORDABLE HOUSING

Further to discussion at the 13 January meeting on the Action Hampshire report on possible affordable housing sites, members considered whether the report could be released publically at this stage. It was agreed that it would be inappropriate to publish the report at present, particularly as landowners had not been approached and initial planning appraisals had not been carried out. Once these further investigations had been completed, a definitive list of sites would emerge for further discussion. These sites would then be discussed in public and a decision made on a final selection. Any sites considered for development would also be subject to the normal planning processes which were open to public scrutiny.