



## AFFORDABLE HOUSING IN COPYTHORNE – QUESTION AND RESPONSE FORM

PLEASE DATE ALL RESPONSES

Issue 3 – 02.05.19			
No.	Date	Question	Response
1	04.03.19	Why have the other twenty seven sites considered in the last look, not been considered this time, and why is the (Council) not taking this into account?	<b>The work that was previously undertaken in considering the 27 sites remains relevant. Through this work a large number of these sites were discounted as unsuitable, for example large areas of the parish are affected by potential surface water flooding. When HARAHA previously worked with the Parish Council these 27 sites had been reduced to 3 possible sites. Since that time HARAHA, through English Rural have looked at the 3 remaining sites with a view to seeking to provide an affordable housing scheme with rented homes only. The site currently proposed was considered to be the most suitable to enable an all rented affordable housing scheme to be delivered. (12.03.19)</b>
2	04.03.19	In order to ensure a balanced number of affordable housing in the Parish, would the (Council) confirm the percentage of affordable housing currently built within each district and confirm their future strategy to enable a balanced approach.	<b>There is no percentage ‘target’ as such, as land availability for rural affordable housing, specifically for local people, is normally dependent on the suitability of land for development and a landowner’s willingness to sell or donate land.</b>

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			<p>In parishes close to Copythorne affordable housing is also being delivered on proposed Local Plan site allocations (e.g. Ashurst, Lyndhurst, Netley Marsh). In the last 15 years no affordable housing specifically for local people has been provided in Copythorne. (Rockram Close was permitted in 2004)</p> <p>The need for affordable housing in the parish is indicated through NFDC's housing register. (As of 11.03.2019 there are 32 households on the register for Copythorne) (12.03.19)</p>
3	04.03.19	<p>What proportion of the ten houses proposed in Bartley by HARA, will be for those with disabilities? If disabled housing is incorporated in the plan, is the proposed site the best and most suitable location bearing in mind the limited local amenities such as no local doctors' surgery, limited public transport and poor accessibility along public pathways.</p>	<p><b>We are not able to build speculatively for tenants with disabilities as each case would carry specific requirements and will rely on specialised funding. All English Rural homes, where topography allows, are built to meet Building Regulations Part M Volume 1: Dwellings M4(2) category 2. This provides for level access and wider parking spaces, wider internal corridors and turning areas for wheelchairs. The homes are also constructed to allow future adaptations for specific disabilities to be more easily fitted. Any qualifying applicant for the scheme could then apply for the specific adaptations required to meet their needs.</b></p> <p><b>This site is considered to be well located to bus routes and local village shops. Forest Pharmacy, Bartley Post Office, Bartley CofE Junior School and The Haywain Public House are all within 500m of the proposed site, with good footpath links. Forest Gate surgery is less than 3 miles away. (12.03.19)</b></p>

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<b>4</b>	<b>08.03.19</b>	Is HARAHA now committed to submitting a planning application for the proposed site?	<b>Not at this stage (12.03.19)</b>
<b>5</b>	<b>08.03.19</b>	Have HARAHA had specific discussions yet with the local planning authority (NFNPA) regarding the proposed site?	<p><b>Initial advice was received from the local planning authority during the previous consideration of sites across the parish. In considering the site, the NFNPA has been involved in every step of the process. Through HARAHA, English Rural work closely with the NFNPA and NFDC.</b></p> <p><b>A formal pre application for this site has not been submitted at this stage and further consultation with the local communities is an important step before this happens. (12.03.19)</b></p>
<b>6</b>	<b>08.03.19</b>	What exactly are the arrangements for dealing with the proposed site being within the 400 metre SPA zone?	<p><b>All applications that result in net additional dwellings in the National Park are legally required to go through an appropriate assessment under planning regulations. This assessment will consider potential impacts on the integrity of the New Forest’s nationally and internationally protected sites and how they can be addressed. New housing development consented within the National Park is required to pay a contribution towards a package of habitat mitigation measures agreed with Natural England. These measures include the employment of seasonal rangers within the SPA, the enhancement of alternative recreational areas, and the production of interpretive material to raise awareness. In addition, the Authority can place planning conditions on new development which may potentially threaten the habitats, e.g. restricting pet ownership and similar conditions. This is typically easier to do for</b></p>

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			affordable housing developments than general open market housing. (12.03.19)
7	08.03.19	HARAH say - " <i>Considerations including, design, parking, highway impact, ecology, neighbour impact etc. will feed in to the initial concept design</i> ". What amount of steer will be given to the public on what are some fairly technical points?	Information would be provided at the consultation event regarding these issues, particularly where this has informed the initial design. For example, the layout and position of the homes, the number of parking spaces required and the position of the access are likely to be informed by particular site conditions or constraints and will reflect planning policy. HARAH officers and the architect would be available at the event to answer questions and residents would be able to make comments on the proposed site as well as specific elements of the proposals. (12.03.19)
8	08.03.19	Soil conditions. Does HARAH already know about this? We understand that the area is a wetland of a selsea and thick clay mix which is not ideal for building on. According to experts Bartley sits on this selsea and thick clay mix. Test bores have been made recently as part of an ongoing investigation to a local property where subsidence continues to be a serious problem. Several properties in Oakfield Rd have had serious subsidence and drainage problems, which resulted in underpinning which was a huge task for the people concerned.	No survey work of the site has been undertaken at this stage however the information provided is appreciated and useful local knowledge helps us to fully evaluate the site.  At the consultation event stage parishioners are also able to provide useful local information about the site location, for example localised surface water, site conditions. (12.03.19)
9	20.03.19	Who approached whom for the latest proposed development at the site behind the Haywain in New Inn Road? Did HARAH approach the site owner or vice versa?	Contact has been maintained between HARAH (English Rural) and the landowner since the sites were previously considered as this site was considered to be the most suitable to enable an all rented

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			<b>scheme to be delivered. (16.04.2019)</b>
<b>10</b>	<b>20.03.19</b>	Is there to be an update to the affordable housing survey of residents, similar to that undertaken in 2014, which was distributed to all Parish Households? If so, when will this be and in the interests of transparency, will the Parish Council have sight of the draft prior to it being distributed in order that it might make any comments on the questions asked?	<b>Housing need surveys are generally considered to be valid for 5 years. Should the scheme progress we would likely undertake an additional housing need assessment, perhaps in conjunction with a consultation event. The nature and format of the survey would be discussed with the Parish Council in advance. (16.04.2019)</b>
<b>11</b>	<b>20.03.19</b>	When will the Housing Needs listing be updated in the current process?	<b>As of March 2019 there were 32 households on the housing register for Copythorne. This information would be updated throughout the process. (16.04.2019)</b>
<b>12</b>	<b>20.03.19</b>	What is the anticipated timetable for the development process hereonin?	<b>There is not yet an anticipated timetable, however should the Parish Council undertake to continue with the project, the next steps would be to carry out survey work and engage an architect to draft proposals for the scheme. We would then arrange a consultation event with the community to share the draft proposals and seek their views. (16.04.2019)</b>