

**AN EXHIBITION ON
THE POTENTIAL PROVISION OF AFFORDABLE HOUSING
IN COPYTHORNE**

on

THURSDAY 28TH JANUARY 2016

at

**COPYTHORNE PARISH HALL
POLLARDS MOOR ROAD
COPYTHORNE
SO40 2NZ**

between 3.30 pm and 9.00 pm

**Information Pack
for
those attending the Exhibition**

Welcome and introduction to an exhibition on the potential provision of affordable housing in Copythorne

Welcome to this exhibition on the potential provision of affordable housing in Copythorne. The potential provision of affordable housing has been the subject of considerable discussion and debate, which can be traced back to November 2012 when an agent acting for the landowner of land adjacent to the Haywain Public House enquired whether they could work with the Parish Council to explore whether the site could be utilised for affordable housing.

Some 12 months later, the Parish Council received a presentation on affordable housing from the Hampshire Alliance for Rural Affordable Housing (HARAH) and a planning officer from New Forest National Park Planning Authority.

Given that there appeared to be a need for some form of affordable housing in Copythorne as evidenced by the number of applicants on local housing registers, who had a connection with Copythorne, there then followed an affordable housing needs survey in 2014. An exercise to identify possible affordable housing sites was undertaken, together with the completion of a preliminary screening of the sites to ascertain their potential suitability for affordable housing. This preliminary screening was centred principally on potential planning, environmental and availability issues.

Whilst some documents had been produced that identified potential sites, there has been considerable speculation and rumour as to what sites had actually been shortlisted and what the screening criteria were. At the Parish Council meeting on 8th December 2015, the majority of attendees to that meeting felt that there had been a lack of transparency in the process to date and a lack of consultation. The Parish Council took on board the concerns of attendees and decided to take a step back. Today's exhibition should be seen as a fresh start in the debate on the potential provision of affordable housing in Copythorne.

As you will see from today's exhibition, 27 sites were originally identified for potential affordable housing in Copythorne. A crucial element of the exhibition is an explanation of the factors, which were used in the preliminary screening of the 27 sites. The original 27 has been reduced down to 9 potential sites. As part of the consultation process we want to hear your views on these 9 sites. Do you know of any other possible sites? All of the information from the exhibition will be available on the Parish Council's website where residents will be given an opportunity to ask further questions and comment on the suitability of the 9 possible sites.

The Parish Council has also arranged for an open forum event to take place on Wednesday 16th March 2016, this event will enable further discussion about affordable housing and the site selection process.

The normal planning process would obviously apply if affordable housing was proposed on any of the sites and the Parish Council would want to be convinced that any affordable housing would be available to rent in perpetuity for people with a local connection to Copythorne.

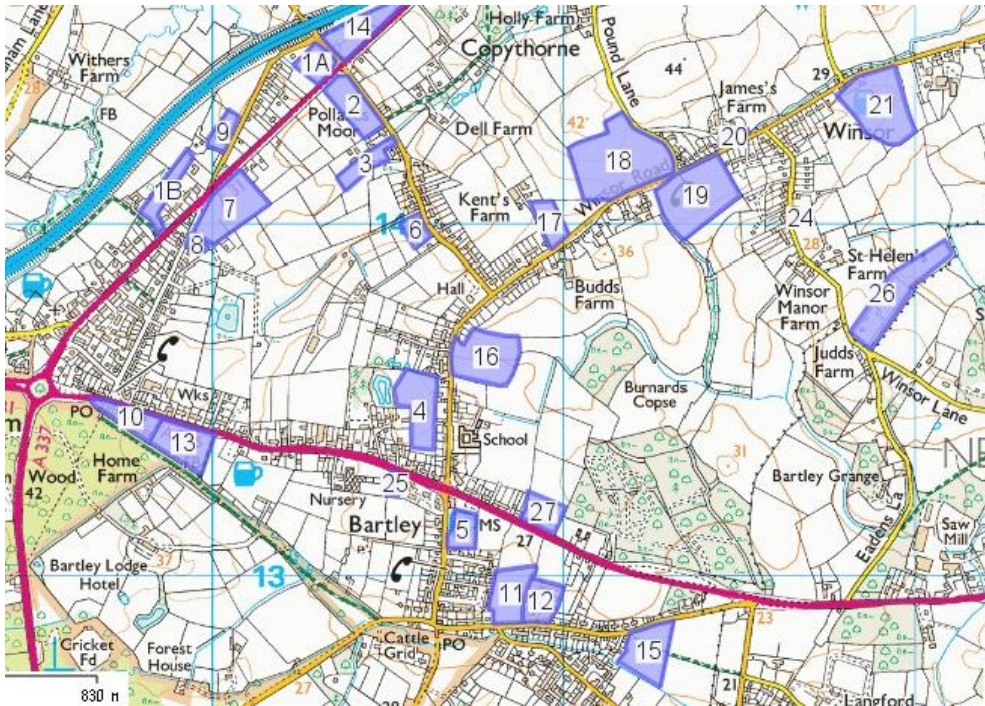
As the Parish Council has sought to show that it is listening to residents views, more especially after the Parish Council meeting on 8th December 2015, the exhibition and open forum events will be an opportunity for the community to participate in a wide ranging consultation process on the potential provision of affordable housing in Copythorne.

Further shortlisting and evaluation for the possible provision of potential affordable housing sites will only take place after a full consultation process has been undertaken and independent reports and analysis have been commissioned.

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Section 2 - The 27 currently identified sites

The sites shown below have been identified as potential sites for investigation for the provision of affordable housing in Copythorne and are shown on other plans that form part of the exhibition.



The 27 sites

It should be stressed that these have been selected by a variety of means to include desk top analysis and owners or others suggesting them. In some cases an affordable housing scheme would only occupy part of the site shown.

Site No: Address

1. 1A - site on the crossroads between Romsey Road and Newbridge Road
(1A&1B) 1B - Uncle Tom's Cabin – site adjacent to Romsey Road
2. Site adjacent to Pollards Moor Road
3. Drake's coal yard, adjacent to Pollards Moor Road
4. Hampshire County Council owned land opposite Bartley Junior school
5. Site behind the Haywain Pub
6. Site adjacent to Pollards Moor Road, north of 'Oakhill'
7. Site on Old Lyndhurst Road
8. Land adjacent to Ramore, Old Lyndhurst Road
9. Site adjacent to Newbridge Road
10. The Yews
11. Site adjacent to Chinham Road
12. Poultry Farm adjacent to Chinham Road
13. Site adjacent to Southampton Road
14. Site on the crossroads between Romsey Road and Newbridge Road
15. Site opposite Hungerford Copse
16. Site opposite The Brickyard, Winsor Road
17. Kent's Farm
18. Site adjacent to Pound Lane
19. Maulands Farm
20. James's Farm
21. Site behind Compass Inn
22. Site behind 'Stowe', Winsor Road
23. Site adjacent to Copythorne Crescent, behind 'The Haven'
24. Site adjacent to 'Old Malthouse', Winsor Lane
25. Site adjacent to Southampton Road
26. Site behind 'Five Acres'
27. Site to the north of Southampton Road, east of 'St Brelade'

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Section 3 – The preliminary site screening process

Having identified a number of sites that could potentially be considered for the provision of affordable housing a preliminary screening process was carried out and various sites were discounted where these:

- (a) appeared unlikely to meet the basic planning policy criteria for rural exceptions sites within the National Park
- (b) were not available from the landowner
- (c) would affect areas of open countryside or agricultural landscapes in the more rural parts of the parish
- (d) would be very difficult to access
- (e) were likely to be too small to make development viable.

Planning policy within this area is governed by the National Park's Core Strategy and Development Management Policies Development Plan Document (DPD) which has been in existence since 2010. This includes a rural 'exceptions site' policy, part of Policy CP11, which allows for the small-scale development of affordable housing in the rural villages, where this helps to meet an identified local housing need. Exceptions sites should be in or adjoining villages or recognised settlements and located near to appropriate local facilities (such as shops, schools and public transport).

Exceptions sites are supported by the Government's National Planning Policy Framework and nearly all local planning authorities have a similar policy. Only people with a strong local connection to the relevant parish are eligible for rural affordable housing on these sites. The allocations system is operated by New Forest District Council as the housing authority.

More general planning, environmental and access considerations have **not** been looked at in detail at this stage, but this would be needed if it is decided to pursue any particular site. These are likely to include, as relevant: ecological assessments, landscape impacts, archaeological assessments, flooding issues, impacts on neighboring properties and access and highway issues.

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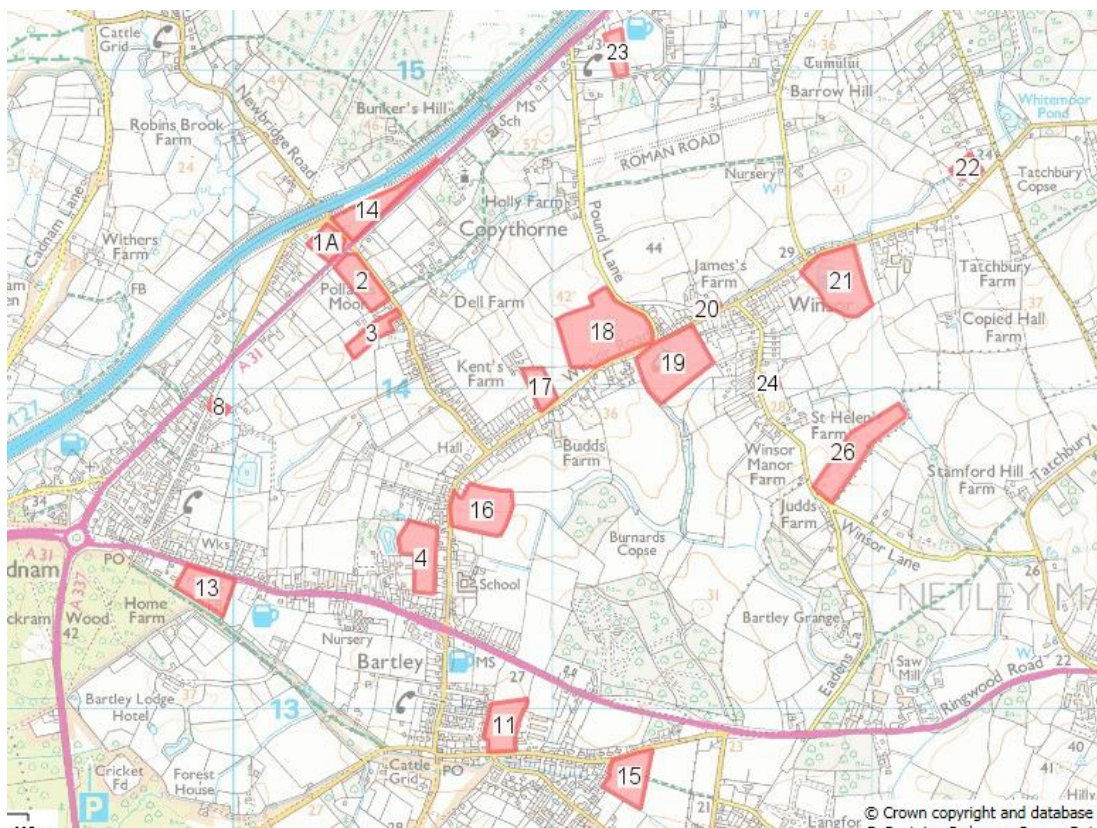
Section 4 – The site evaluation matrix

Site No	Address	Factors considered in preliminary site screening									
		Flood	Remote	Availability	Agriculture/ Strategic Gap	Accessibility	Environment	Amenity loss	Viability	Size	Overall
1	Site on the crossroads between Romsey Road and Newbridge Road)										
2	Site adjacent to Pollards Moor Road		Only part								
3	Drake’s coal yard, adjacent to Pollards Moor Road										
4	Land opposite Bartley Junior school										
8	land adjacent to Ramore, Old Lyndhurst Road)										
11	Site adjacent to Chinham Road										
13	Site adjacent to Southampton Road										
14	Site on the crossroads between Romsey Road and Newbridge Road										
15	Site opposite Hungerford Copse										
16	Site opposite The Brickyard, Winsor Road										
17	Kent’s Farm										
18	Site adjacent to Pound Lane										
19	Maulands Farm										
20	James’s Farm										
21	Site behind Compass Inn										
22	Site behind ‘Stowe’, Winsor Road										
23	Site adjacent to Copythorne Crescent, behind ‘The Haven’										
24	Site adjacent to ‘Old Malthouse’, Winsor Lane)										
26	Site behind ‘Five Acres’										
Notes:											
1. Flood risk established from published flood risk maps and data											
2. Remote from village amenities											
3. Availability - not available											
4. Agriculture/Strategic Gap - good quality agricultural land, countryside views or strategic gap											
5. Accessibility - difficult access											
6. Environment - noise											
7. Amenity loss - loss of playing field/amenity space											
8. Viability - might not be viable due to limited size											
9. Size - small size											

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Section 5 – The red sites

The sites shown on the plan below are no longer going to be pursued for potential development with affordable housing.

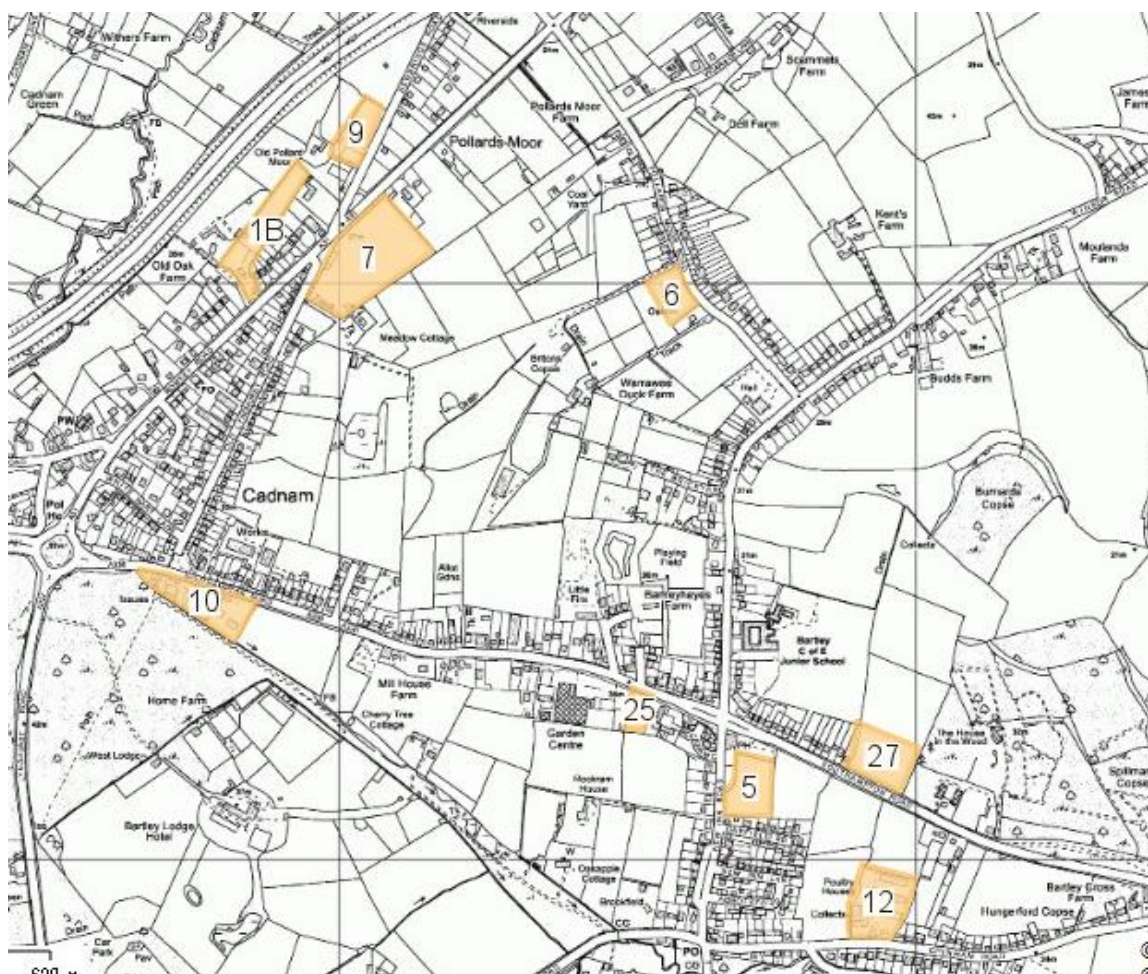


- | Site No: | Address |
|----------|--|
| 2. | 1A - site on the crossroads between Romsey Road and Newbridge Road |
| 2. | Site adjacent to Pollards Moor Road |
| 3. | Drake's coal yard, adjacent to Pollards Moor Road |
| 4. | Hampshire County Council owned land opposite Bartley Junior school |
| 8. | Land adjacent to Ramore, Old Lyndhurst Road |
| 11. | Site adjacent to Chinham Road |
| 13. | Site adjacent to Southampton Road |
| 14. | Site on the crossroads between Romsey Road and Newbridge Road |
| 15. | Site opposite Hungerford Copse |
| 16. | Site opposite The Brickyard, Winsor Road |
| 17. | Kent's Farm |
| 18. | Site adjacent to Pound Lane |
| 19. | Maulands Farm |
| 20. | James's Farm |

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Section 6 - The 9 amber sites

After preliminary screening and evaluation, the plan below shows those sites that are now described as “amber”



Site No: Address

1. 1B - Uncle Tom’s Cabin – site adjacent to Romsey Road
5. Site behind the Haywain Pub
6. Site adjacent to Pollards Moor Road, north of ‘Oakhill’
7. Site on Old Lyndhurst Road
9. Site adjacent to Newbridge Road
10. The Yews
12. Poultry Farm adjacent to Chinham Road
25. Site adjacent to Southampton Road
27. Site to the north of Southampton Road, east of ‘St Brelade’

Your comments and feedback will be sought on these sites and other matters relating to the possible provision of affordable housing in Copythorne via hard copy feedback forms that will be available after the “open forum event” to be held in the Parish Hall on Wednesday 16th March 2016 at 7 pm. On line feedback and comments can also be made via the Parish Council’s web site.

The aspiration of the Parish Council would be to potentially provide 15 units of affordable housing on two sites. Any proposed development would be subject to the full planning process. It should also be stressed that some of the sites shown above are larger than required to accommodate a potential affordable housing development, whereby only part of a site might be utilised for affordable housing.

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Section 7 - "Next steps"

Thank you for attending the exhibition or viewing the information that was displayed at the exhibition on the Parish Council's website.

The exhibition is to be followed by an Open Forum event, which will be held on Wednesday 16th March at 7 pm in the Parish Hall.

The Open Forum event hosted by The Parish Council and chaired by Parish Councillor Simon Lucas, will give residents a further opportunity to discuss the possible provision of affordable housing in the Parish of Copythorne.

If you require any further information, or have a question that you would like to ensure is answered in the meantime, please complete the "I have a question/require further information" form either on line or in hard copy. We are proposing to respond to questions in a variety of ways, including:

1. Creating a "Frequently Asked Questions (FAQs)" section on the Parish Council's web site.
2. If a number of questions are around a common topic/theme, we will compile them into 'grouped' questions which can be both added to the FAQ's section on the website and also form part of a Key Questions section for response during the open forum event.

A crucial element of this consultation process on affordable housing will be to seek your feedback and comments. Comments and feedback can be made on line or on hard copy. Hard copy and on line structured feedback and comment forms will be available after the Open Forum as the third step in this consultation process.

We want to ensure that everyone has as much information about the potential of Affordable Housing in Copythorne as possible, before the feedback process begins, hence the Exhibition and Open Forum events taking place before the feedback process begins. The feedback and comment forms will be finalised over the next few weeks by a special group of the Parish Council working with representatives from the planning authority. The feedback will be wide ranging and cover both general responses to the principle of affordable housing as well as more specific issues in respect of the potential development of affordable housing in Copythorne and the benefits or disadvantages as you see them. Your feedback could include suggestions that you might have for alternative sites in addition to those already identified.

We are proposing that all feedback and comments should be returned by Friday 8th April 2016. The feedback and comments will then be analysed by an independent person or organisation for incorporation into a report to the Parish Council.

On receipt of the report, the Parish Council will then formally consider the matter of the possible provision of affordable housing in Copythorne. It should be stressed that if any affordable housing sites were then brought forward for possible development, they would still be subject to the full planning process and, therefore, still subject to further formal consultation and approvals processes, like any other Planning submission.