

EXTRACT FROM MINUTES OF A MEETING OF COPYTHORNE PARISH COUNCIL HELD AT 7.00 PM ON TUESDAY 28 FEBRUARY 2017 AT COPYTHORNE PARISH HALL (REAR EXTENSION)

Present: Councillor Joe Reilly (Chairman), Councillor Simon Lucas (Vice Chairman), Councillors Lady Kara Hawks; John Goodwin; Steve Herra and Mike Moriarty.

Also In Attendance: District Councillors Diane Andrews and Derek Tipp
20 members of the public.

Clerk to the Council: Mrs Susan Brayley

458. Agenda Item 10 – Affordable Housing

Due to the interest expressed by the attending members of the public, the Chair brought this item forward.

Vice Chairman Simon Lucas gave a brief presentation regarding the updated report put up on the website from the information supplied from Hampshire Alliance for Rural Affordable Housing (HARAH) and English Rural Housing Association (ERHA).

Cllr Herra raised a number of issues regarding the online report, which are as follows:-

- The voting form to contain a box in similar size to those for the three sites to state I do/do not support any affordable housing within Copythorne.
- Confirmation who or which organisation will be conducting the independent analysis of the voting forms. This cannot possibly be Katherine Kirkham from HARAH as currently stated on the existing form. This needs to be agreed by the Council.
- Site 12 - originally Chinham Road, now it appears to be Chinham Road/Southampton Road. The Council have never agreed this site to be extended into the next field.
- Site 12 – there is mention of flood risk of this site. Land Registry have this listed as MEDIUM risk.
- Site 12 – there is no mention of this being in the Conservation Area.
- No email communications have been received by those on the distribution list who had expressed a wish to receive all updates regarding Affordable(Social) Housing.
- On December 1st 2016, The Parish Council Chairman confirmed that 99% of costs associated with Affordable(Social) Housing would come from HARAH not the Parish Council.
- There is no mention of the Public Debate which was promised by the Lead of the Working Group.

Cllr Goodwin also raised a number of issues which are as follows:-

- As it was confirmed that there will be no shared ownership type affordable housing on any development ALL references/comments related to shared ownership will be removed to avoid misunderstandings/confusion. References are made in the opening 2nd paragraph as well as within “How to register for affordable housing – Shared ownership” and the last bullet point of “What will happen next”.
- There should be something in the introduction on this sheet to explain and introduce the need for one “for sale” unit for each development of 7 or 8 houses being the only way a development will now be viable due to loss of central government funding/grants. The total number of units built will remain as 15.
- It should be noted that this “for sale” unit is not to enhance the land value paid to the land owner.

- Steve Herra's comments on a box to enable question 1 "Would you support a development of affordable housing in Copythorne for local people?" should be introduced.
- All site plans etc. should be amended to remove the aberration of Site 12 (Chicken farm – Chinham Road) being potentially available for an alternative development off and adjacent to the (A336 Southampton Road).
- The flood risk and conservation area status of site 12 should be added. It should be noted that the arrowed "collects" line shown, on the site plan, immediately adjoining the south western boundary of Site 12 is a designated Main River. Many properties (9) in Chinham Road and Shepherd's Road received flood grants because they were flooded internally in Winter/New Year 2013/14 More details are available if required!
- With reference to Site 1B Uncle Tom's Cabin it is suggested, to avoid Romsey Road resident's adverse comments, that a more open comment is made concerning the flood risk. For general information a designated Main River is located along the section of Romsey to the front of this and other properties. A property nearby received a flood grant because they were flooded internally. More details are available if required!
- The drop-in event on 30th March is cancelled & revised details will be presented for discussion at the Parish Meeting on Tuesday 14th March.

Members of the public also raised several concerns, all of which are covered in the points listed by Cllrs Herra and Goodwin, however the main areas can be summarised as

- The extension of the size of site 12, without consultation.
- The lack of recognition re flood risk.
- The revision of funding requirements without consultation.
- That the voting forms include an option for "do/do not" support any affordable housing within Copythorne.
- That an inaccurate and misleading report had been placed in the public domain (website).

Cllr Lucas collated all the points raised and it was suggested that the Annual Meeting on the 14th March, be used as a platform for further discussion. It was also agreed that the report be removed from the website.

The Clerk observed the report should not have been put in the Public Domain until it had been circulated to all members of the Council and that this would be a requirement for items regarding Affordable Housing and any other projects the Council brought forward.

RESOLVED: Proposed Affordable Housing in Copythorne be placed on the 14th March 2017 Annual Meeting Agenda. All reports must be circulated to all members of the Council for comment before being made available to the Public via the website.

n.b. Due to the length of the meeting, Standing Orders were suspended at 9.00pm, during the discussion on this item.

467. Agenda Item 17 – Discuss items for Parish Meeting

It had already been agreed that a presentation on Affordable Housing in the Parish would be the principle item and that the Clerk would approach both the English Rural Housing Association representative and the NFDC Enabling Officer to see if they would attend. County and District Cllrs would also be approached to give reports.