



## **AFFORDABLE HOUSING PUBLIC CONSULTATION EVENT**

### **AFFORDABLE HOUSING PUBLIC CONSULTATION**

#### **COMMENT SHEET**

Copythorne Parish Council, in partnership with the New Forest District Council, New Forest National Park Authority and Hampshire Alliance for Rural Affordable Housing (HARAH) are hoping to provide much needed affordable homes to ensure local people can stay within the area.

Affordable homes are homes provided for affordable rent, which is below market rent, or shared ownership which is where a percentage of the home is purchased and offers the chance to buy a share of the home (between 25% and 75% of the home's value) and pay rent on the remaining share. Later on, bigger shares can be purchased based on affordability. The affordable rented homes will be provided by New Forest Villages Housing Association and English Rural Housing Association as part of Hampshire Villages Homes. If shared ownership were provided on the scheme, staircasing (buying additional shares) on the shared ownership homes would be restricted to 80%.

***Most importantly the homes will remain affordable 'in perpetuity' which means forever.***

The homes will also be subject to a local connection, New Forest District Council's allocations policy specifies local connection as follows:

**Band A** - Persons who live or have their work-base in the parish and have done so for longer than 10 years, or who have lived in the parish for longer than 10 years previously, or a designated key-worker performing an essential service for the village community where there is an established need for an applicant to be re-housed to maintain the service.

**Band B** - Persons who live or have their work-base in the parish and have done so for longer than 5 years, or who have lived in the parish for longer than 5 years within the last 15 years, or whose parents, siblings or adult children live in the parish and have done so for 10 years or longer.

**Band C** - Persons who live or have their work-base in the parish and have done so for longer than 2 years, or who have lived in the parish for longer than 2 years within the last 15 years, or whose parents, siblings or adult children live in the parish and have done so for 5 years or longer.

In addition, the Parish Council set out its own criteria for any scheme located within the Parish in October 2014, as follows:

- 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)
- 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.

New Forest District Council has highlighted a need for affordable homes and at least 50 families have been identified by the Parish Council through the consultation process. In partnership and ongoing discussion it is proposed that a maximum of 15 homes could be built spread over at least two sites. No more than 8 homes are to be built on any one site.

We are keen to receive your views on which site you think could be suitable for a small affordable housing scheme for local people.

***Some aspects your comments may consider are:*** *how close the site is in relation to local facilities, access and roads, impact on landscape and environment, as well as impact any development may have on neighbours. What features you would like to see included in a design, parking and layouts, landscaping, play areas and open space.*

## WE WANT TO KNOW YOUR VIEWS

**1 Would you support a development of affordable housing in Copythorne to provide homes for local people? Yes/No**

**2 Please provide a score for the site and comments. Please give each site points from 1 (worse) to 5 (best), based on the information provided and your own knowledge of the sites**

<b>Site 1B Uncle Tom's Cabin – site adjacent to Romsey Road</b>	<b>Score</b>
Comment:	

<b>Site 5 Site behind the Haywain Pub, New Inn Road</b>	<b>Score</b>
Comment:	

<b>Site 12 Poultry Farm adjacent to Chingham Road</b>	<b>Score</b>
Comment:	

<b>3 Any other comments</b>

- Please return this form **by 14<sup>th</sup> April 2017** by posting in the box provided or using the freepost envelope.
- Complete the form on the website
- You can alternatively post / email the form to:  
**Catherine Kirkham at Action Hampshire**, Westgate Chambers, Staple Gardens, Winchester, Hampshire, SO23 8SR  
**Email: [info.rhe@actionhants.org.uk](mailto:info.rhe@actionhants.org.uk) Tel: (01962 857362)**

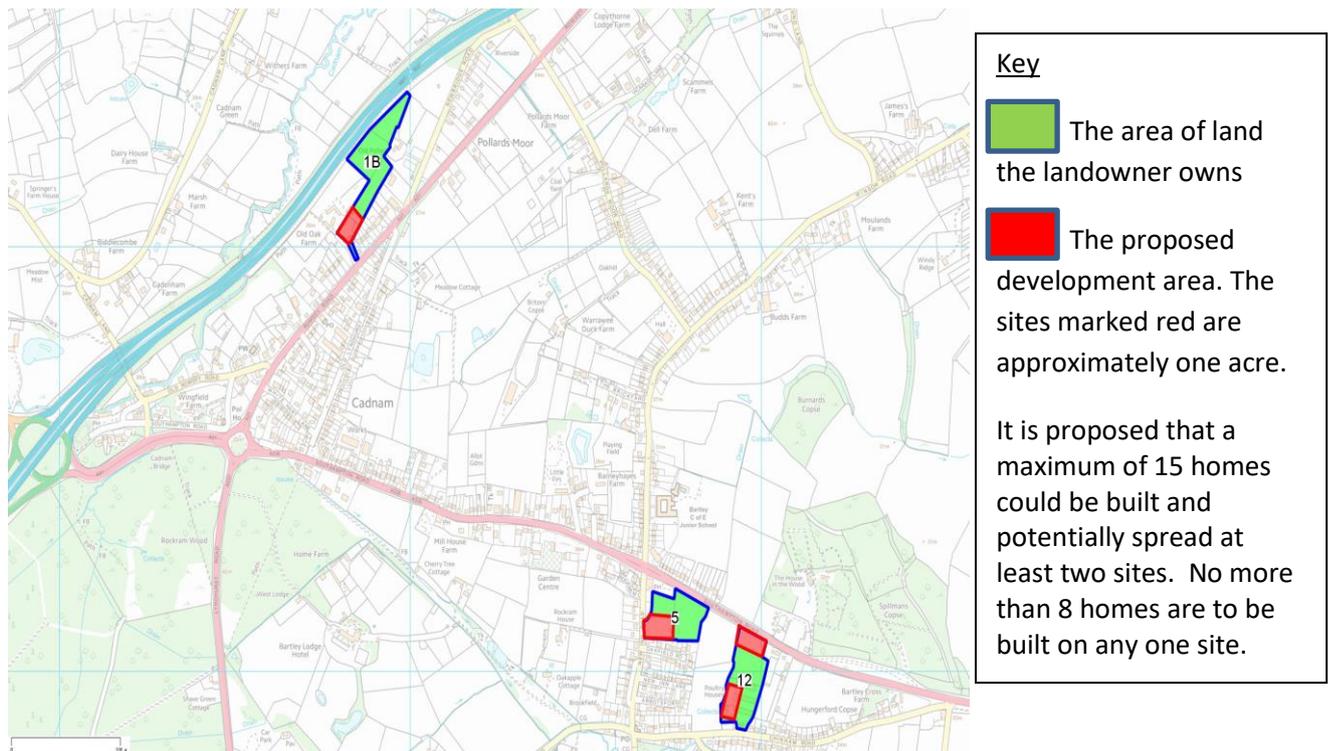
### **How to register for affordable housing**

**Affordable Rent:** <http://www.newforest.gov.uk/homesearch> 02380 285000 / 02380 285234

**Shared ownership:** <https://www.helptobuysouth.co.uk/> 0800 456 11 88

## Map of the 3 sites

A number of sites have been assessed and three remain available as having possible development potential. At this stage no comprehensive development feasibility study has been carried out on any of the sites and there may be factors as yet unknown which prevent development of any of the sites. The National Park Authority planning department has made some initial comments on the sites but it must be noted that these comments are informal and a more detailed assessment will need to be carried out when subject to the planning process. The usual planning process will apply if affordable housing is proposed on any of the sites below.



Please note that more detailed A4 maps of all 3 sites and details listing their flooding and conservation status are also attached to this form for your reference.

## What will happen next?

- This information will be used to help the Parish Council decide which of all the sites displayed is the most suitable. A short report summarising the comments made will be presented to the Parish Council after the consultation event. No names or addresses will be used in the report.
- New Forest District Council, New Forest National Park Planning Authority, HARA, English Rural and New Forest Villages will evaluate the possible sites with the Parish Council.
- HARA and English Rural will then speak to potential landowners and begin discussions with all parties on the type of scheme that will be feasible for the site.
- Designs and plans can then be considered by all parties including the Parish Council.
- A planning application is then submitted by English Rural Housing Association. Please note that the planning application process usually takes between 3 and 6 months.
- The homes are then built (if planning permission has been granted.) Please note that HARA schemes usually take 12 months to be built.
- Properties are then allocated to those on the housing waiting lists (NFDC's Homesearch register and the Help to Buy South register.) Local connection will be the most important criterion overriding other factors



## Preliminary Development Feasibility Comments

### **Site 1B Uncle Tom's Cabin, Romsey Road**

**Existing use:** The southern part of the site fronting Romsey Road contains commercial buildings and housing, with land to the north and east part of which is an existing storage yard and part green field.

**Demolition:** Existing buildings may require demolition or conversion.

**Size of site:** Approx 2.5 acres with access to adjacent fields.

**Village location:** Close to bus route and amenities

**Highways:** Upgrading of the existing long private access road to connect to Romsey Road, over which the current owner has only right of access to the land, not ownership. This may prevent any new road from being adopted.

**Services:** Drainage, Gas, Water and Electricity are over 30m away in Romsey Road which will incur higher off site costs.

**Ground conditions:** Part of the site is currently used as vehicle storage and may be contaminated.

**Flood Risk:** Not within a flood risk zone

*Approximately one acre of land will be required for an affordable housing scheme. The proposed development area for each of the site is marked in red overleaf.*



## Preliminary Development Feasibility Comments

### Site 5 land off New Inn Lane

**Existing use:** Green field grazing land

**Demolition:** No existing buildings on site

**Size of site:** Approximately 1.5 acres

**Village location:** Accessible to bus route, walking distance to school and amenities

**Highways:** Abuts New Inn Road which is an adopted minor road.

**Services:** Drainage, Gas, Water and Electricity are available in New Inn Lane

**Ground conditions:** Site is green field which would suggest few ground condition issues

**Flood Risk:** Site is not located within any flood risk area.

*Approximately one acre of land will be required for an affordable housing scheme. The proposed development area for each of the site is marked in pink overleaf.*



This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 03 November 2015 at 14:46:20. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by Land Registry, Weymouth Office.

## Preliminary Development Feasibility Comments

### Site 12 Land Off Chinham Road/Southampton Road

**Existing use:** The southern part of the site is occupied by poultry and farm storage buildings; the northern end is used as grazing land.

**Demolition:** Removal of existing storage sheds and associated buildings will be required should the southern area be developed.

**Size of site:** Approximately 4.0 acres

**Village location:** Accessible to bus route and amenities and a relatively short walk to primary school

**Highways:** Access from Chinham Road would require a long access road. If accessed from Southampton Road major highway engineering may be required due to existing high traffic speeds.

**Services:** Drainage, Gas, Water and Electricity available in Chinham Road but may incur expensive off site costs due to distance. Services in Southampton Road are on the northern side and would involve crossing Southampton Road. There are existing overhead power cables crossing the northern section of the site which will require diversion should development take place.

**Ground conditions:** The southern part of the site is currently used to farm poultry and part of the land may be contaminated possibly incurring higher development decontamination costs. The northern part of the site is green field; which would suggest few ground condition issues.

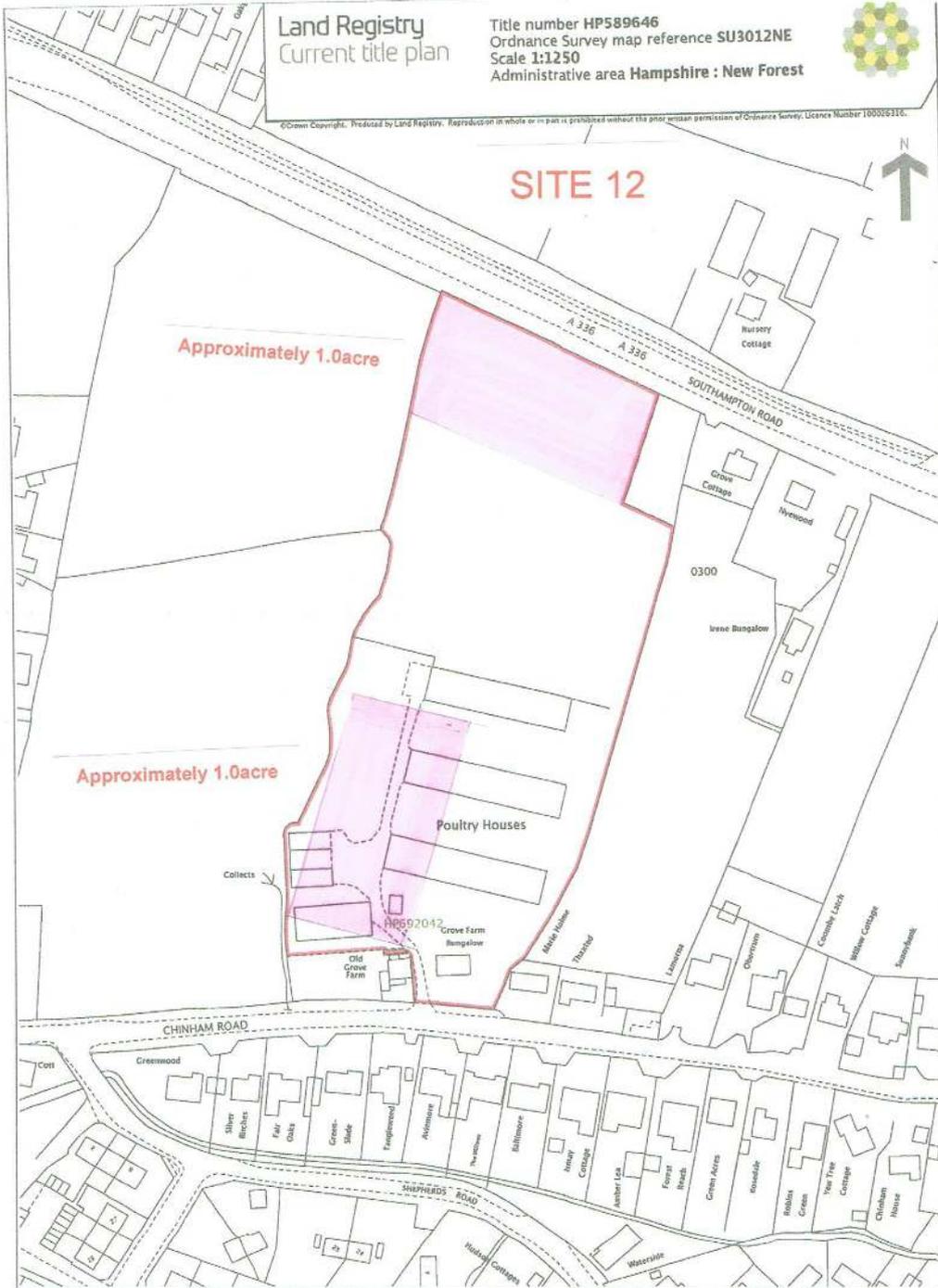
*Approximately one acre of land will be required for an affordable housing scheme. The proposed development area for each of the site is marked in pink below.*

Land Registry  
Current title plan

Title number HP589646  
Ordnance Survey map reference SU3012NE  
Scale 1:1250  
Administrative area Hampshire : New Forest



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**NOT TO SCALE**

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