

Copythorne Parish Council Special Forum

27th August 2019

Discussion on

- 1. Review of the CPC Criteria against which any proposal will be assessed,
and**
- 2. In the light of '1', How the Council will apply criteria to any new proposal**



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Special Affordable Housing Forum

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Special Affordable Housing Forum

Purpose of the Forum

- The Parish Council has been approached by HARA and ERHA regarding the potential for a development of Affordable Housing (for rent) on land in the Parish at the rear of The Haywain. HARA wish the Parish Council to indicate if it is happy for them to move to a feasibility study on a possible development, and bring the findings to a public consultation
- The Parish Council has a set of criteria – developed in 2013 / 2014 – against which it would assess any new proposed development of Affordable Housing in the Parish. These may well now be out of date / require updating to ensure a reasoned debate on any proposal.
- The purpose of the Forum is, therefore to:
 - **Review the Criteria on which the Parish Council has previously based decision making and update where necessary,**
 - and**
 - **Determine how the Parish Council will apply those (revised) criteria to any proposal.**

The outcome of the above to be ratified following discussion (by the Council) at the full Parish Council meeting on 8th October 2019. **This meeting will not be discussing any proposal or suggested development.**



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Existing Agreed Copythorne Parish Council Criteria

The Principles below were formulated initially in 2013 and finalised in October 2014 to ensure that the wishes of the Parish Council were adhered to within any proposed development planning. No development could take place unless it conformed to the following:

1. Only to be used to meet the housing needs of people with connection to the Parish;
2. Section 106 Agreement to ensure all units rental 'in perpetuity';
3. No shared ownership;
4. Maximum of 15 Units / on at least 2 sites;
5. Fixed-term rental agreements
6. No further AH approach to the Parish for 10 years after any development

These criteria have not been updated since the last proposals were considered in 2016.



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Some Discussion Starters

Below are 4 discussion starter points to aid consideration of the criteria plus the determination of how the criteria will be used in consideration of any future proposals, including where there is a 'phased approach' to any proposals – e.g. review of proposals at each step of feasibility and consultation development.

- 1. To what extent are the criteria 'reasonable' – i.e. present a clear backdrop to a decision rather than an unachievable requirement and / or cannot be supported 'legally'?**
- 2. Are there clearly required criteria missing from the current list?**
- 3. Are there any pre-conditions to any consideration by the Parish Council of any proposals – e.g. presentation of accurate and up to date data on need?**

and

- 4. How would the Parish Council wish to 'apply' the criteria – at what stage, with whom and in what context?**



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How to Manage the Discussion at the Meeting on 8th October

To ensure a discussion which captures all the outcomes of the Forum, but can be considered within the time allowable by the agenda, how would the Parish Council members like to manage the debate leading to a decision on any next steps for HARA and ERHA?

Views on this welcomed

