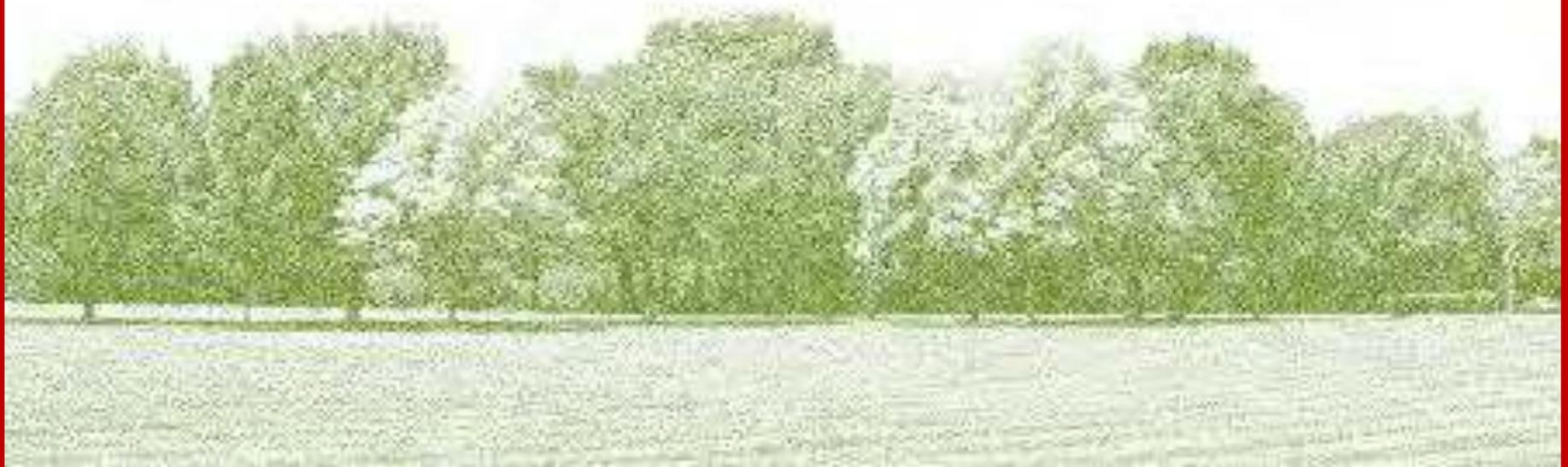


An update on possible Affordable Housing Plans for the Parish

David Rigby, Clerk to Copythorne Parish Council



In early October 2021 I received an e-mail from English Rural Housing Association (“ERHA”) advising the Parish Council that ERHA have now sufficiently progressed in their pre-application discussions with the NFNPA to move forward to a wider consultation. ERHA also provided an indicative timeline which is set out below:-

Oct 2021 - Architects complete update of proposals for development of the land south of the Haywain public house based on NFNPA response. Copythorne PC offered opportunity to view proposals prior to public consultation & ERHA would consult the PC on how the online consultation process can be promoted locally.

November 2021 - Launch of the online public consultation platform for the proposed affordable housing scheme. This will be a web site where over a 3-4 week period the public can view the proposals and post their comments and potential applicants will still be able register their interest.

January 2022 - A review of responses received via the web site can be reported to the Parish Council if they so wish.

February 2022 - If considered necessary, an in-person event could be provided for local people giving a further opportunity to view proposals.”

On behalf of the Parish Council I discussed the timeframe with ERHA and after comments from members of the Council the following was agreed with ERHA:-

- The online consultation will run from November 1st 2021 to December 13th 2021 with the content remaining accessible into the New Year.**
- The Parish Council will publicise the online consultation as widely as possible via notices on it's noticeboards; newsletters; website and Facebook page to ensure as many residents as possible are aware of it.**
- A weekly report on responses to the online consultation will be provided to the Parish Council.**
- ERHA have noted that the Parish Council feel it is necessary for ERHA to hold an in person "drop in" event should they proceed to the submission of a planning application. For now though ERHA want to encourage parishioners to respond to the online consultation rather than wait for a drop in event.**

The consultation website went live on November 1st 2021 and confirmed that ERHA have been developing a proposal for 10 affordable homes (4 x 2 bedroom/3-person flats; 4 x 2 bedroom/4-person houses; and 2 x 3-bedroom / 5-person houses) for rent to families with a connection to the parish on land to the rear of The Haywain pub in New Inn Road, Bartley.

The link to review & comment on the proposal is:

<https://copythorne.englishrural.org.uk>

The public consultation will close on December 13th 2021 although the website will still be able to be viewed after that date.

It is important to note that the public consultation is not a planning application, ERHA have indicated in the FAQ's within the above website that this is likely to follow in the Spring of 2022.

Various documents relating to the background of Affordable Housing in Copythorne can be found on the following pages on our own website :-

<https://www.copythorne.org.uk/affordable-housing-2019/>

<https://www.copythorne.org.uk/affordable-housing/>

ERHA's planning application would ask NFNPA to consider the request under their Local Plan Policy known as "SP28: Rural Exception sites". This says the following:-

"Small-scale affordable housing developments may be permitted as "exceptions" on sites in or adjoining villages to meet the identified needs of local people in these areas. Proposals for exception sites should:

a) meet a particular local need that cannot be accommodated in any other way.

b) be subject to a planning obligation under Section 106 of the Town and Country Planning Act (1990) to ensure that the dwellings provide for low-cost housing for local needs in perpetuity.

c) be capable of management by an appropriate body, for example a Registered Provider, the Authority, or a community land trust or similar accredited local organisation.

d) be located where there are appropriate local services (e.g. shops, schools and public transport).

100% of the housing on rural exception sites will be affordable."

In addition to satisfying the requirements of SP28 the planning application would also need to comply with various other local plan policies and the National Planning Policy Framework.

These would include (but are not limited to):-

- **DP2: General development principals**
- **SP5: Nature conservation sites of international importance.**
- **SP6: The natural environment**
- **SP7: Landscape character**
- **SP11: Climate change**
- **DP12: Flood Risk**
- **DP18 Design principles**

- **More details on these policies and others within the Local Plan that a developer would need to consider along with full details of the Local Plan can be found via the following hyperlink:-**
<https://www.newforestnpa.gov.uk/planning/local-plan/>

It is important to emphasise that :-

- **Any planning application for an Affordable Housing development in the Parish will be considered by the NFNPA as the local Planning Authority (note: For a small area of land to the north of the A36 NFDC is the LPA)**
- **The applicant will be required to submit to the NFNPA the required evidence to support that it meets the necessary planning criteria. The evidence will be included with the application on the NFNPA's online planning portal.**
- **The Parish Council will be advised by the NFNPA as and when a planning application is submitted and it will ensure that it is brought to the attention of the residents of the Parish.**
- **The Parish Council will be able to submit its comments on the application to the NFNPA**
- **Members of the public will also be able to submit their own comments to the NFNPA as well**
- **The Parish Council will continue to update local residents via it's website; newsletters; and noticeboards**