

Neighbourhood Plan Review
Minutes of Working Group Meeting
Held on
Wednesday 6 November 2019
at
The Oaks, Harvington



Attending: Cllrs W Mack (Chairman), D Thomas, Mrs P Pardoe, S Williams, G Vernon.
District Councillor I Hardiman Clerk Mrs Y Scriven

Apologies: Cllr M Page, Mrs D Dolley

1. Background to the Exercise

DT said that the Review of the NP was a leaner version than the original NP and we had a longer timescale for completion. Two Working Groups were required, one to review Protected Views and this group would undertake a Call for Sites and make recommendations to the Parish Council. The parish is washed over by the Green Belt and no new development would be permitted except for special reasons. The original NP delivered 15 new properties on a brownfield site, only two of which were eventually purchased by local people, with no affordable housing. The recent Housing Needs Survey identified the need for 10 affordable properties to be built over the next 10 years. Any development would therefore be on an exception site for 100% affordable housing, to be retained in perpetuity for local people. However, for economic reasons up to 20% of the development might need to be market housing. Landowners would be invited to put forward potential sites by carrying out a Call for Sites exercise.

WFDC had provided a definition for affordable housing based on the new Local Plan.

- New residential development will be to meet local housing needs, as established by a Housing Needs Survey, Policy 8C – Rural Exception Sites and Policy 18B Residential infill development
- Housing should be located where it will enhance and maintain the vitality of rural communities and within the settlement boundary
- The provision of affordable housing on Rural Exception Sites must remain so in perpetuity in agreement with the Registered Provider, but where legislation prevents this, agreement must be reached with the provider to find a replacement unit if the original property is sold
- The number, size, type, mix and tenure of dwellings must not exceed the extent of identified local need
- The scale of the scheme should be appropriate to the size and character of the settlement and must not damage the character of the settlement or the surrounding landscape.
- The site should be accessible to local services and facilities
- Rural exception sites seeks to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

2. Role of this Working Group

To carry out a Call for Sites and make recommendations to the Parish Council for approval.

3. **Method for a Call for Sites**

Studying the WFDC definition for affordable housing It was agreed that the target area was in and around the village and near to amenities such as the school, shops, buses etc. The procedure was already laid down in District Council documentation and would invite local land-

owners to submit an application for land to be considered within or adjacent to the village of Chaddesley Corbett. This would be advertised in local newspapers and publications, parish magazine, notice boards and shops etc. Landowners would be asked to complete a form and submit a site plan showing the boundaries of the proposed site. Websites would also be used. It was agreed that with the forthcoming election it would probably be best to start the process the first week in January 2020.

WM indicated that he was having discussions with the publishers of the Parish Magazine with a view to extending the distribution to all properties in the parish, sponsored by the Parish Council, for one month. This would then reach all residents in the parish and hopefully most landowners. An advert for the exercise in that edition would then reach all households in the Parish.

4 **Evaluation Criteria**

Any submitted sites would be subject to a technical and environmental assessment and community consultation. Initially the Working Group would consider if the sites met the stipulated criteria and would then be assessed and referred to the District Council for comment. The Environmental Assessment would be carried out by approved consultants AECOM, sponsored by Locality, on any selected sites.

5. **Any Other Business**

GV asked if bungalows could be included in any development. This would release larger houses for families, which are required to support local businesses and the school.

SW asked if the £25,000 given to the District Council in lieu of affordable housing on the old school site would be available for use by the Parish Council. Helen Checketts of the District Council had agreed to look into this.

5 **Next Steps**

Advertising Campaign - first week in January 2020