



PUBLIC MEETING

JUBILEE HALL, BENTWORTH

28th November 2017

AGENDA

6:30 pm	Refreshments and Mince Pies
7:00 pm	Introduction, by David Hawes, Chairman of Parish Council
7:05 pm	Re-cap of Progress so far, by Boyd McCleary, Co-ordinator of Steering Committee
7:15 pm	Explanation of Affordable Housing, by Debbie Rhodes, member of Steering Committee
7:20 pm	Explanation of draft Vision, Objectives and emerging Policies, by Debbie Rhodes
7:25 pm	Review of six sites, by Dave Hutley, member of Steering Committee
7:30 pm	Summary of Key Issues by Boyd McCleary
7:35 pm	Questions
7:45 pm	Break-out to digest information, look at display-boards and discuss sites and policies with members of Steering Committee
8:45 pm	Further questions
8:55 pm	Explanation of Next Steps including Expression of Preferences, by Boyd McCleary
9:00 pm	Conclusion

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AFFORDABLE HOUSING

New affordable housing is usually:

Affordable rented housing

Affordable rented housing is owned by a Registered Provider (usually a Housing Association). Rents charged can be no more than 80% of local market rents

The rent for a two bedroom house will be around £182 pw or £790 pcm

Shared ownership

Shared ownership housing is usually provided by a Registered Provider. A share of the home, between 25% and 100% (but usually capped at 80% in rural areas) is sold to the purchaser; the remaining share is retained by the Registered Provider and a rent is charged on the remaining share. The purchaser can buy further shares over time.

A two bedroom house being sold at Medstead Grange, Medstead has been valued at £305,000.

It is being sold at a 40% share, i.e. £122,000.

Repayment Mortgage on £122,000 at 4% over 30 years = @£582 pcm

Rent is due on the remaining share at £381pcm

Total payable @£963 pcm

Affordable housing is NOT low priced market housing.

EHDC Local Plan Policy regarding affordable housing

EHDC Local Plan policy CP13 states that on all residential development 40% of new dwellings should be affordable housing.

The 40% affordable housing policy can only be enforced on sites of 11 dwellings or more.

Who is eligible for affordable housing on a new site in Bentworth?

To be eligible for affordable rented housing a household must be in housing need and have a local connection to the parish. The housing need includes factors such as: living in overcrowded conditions; living in unfit housing; sharing with another household (this is a common need in rural villages – sons and daughters remain living at parents or parents-in-law as they cannot afford a place of their own); health needs.

The local connection includes; currently living in the parish; working in the parish; lived in the parish previously and has close family still living in the parish.

The housing need registered on Hampshire Home Choice housing register by applicants with a local connection to Bentworth Parish is as follows:

1 bedroom	2 bedrooms	3 bedrooms	Total
4	2	1	7

To be eligible for shared ownership, a household must be unable to afford a home suited to their needs on the open market. Their income and savings must be within minimum and maximum levels.

The draft affordable housing policies in the Neighbourhood Plan says

- Sites of 11 dwellings or more will comply strictly with EHDC's current policy CP13 to provide 40% "affordable housing", and these will be for people with a local connection to Bentworth Parish.
- Sites of less than 11 dwellings will be strongly encouraged to provide 40% "affordable housing" to meet demonstrable local needs.
- Affordable housing will be integrated with market housing and be indistinguishable in materials and quality of design

VISION & OBJECTIVES FOR BENTWORTH PARISH 2028 (DRAFT)

VISION

The parish of Bentworth, part of which is a Conservation Area, is an oasis of calm, a refuge from the rapid expansion of neighbouring Four Marks and Medstead It retains its rural character, being surrounded by beautiful countryside of farms and woodlands, with fine tree and hedgerows. There are good views and a number of protected local green spaces. There has been a modest increase in the housing stock, to include some smaller homes. All new homes are varied in style, are sustainable, and are built to the highest possible standards. There are low levels of pollution. The parish has a strong sense of community.

OBJECTIVES

Objective No 1

To respect and conserve the distinctive character of the landscape and the natural and built environment

Policies

- 1.1 Limit new residential development in the plan period to around a modest 5% of the existing number of dwellings.
- 1.2 New development will preserve notable views within and to/from the surrounding countryside.
- 1.3 New development will conserve all fine hedges, verges and significant trees; new trees and hedges will be planted to provide replacements and screening as necessary.
- 1.4 New dwellings within existing back or front gardens will not normally be permitted.
- 1.5 Existing footpaths, bridleways and BOATs will be kept clear, safe, and accessible to the public.
- 1.6 New development will protect and enhance biodiversity.
- 1.7 Roadside pavements and street lights will not be permitted.
- 1.8 New utility conduits will be laid underground.

Objective No 2

To provide a total of about 12 dwellings, spread across one or more sites, to meet the identified needs of the parish, and with the emphasis on the provision of smaller dwellings, to maintain a mixed and sustainable community in the Parish.

Policies

- 2.1 The total number of new dwellings in the plan period will be about 12.
- 2.2 The development will either:
 - a) be on a single site of about 12 dwellings or
 - b) be spread across 2 sites of about 6 dwellings.
- 2.3 Sites of 11 dwellings or more will comply strictly with EHDC's current policy CP13 to provide 40% "affordable housing", and these will be for people with a local connection to Bentworth Parish.
- 2.4 Sites of less than 11 dwellings will be strongly encouraged to provide 40% "affordable housing" to meet demonstrable local needs.
- 2.5 All dwellings on any site will be smaller dwellings(1, 2 &3 bedrooms).
- 2.6 The density of new development will be no greater than 20 dwellings per hectare, the density of the most densely developed part of Bentworth.
- 2.7 Any new development will be built within safe and reasonable walking distance of village amenities.

Objective No 3

To incorporate new development seamlessly, respecting the parish's rural character and the eclectic mix of sizes, styles and designs of its existing buildings.

Policies

- 3.1 The pattern of new development will reflect the current pattern of development in the Parish, where practical.
- 3.2 New buildings will be two storeys or less, and include semi-detached and terraced dwellings with proportionate gaps between the buildings, and with limited uniformity of design and style within each site.
- 3.3 New buildings will be of high architectural quality, including design, materials, fenestration and palette, reflecting the local vernacular.
- 3.4 "Affordable housing" will be integrated with market housing and be indistinguishable in materials and quality of design.
- 3.5 New dwellings will be provided with off-road parking spaces and bin storage to EHDC standards, set back from roads and well screened.
- 3.6 New commercial development outside existing commercial sites will be not permitted; but conversion of redundant farm buildings to residential or light commercial will normally be supported.

Objective No 4

To conserve areas of green space for use by the community

Policies

- 4.1 In recognition of their importance to the local community as green spaces of value, the following areas are designated as Local Green Spaces and will be strongly protected :
 1. The cricket ground
 2. The school playing field
 3. The green in front of the dwellings in Glebe Close,
 4. The land to the South of Pykes cottage currently used as allotments
 5. The village pond.
- 4.2 Any development of these areas will only be permitted in exceptional circumstances, where it is required to protect and enhance their role and function as Local Green Spaces of value to the community.
- 4.3 The only exception shall be development for essential infrastructure which will be supported in special circumstances where the benefit outweighs any harm and it can be demonstrated there are no reasonable alternative sites available.

Objective No 5

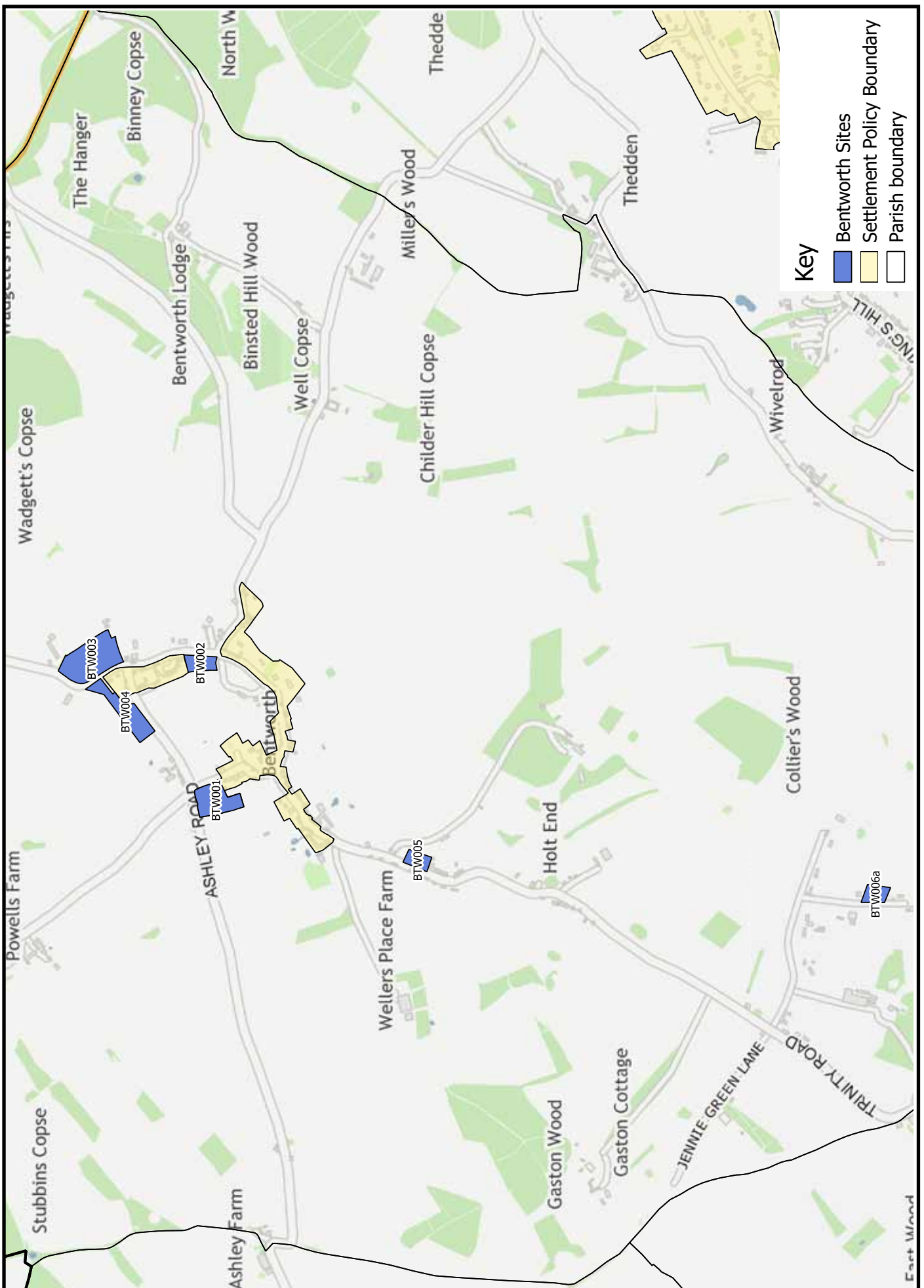
To minimise pollution and optimise sustainability

Policies

- 5.1 New development will be provided with long term sustainable sewage treatment and drainage.
- 5.2 New dwellings will achieve the lowest level of water consumption with the use of water conservation systems.
- 5.3 New dwellings will have an electric charging point for cars.
- 5.4 New buildings will maximise energy efficiency and use renewable energy technologies. to be as near carbon-neutral as possible, to achieve the Code for Sustainable Homes level 4 in compliance with the EHDC Policy CP24.

COMMUNITY ASPIRATIONS

1. Introduce traffic-calming measures in the 'core village', i.e. around the school, at the T-junction with Sun Hill, along Holt End between Denyers Cottage and the Star Inn.
2. Restrict through traffic of heavy and pollutant vehicles.
3. Relieve congestion around the village school.
4. Maintain the Star Inn as a community asset.
5. Encourage a village shop.



Key

- Bentworth Sites
- Settlement Policy Boundary
- Parish boundary

SITE ASSESSMENT TABLE

	SELECTION IN EHDG'S LOCAL PLAN	Would accommodate all 12 properties	Road Access - Narrow Road	Important Hedgerows Require Removal	Distance from Centre/Ease of Access to Centre	Adjacent to the current Settlement Boundary	Overhead Cables	Tree Preservation order on site	Public Right Of Way through site	Adjacent to Conservation Area
BTW001 Ashley Rd-Church Street	24	+	-	+	+	-	+	+	-	-
BTW002 Top Field-Glebe Field	11	+	+	+	+	-	+	+	+	-
BTW003 Village Street-Station Rd	44	+	+	-	+	+	+	+	+	+
BTW004 Drury Lane	26	+	-	+	+	-	+	+	+	+
BTW005 Park Lodge-Holt End	8	+	-	-	-	+	-	+	+	+
BTW006a Homestead-New Copse	19	-	+	-	-	+	+	+	+	+

Number of properties that the site could accommodate with a density of 20 dwellings per hectare *

Size in Hectares



* For reference, the 17 dwellings in Glebe Field and Glebe Close have a density of @ 20 properties per hectare

EXPRESSION OF PREFERENCES

To obtain an accurate sample of parishioners' preferences, we have set out a response form below and over the next page. Before you fill it in, please note the following points:

- The site, or sites, eventually chosen for inclusion in our Neighbourhood Plan must be consistent with the Vision, Objectives and Policies.
- Under its Local Plan Part 2, East Hampshire District Council (EHDC) has allocated a site on the corner of Church Street and Ashley Road for residential development for "about 12 dwellings". Since the Local Plan was made a further five sites have been passed by EHDC as potential sites. But the number of dwellings required for Bentworth remains "about 12".
- These are thus six sites potentially available for development:

BTW001	Corner Church Street/Ashley Road
BTW004	Drury Lane
BTW002	Top Field by Glebe Fields
BTW005	Park Lodge, Holt End
BTW003	Station Road
BTW006A	Homestead, New Copse

- EHDC are content for us to look at all six sites, but have advised that any deviations from the Local Plan Part 2 allocation would need to be justified by robust evidence. The Neighbourhood Plan can try to allocate a site or sites other than BTW001, but this would be at the risk of this allocation not being accepted when the plan goes to the Examiner. If the allocation is not accepted at Examination, then the changes would be deleted from the Neighbourhood Plan and the original Local Plan allocation would remain. The other components of the Neighbourhood Plan would still remain (subject to acceptance by the Examiner).

CONTINUED OVER 

YOUR PREFERENCES

- Would you prefer to have all of the development of "about 12 dwellings" on one site or split between two sites?
ONE SITE **TWO SITES**
- Would you like us to adopt a policy to require "affordable housing" in Bentworth (in the knowledge that this can be enforced only on sites with 11 or more dwellings)?
YES **NO**
- If all the "about 12 dwellings" were to be allocated on one site, to include 40% "affordable housing", please mark your top two preferences 1 (first) and 2 (second):
BTW001 **BTW002** **BTW003** **BTW004** **BTW005** **BTW006A**
- If the "about 12 dwellings" were to be allocated over more than one site (in the knowledge that any requirement of "affordable housing" would be only voluntary and could not be enforced), please mark your top two pairs of preferences, first preferences in the left side (1), second preferences in the right side (2).
BTW001 **BTW002** **BTW003** **BTW004** **BTW005** **BTW006A**
- Please indicate your postcode: **GU34**

CONTINUED

- EHDC policy is for any new residential development to include 40% “affordable housing”. 40% affordable housing can only be enforced by EHDC in respect of sites of 11 dwellings or more. EHDC have stressed that there is an exceptionally high affordable housing need across East Hampshire, and the Council would also need to be satisfied with any changes to the current adopted Local Plan. The Council and Examiner would have to see evidence justifying these changes before they could support the emerging Neighbourhood Plan.
- So the current situation is that, unless site BTW001 is withdrawn or the number of dwellings to be built on it is reduced, there would need to be robust evidence for the Neighbourhood Plan to deviate from the EHDC Local Plan allocation.
- EHDC have advised that their standard for housing density for new dwellings is 15-30 per hectare, though they have said that in a village of Bentworth’s character we are looking at the lower end of this spectrum. The highest density of development in the parish currently is Glebe Fields/Glebe Close, with a density of 20 dwellings per hectare.
- None of the 6 sites has any serious physical constraints that would make it totally unsustainable for development, but it would not be possible to put all “about 12 dwellings” on BTW005 without going above 20 dwellings per hectare.

YOUR PREFERENCES

Do you have any other comments?

Thank you for completing this sample survey.

Please leave it here this evening,
or
Sycamore House, GU34 5RB (Boyd McCleary’s house, to the right of the “The Star”)

by Friday 8th December.