

**BENWORTH PARISH NEIGHBOURHOOD PLAN
PUBLIC MEETING 28th NOVEMBER 2017
QUESTIONS AND ANSWERS**

Q: You say that EHDC are content for us to look at all six sites, but have advised that any deviation from the Local Plan Part 2 allocation would need to be justified by robust evidence. What sort of robust evidence would be required?

A: EHDC have advised us that: "Any justification/evidence will need to be around the sustainability and merits of the alternative site compared to the one that is currently allocated. I do not think that a public survey on its own will be adequate. Justification could also include that you have a certain vision and objectives for the NP area and the allocated site might not fit with that and therefore you wish to de-allocate and allocate an alternative. Again though, it's important that the alternative site is appropriate in terms of sustainable development as well."

Q: Is it possible that affordable housing can be provided if we go for two sites?

A: EHDC policy is for any new residential development to include 40% "affordable housing". 40% "affordable housing" can only be enforced in respect of sites of 11 dwellings or more. But we have a draft policy 2.4 which says that "Sites of less than 11 dwellings will be strongly encouraged to provide 40% "affordable housing" to meet demonstrable local needs". Parishioners may wish to bear this in mind when filling in their Expression of Preferences form, which asks whether they are in favour of "affordable housing".

Q: Can "affordable housing" be protected from being sold on into the open market?

A: The so-called Section 106 Agreement, which sets out the planning conditions for the development, will say that the affordable rented housing should remain affordable in perpetuity. Rural areas are usually excluded from the right to acquire (Designated Protected Areas). Shared ownership homes in rural areas can only usually be purchased up to 80% due to the same protection, and this can be written into the Section 106 Agreement. The 20% remains with the registered provider.

Q: Can "affordable housing" be extended?

A: A tenant of a rented home or a shared ownership purchaser would have to seek permission from their landlord to extend, which could be refused.

Q: Have the school been involved and consulted regarding increased traffic flow?

A: The school are aware of the situation and have a representative as an adviser to the Steering Committee: Jean Cornelius.

Q: Will the developers make a contribution for facilities in the parish?

A: There will be a financial contribution to the Parish Council set at 25% of the community infrastructure levy (CIL) on the site. This 25% could be used to help achieve the "Aspirations" which will be set out in the Neighbourhood Plan. The draft Aspirations include for example one which talks of relieving congestion around the village school.

Q: Why were not other criteria used in the green/orange assessment chart?

A: The full Sustainability Assessment by planning consultants Navigus and the Site Assessments by EHDC are both included in full on the website and are on display on the walls of the Jubilee Hall. There were too many criteria to include them all. In any case, many indicated no difference between the various sites. So we selected for the Summary those where there was a difference between sites and which we thought most relevant to the Vision, Objectives and Policies.

Q: Could all six sites be used with two units on each?

A: In theory we could allocate several sites in the Neighbourhood Plan. But there would have to be robust evidence to deviate from site BTW001. And there would also be the question of whether such development was commercially viable for landowners/developers.

Q: What is the timescale for development?

A: The planning period runs to 2028. So any new development would have to be complete by then.

Q: Will there be adequate car parking spaces in any new development?

A: EHDC planning policies require one car parking space to be provided for 1 bedroom dwellings, two car parking spaces for each 2 or 3 bedroom dwelling and 3 car parking spaces for dwellings with 4 or more bedrooms.

Q: Can all members of the family have an Expression of Preferences form?

A: All residents of the parish of 18 and over are entitled to express their preferences.