



# SHERFIELD ON LODDON PARISH COUNCIL

## PLANNING SUB-COMMITTEE FOR THE NEIGHBOURHOOD PLAN

Minutes of PSCNP meeting held on 22<sup>nd</sup> October 2014

**Present** – Bruce Batting (Chairman), Bryan Jenkins, Natalie Larner, Alan Ball, John Darker and Peter Hayes (Minutes).

**Guest speaker:** Alex Munro (Maroon Planning).

**Apologies** – Kym Greener

### **1. Minutes of meeting 2/10/14**

The Minutes were approved as providing an accurate record.

### **2. Matters arising not on the agenda**

It was noted that AB will now be responsible for uploading PSCNP documents to the web, replacing Sally Hennessey on this aspect.

### **3. Local housing need: meeting with Action Hampshire (AH) (22/10/14)**

JD reported on this meeting with Mags Wylie, Rural Housing Enabler, which was also attended by BB and BJ. AH, acting as HARAHA (Hampshire Alliance for Rural Affordable Housing), presents the case for people with housing interest in a parish (already living there or wishing to). Small developments of eg 8-10 affordable houses, can be built following a needs survey and requests from parish councils which have an exception site available. 'Affordable' can embrace properties classified as social rented, cheaper than other local market housing and shared equity eg in Sherfield they could suit elderly people who wished to downsize.

Discussion followed on whether The Triangle site, in which Sentinel HA as housing landlord had shown an interest, was going through the planning process for an exception site with BDBC. Concern was expressed that this site, if developed to include affordable housing, might not make reference to local needs.

**Action:** i) Committee to clarify the current status of The Triangle with BDBC and then decide how to liaise with Sentinel over the approach they are adopting. ii) (On AM's suggestion) discuss with Sherborne St John how they engaged with HARAHA – see item 4 below.

### **4. Local housing need and the Sherfield Neighbourhood Plan**

Latest figures from the BDBC housing register showed that 56 people had an interest in being housed in SoL. AM referred to a housing needs survey that had been conducted with Sherborne St John. The survey had been extended beyond affordable to include market housing as it was related to the NP which was seeking to allocate sites. AM queried whether BDBC were comfortable with SoL's decision to go for a policy-led Plan which would set out criteria rather than specify a number of small sites that might be suitable. He thought that BDBC would be looking for 'a proportion of housing to help them meet their rural area target of 150'.



## SHERFIELD ON LODDON PARISH COUNCIL

**Action:** Committee to raise issues with BDBC: i) Might they take types of evidence of housing need other than through a survey? li) Talk to them about the usefulness of a survey and how SoL might be best able to help them achieve their targets.

### 5. Housing issues and policies

AM had provided the Committee with 2 documents to support development work: i) 'Writing Planning Policies' (Locality publication) and 'Bletsoe NP strategic policy framework' (which he had been involved with).

AM provided advice on the processes of policy writing with reference to housing, traffic, business and protection of open space examples. For the last of these he cited NPPF, para. 77 which gives a new power to communities to create criteria for defining 'local green space' in the NP – one requirement would be to show how the space is 'demonstrably special'.

**Action:** AM proposed that the Committee raise with BDBC how SoL could accommodate growth without suggesting sites or altering the settlement boundary.

BB thanked AM for his input, saying that he had provided us with a good idea of where we have to go.

**6. Dates of next meetings:** Thursdays 13<sup>th</sup> and 27<sup>th</sup> November at 7.30pm.