

MINUTES

AFFORDABLE HOUSING WORKING PARTY HELD ON 12th JUNE 2012 WHICH COMMENCED AT 6.00 PM AT NORTH MUNDHAM VILLAGE HALL NORTH MUNDHAM

Present: Sam Irving (Rural Housing Enabler), Austin Wade (Development Officer, Hyde Group), Denia Turnbull – Chairman (North Mundham Parish Council), Tim Russell (North Mundham Parish Council), Frances Neave (North Mundham Parish Council), Julia Holt (North Mundham Parish Council) and Clare Dalglish (Resident)

20.12 Minutes of the Previous Meeting

The minutes were agreed as a true record of the meeting affordable housing working party meeting held on 8th May 2012.

21.12 Apologies

Ian Sedgley (Resident)

22.12 Potential Sites

1. Update of negotiations with Mr Chitty (Land south of B2166) – Austin Wade reported that had spoken to Mr Chitty today; Mr Chitty had said he was meeting with his Solicitor and Land Agent on Friday to progress the matter.

It was noted that the width of the road access was currently insufficient and Austin had commenced negotiations with West Sussex County Council Estates.

2. Update on negotiations with Southern Water – Austin advised that he had received the conditions under which Southern Water would grant access to the site. Currently the agreement was for a 12 unit scheme and Austin was in discussion with Southern Water on this matter as when the site meeting with the land agent had been held it had specifically been stated 12-15 unit scheme.

Southern Water had included a caveat that the Hyde Group would not object in the future to the use of the site by Southern Water; Austin reported that he had requested clarification on this matter and was seeking a reassurance of a level of reasonableness.

It was reported that the overall cost of acquiring access rights from Southern Water was double what had been expected.

3. Public consultation on proposed site (15th May 2012)

Sam Irving reported that the comments received at the meeting were very positive and generally those who visited the exhibition were content with the style and design of the project.

Several comments had been made with regard to the mix and consequently this had been reviewed. The plan now included:

Two 2 bedroom flats (four person occupancy)

Two 1 bedroom flats - the ground floor ones with level access to enable an older person to downsize.

Four 3 bedroom houses

One 4 bedroom house

Six 2 bedroom houses

Whilst there was a current need for more than one four bedroom houses these were more difficult to let in the future when restricted to a local connection requirement. There was the option to request a four bedroom in the Stoney Meadow (Land South of Stoney Lodge) development if it went ahead.

The issue of pedestrian access was raised and Austin Wade reported that he would investigate this further and would update the group in due course.

4. Planning application – Austin stated that he had not been able to progress the application due to having not yet agreed all details with Mr Mr Chitty and Southern Water, however the architect had visited the area to inspect the type of buildings in the area and work had commenced on the plans.
5. Update for Parish Council – it was agreed that Cllr Russell would update the Parish Council on the progress made so far and request the Parish Council's formal support for the need for affordable housing on the site south of the B2166.

23.12 **Housing Need - Update**

Aylwin Place allocation – Sam advised that he had not received the feedback report as yet. Julia Holt advised that a further one bedroom property had become available and was currently being advertised.

Sam reported that the housing need had increased following the exhibition and there were currently 91 applicants listed on the register. However, not all would be considered to have local connection to the parish. Some of the applicants were from Lakeside and it was noted that if they do not pay council tax to Chichester District Council they would not be eligible as they do not have a local connection.

Sam advised that the housing mix for the planning application had been mainly based on the current residents of the parish and this would free up further housing in the parish.

24.12 **Any other business**

1. NM/12/00386/OUT - Land South of Stoney Lodge – it was noted that Chichester District Council as the housing authority would be consulted on the requirements for the affordable housing for this site, however the local connection on a private developer's site was not in perpetuity although the District Council were currently working on a policy to provide further protection.
2. It was noted that Claire and Julia were potential applicants for the properties on the affordable housing site and it was considered appropriate that they should declare an interest.

AGENDA

25.12 Date of next meeting

3rd July 2012 – Austin stated he hoped to be in the position to provide the layout, elevation and floor plans for the property type.

Meeting closed 7.05pm