

Informal meeting notes with South Downs National Park Authority and Stroud Parish Council Affordable Housing and Sustainable Development (AHSD) Committee Tuesday 30th of July 2013.

Present: Cllr D McKinney (DM), Cllr A Burges (AB), Mr R Allen (RA), Mrs N Fellows (NF), Mr A Trigg (AT), and Mr C Patterson (CP).

The informal meeting open with DM giving an overview of the AHSD meeting that took place on Tuesday 9th July 2013. The AHSD committee agreed to accept the Park Authorities assessment of the 10 affordable sites put forward by landowners in the village. Landowners of sites 6 and 10 withdrew their sites for consideration by the committee before the meeting. Sites 3 and 4 were sites that would be taken forward for further assessment for housing.

NF outlined that the committee should conduct a feasibility study for the new village hall to ensure it is updated and fully costed. Bob Coleman community team leader from EHDC may be able to assist. Funding streams and grants should be identified leaving the deficit requiring funding by any open market development.

NF confirmed that the existing planning policies prevented any open market housing being developed on rural exception sites. Further discussions took place over whether a Neighbourhood Plan (NP) or a Community Right to Build Order (CRBO) is the best way forward. The discussions identified that a CRBO would be the most appropriate as this order is a site specific scheme. Information from the recent Parish Plan will assist with this process.

Further discussions identified that Locality (a nationwide network of community-led organisations backed by the Government) provides support and guidance to communities wishing to undertake NP's or CRBO's. Another organisation called Princes Foundation also provides similar support. It was highlighted that EHDC also provides support and this can be obtained through Lucy Soal and Nick Heasman the Western Area Manager, South Downs National Park Authority, and who includes East Hants in his region.

NF identified that any sites would require a pre-application to be submitted through EHDC. This would then start the formal engagement with all agencies and departments that would need to be involved in any planning application.

When discussing the sites appraisal comments concerning sites 3 and 4 it was felt that site 4 appeared to be the better site over site 3 given the constraints identified to date.

CP suggested that the committee should visit East Meon village hall which was built / updated from a development of housing in their village. Another village hall to consider visiting is Kingston nr Lewes.

Feasibility and viability studies will be required to support the need for open market housing. CP identified that the EHDC's 2006 landscape and infrastructure study may require updating and this would support any CRBO. This study has identified that within the Petersfield area all community buildings are now at full capacity and this is further evidence for a village hall for Stroud.

Other supporting documents include:

- EHDC's Landscape Capacity Study which has already made a high level assessment of the area west of Petersfield which includes Stroud;
- SDNPA East Hampshire Core Strategy and

- Southdown's integrated landscape character assessment.

Actions:

- NF and CP to send any relevant documents or hyperlinks for assessments / studies to assist the CRBO to DM;
- DM to engage with Village Hall trustees to conduct a feasibility study for the new village hall including updating plans and costings;
- DM to make initial contact with Locality and start engagement and
- RA to initially draw up a set of site based environmental constraints to be addressed in order to prepare an outline environmental impact statement (including ecology, trees, landscape, visibility, archaeology, hydrology and drainage, geology and soils etc) of sites 3 and 4.
- RA to continue discussions on ecology/SINCs with Nicky Court at HBIC.

End.