

HAMBLEDON PARISH COUNCIL

The next meeting of the Parish Council will be held on Wednesday 3 December at 20.00
in the Village Hall

AGENDA

QUESTION TIME

Members of the public who wish to raise any matters with the Parish Council are invited to attend between 20.00 and 20.15 when there will be an opportunity for them briefly to address the meeting.

FORMAL BUSINESS

1. AFFORDABLE HOUSING

To consider the attached note and reach decisions arising therefrom.

2. MINUTES of the meeting held on 29 October 2014 – previously circulated.

3. MATTERS ARISING

4. FINANCE

Audit

To note that the external audit has been completed and to approve and accept the annual return for 2013-4

Cheques for signature

National Trust: contribution to interior decoration, Oakhurst Cottage (S.137) £1,000.00

Tim Coleman: November maintenance £ 160.00

Workstation: ink £ 99.37

CPRE: annual subscription £

Citizens Advice, Waverley: annual grant (S.137) £ 100.00

Village Hall: hire charges, 2014

Henry Smith Charity

Superfast Broadband

Budget, 2015-16

5. PLANNING

Planning applications

To note the following comments by the Planning Committee

- WA14/1551-2: Foxbury Lodge, Upper Vann Lane – single storey extension and installation of dormer windows. A planning application that would appear to meet local requirements but which, taken with the accompanying application for a Certificate of Lawfulness, would result in a substantial development and which should be therefore be subjected to close scrutiny.

[Note: full permission granted by Waverley]

- WA14/1661-2: Admers Cottage, Cricket Green – installation of window

- WA14/1791: Hazels, Vann Lane – demolition/extension

- WA14/1811: Nightingales, Vann Lane – certificate of lawfulness, single storey extension

- WA14/1870: White Warren, Vann Lane – demolition/single storey extensions

- AG14/0011: Burgate Farm, Vann Lane – construction of roadway for forestry

- WA14/1973: Marepond Farmhouse, Markwick Lane – extensions and alterations

No objections

Farm Cottage, Malthouse Lane

Oral up-date.

6. VILLAGE MATTERS
Police
Footpaths
Highways
- SCC Local Committee in Waverley, Cranleigh and Eastern Villages task group meeting, 6 November
- localism initiative, programme of work
- School Hill, Hambledon Road, new pipe and gully
- Roundals Lane, resurfacing
Scottish and Southern Energy
- meeting, 17 November, with SSE's Customer and Community Adviser
- tree cutting
Winter weather precautions
Village pond
7. VILLAGE ORGANISATIONS
Almshouses Nursery School Village Hall Village Shop
Oakhurst Cottage
8. OUTSIDE MEETINGS
Surrey Community Action, Rural Housing Group, 27 November
Waverley joint meeting, Town and Parish Councils, 13 January.
9. CORRESPONDENCE
CPRE: receipt of publications by e-mail
Community Navigator for Godalming and the surrounding area
Busbridge PC: proposed development at Dunsfold aerodrome
Neighbourhood Plan: suggestion that this be revisited.
10. OTHER BUSINESS

Date of next meeting: Wednesday 7 January 2015

AFFORDABLE HOUSING IN HAMBLEDON

1. Hambledon Parish Council has always supported affordable housing in the village, as is well demonstrated in the Parish Plan; but it has given no explicit or implicit support for the proposed development at Orchard Farm.
2. In 2003 the first scheme, of five houses, opened in Hambledon (Duncombs Cottages).
3. In 2011 a need for another six affordable homes was identified. A site search revealed Orchard Farm, which was already on the open market, as the only possibility. The English Rural Housing Association (ERHA) sought to purchase part of it but the owner was not prepared to sell.
4. In September 2014 ERHA acquired the whole of Orchard Farm. It has suggested that a viable development on this nine-acre site would be 12 affordable homes and five properties, including the refurbished existing house, to be sold on the open market. All of these would be prioritised for local people. The Parish Council was first informed of this proposal with the agenda for its meeting on 29 October.
5. The site is within the Surrey Hills Area of Outstanding Natural Beauty. The proposed scheme could only proceed if Waverley decided (i) that it met criteria for a rural exception site and (ii) granted planning permission.
6. No further housing needs survey has been carried out since 2010-11 but the Waverley housing list currently includes five families resident in Hambledon who are seeking rented accommodation. There may be others who would qualify for affordable housing, including assisted home ownership, on account of local connections, etc. Housing needs surveys since 1991 have always identified a need for approximately six affordable houses.
7. If there are insufficient people within a Parish who meet “local connection” criteria for any affordable housing that is available within that Parish, it is Waverley policy to offer the surplus to people from adjoining Parishes who qualify for affordable housing.
8. The Parish Council will not decide whether or not to support EHRA’s proposed scheme until it has ascertained what the whole village feels about it. In so doing, it needs to take account of some of the concerns that are already being raised by a number of residents adjacent to Orchard Farm:
 - the proposed scheme includes 12 affordable homes whereas the last housing needs survey only identified a need for six; why should Hambledon be providing affordable housing for adjacent parishes?
 - the suitability of the site
 - are there no other sites now available in the village that would accommodate a small, say six-house, scheme?
 - the potential for further development on the site.

Housing needs and sites

9. It is suggested that, in any event, a new housing needs survey should be carried out to ascertain (i) the current level of support within the village for a further project and (ii) the number of people in housing need who meet Hambledon “local connections”

criteria. This can be done by Surrey Community Action. The last survey took four months from conception to completion. In parallel, the current availability of suitable and available sites within the village for a small scheme could be investigated.

10. The Parish Council has already announced its intention to call a public meeting to discuss the proposed development at Orchard Farm so that all villagers can make their views known on it. It is suggested that this meeting be held as soon as possible after Thursday 15 January 2015 when EHRA's outline plans will be on display in the Village Hall from 15.30 – 20.00.
11. As a means of endeavouring to meet the concern that affordable housing on the Orchard Farm site be restricted to those with Hambledon local connections, it is suggested that EHRA be asked, if its application were to be approved, to explore the possibility of that part of the development being phased, first to provide sufficient affordable housing for Hambledon's current requirements and subsequently to meet further needs which, on past evidence, are bound to emerge. If this suggestion proved acceptable, it should not be difficult immediately to assess current requirements.

Further development on the site

12. ERHA's current proposals for Orchard Farm include transferring nearly half the site to the village for use as an open space. ERHA could be asked to provide a covenant in favour of that piece of land over the remainder of the site, restricting its use in perpetuity to the envisaged development. (This procedure was used by Hambledon Parish Council to prevent further development at the Nutbourne brickworks site.)

Conclusion

13. ERHA's current proposal for Orchard Farm would provide affordable housing well in excess of Hambledon's need as evinced by the 2011 survey. It is incumbent on the Parish Council to ensure that (i) there remains an on-going commitment within the village for the provision of affordable housing and, if there does, (ii) any further development(s) match perceived needs. **The Parish Council therefore needs to decide**
 - whether to ask Surrey Community Action to undertake a further survey and, whilst this is in progress, to initiate a further review of possible alternative sites for affordable housing within the village (para. 9 above)
 - whether to call a public meeting as soon as possible after EHRA's outline plans for Orchard Farm have been exhibited, to ascertain the views of the whole village on what amounts to a new proposal (para. 10 above)
 - whether to ask EHRA to explore the possibility of undertaking a phased development of affordable housing on the Orchard Farm site (para. 11 above).
14. In the event of EHRA proceeding with a scheme at Orchard Farm, **confirmation will be required** that appropriate legal measures can be offered to prevent any further future development (para. 12).

27 November 2014