

**Chilbolton Parish Council – Strategy Working Group
Minutes Meeting at 18:30 at Owls Roost, Drove Road on 9th August 2023**

1 Apologies.
Sue Larcombe, Geoff Cockram, Mike Croston, Colin Ruffalls,

2 Minutes of Last Meeting 14th June 2023
Agreed for circulation to Parish Clerk and website.

3 Update of Neighbourhood Plan

The WG discussed some policy areas that we need to have included e.g. limits of development area for both new build, redevelopment and extensions to maintain the rural, green nature of the village. The present policy based on number of bedrooms has proved unsatisfactory because a bedroom is not defined in planning law and planners simply accept the descriptions on the plans such as playroom, family room etc. These might include a policy based on floor area, FAR (floor area ratio that relates floor area to size of plot) etc and Tony will circulate the earlier submission to TVBC on this subject. Apparently New Forest have done this in their NP and this will be checked as a precedent.

Regarding the 10 affordable and 10 retirement houses per the NP the obvious starting point is the land proposed as being available under SHLAA (Strategic Housing Land availability assessment). Three sites have been submitted all outside the present settlement boundary.

No. 287 Thirt Way possible 5 houses\

No 382 East of Upcote possible 10 houses

No 389 NE of Drove Road possible 315 houses (land owned by Painter family)

The WG agreed to write to the planning department to ask whether either of these sites would be suitable for the development of 20 houses. Noted that the ownership of the Upcote land had changed and that the new owner might not be aware of the SCHAA. Martin Gossling to ask him. As he may want to withdraw it.

4 Community Land Trust – next steps

Agreed to request a meeting with the Wickham Community Land Trust so we could see their development and discuss their special rules including, a 10 year limit on tenancies that can be re applied for but in competition with other applicants and the right to decide on allocation of houses. We will also get more information on the Canadian scheme that is understood to set rent of affordable houses as a percentage of income so that if income increases then the rent increases accordingly so that those having higher incomes will seek non affordable alternatives. Both of these will hopefully lead to affordable houses recycling to more deserving people.

- 5 Questionnaire on parishioners priorities.
Carole Marits has circulated the summary of finding in the previous questionnaire at the time of the NP preparation. WE should build on these findings and expand and re affirm as necessary.
The draft questionnaire prepared by Martin Gossling was discussed in detail and he would issue an updated version.
We will check whether the PC subscription to survey monkey is still valid but will have to circulate paper copies to every house in the parish. Agreed that any adult resident on the electoral roll could take part. No decision on a business survey and this will be considered later.
- 6 Local Plan
No further information and consultation plan still expected late 2023.
- 7 Next meeting
Possibly Tuesday 29th August at 6 or 6:30 and WG members are requested to email availability.