



Annual Village Meeting 2011



Agenda

- Welcome & introduction **Jenny Forbes**
- Previous Chairman's Report
(Council 2007 - 2011) **Jenny Forbes**
- Communications, Walks, Village Centre **Brian Phillips**
- Affordable Housing **Jenny Forbes**
- Summer Fair **Keith Stacey**
- Pre-school **Claire Judge**
- Possible future projects? **Brian Phillips**
- Question & answers **All**
- Refreshments and socialising

This is the Annual Parish meeting for Ashurst Wood 2011



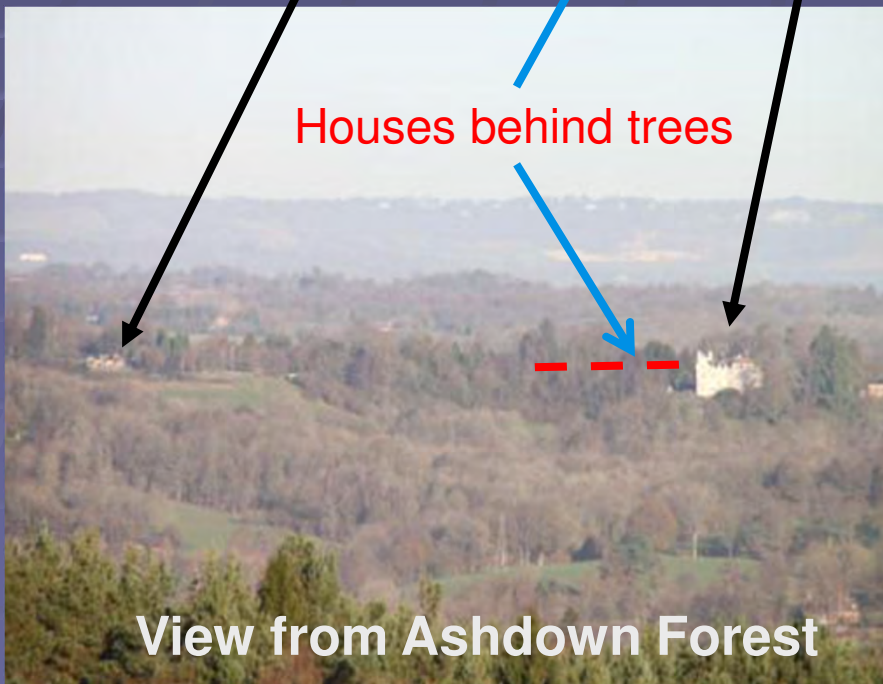
Affordable Housing



Approximate entrance position



Retained trees



Houses behind trees

View from Ashdown Forest





Affordable Housing



Jenny Forbes
Brian Phillips

Ashurst Wood Parish Councillors' visit:
Amberley, West Sussex

July 2010





Affordable Housing



Conditions of Rural Exception Sites

- Small developments (typically 8-12 homes)
- Affordable homes for local people only - now & future
- Does not set precedent for future commercial development
- General planning conditions:
 - Site not allocated for commercial development in local plans
 - Site near centre of village and school
 - Demonstrated current need for proposed affordable homes
 - Conforms to all other planning policies, design, access, layout etc.
 - Support of Parish Council
 - Adequate safeguards to ensure houses remain available for local people in perpetuity and cannot become part of the open market



Affordable Housing



Housing conditions

- **For local people only - now & future** (defined in Legal Agreement)
 - Legal Agreement approved by Planning Authority & Parish Council
- **Summary of “local people”** (exact definitions in Legal Agreement):
 - Live or have previously lived in Ashurst Wood
 - Work in Ashurst Wood
 - Have close relatives in Ashurst Wood
- **Houses & flats for rent or part ownership**

Housing register (summary)

- **49 households on present register for Ashurst Wood**
 - Living in private rented accommodation
 - Live in social housing but:
 - Over crowded
 - Under occupied
 - Living with relatives / friends



Affordable Housing



Ivydene Industrial Estate

- **Considered by District Council for 36 homes in 2005**

- Including a proportion of Social Housing
(open to all on Mid-Sussex housing list
 - not just those connected to Ashurst Wood)

Not allocated for housing

- Mid-Sussex District Council planning policy:

- Policy E2 Mid Sussex Local Plan: “.....other than in exceptional circumstances, the loss of existing business floorspace will be resisted”.
- Policy AW2 Mid Sussex Local Plan: “.....specifically allocates this area for business (B1) and general industrial (B2) purposes”.
- Does not meet rural exception site policy (H5)
 - Incompatibility of housing with an industrial estate
 - Not located adjacent to the existing settlement boundary
 - Does not relate physically to built up area boundary of Ashurst Wood



Affordable Housing



Status of proposed development:

- Landowner agreed to sell land (to English Rural Housing Assoc.)
- Concept design and outline plans
- Preliminary advice from:
 - Planning department
 - Highways consultant
- Initial presentation to residents (10th February)
- Receive comments and suggestions

Next steps:

- Submit planning application (by English Rural Housing Assoc.)
- Site notices posted, immediate neighbours notified
- All documents will be available for public view
- Further opportunity for residents to object / comment
- Application determined by Mid Sussex DC planning committee at public meeting