

WOODPLUMPTON PARISH COUNCIL
MEETING HELD AT WOODPLUMPTON PARISH ROOMS
ST ANNE'S CHURCH, WOODPLUMPTON
on **MONDAY 17th JANUARY 11 at 7.00pm.**

APPENDIX TO PUBLIC PARTICIPATION

Preston City Council's Head of Strategy and Enabling attended the meeting along with Mr Pickup the owner of Plumpton Field to discuss the inclusion of Plumpton Field in the Sites for Preston consultation. A lengthy discussion took place on affordable housing and the proposed development. A summary of the key points is appended below.

Mary McBride was introduced to the meeting. She explained that an expression of interest had been submitted by Mr Pickup in 2009 to develop Plumpton Field as a site for affordable housing to accommodate elderly residents who had expressed a desire for bungalows and youngsters who wished to remain in the village.

Affordable housing can be achieved through

- purchasing through a housing association – at approx. 80% of the market value,
- renting to buy - where a higher rent is charged with the view to buying after 3 years
- social rented housing - for older people or those simply wishing to stay in the village

A S106 agreement could be attached to the property – stating for example that occupants must have lived in the village for 6 months, have to have family living in the village, have to be employed in the area or that the property can't be sold at the market value.

Q - Concerns were expressed that legislation could be changed - for example people were allowed to buy Council houses and what would happen if a person wished to sell but they couldn't find a local person meeting the criteria.

A -The S106 is a legally binding agreement. People can register an interest in the development and the City Council will assist by trying to match the homes to people on the registered list. The City Council is committed to ensuring that affordable homes are available for local people.

Q – The site across from the Church is for 4 – 5 bed houses. Why couldn't the City Council suggest this as a suitable site for affordable housing?

A – A developer can submit plans for consideration and the plans are considered on their individual merits. The developer did not submit a plan for affordable housing.

Q – How many houses are proposed at Plumpton Field?

A – 10-15 maximum but this would be based on a needs study.

Q - Concern was expressed that all 7 sites for affordable housing were on greenfield sites and that 'affordable housing' was merely a means to allow development in green areas via the back door.

A – The developer has to undertake 'a housing needs study' to demonstrate that there is a local need. The survey goes to every house and residents answer a raft of questions (anonymously) including whether they wish to stay in the village. A sample survey was undertaken in 2008 with a very high return.

Concern was expressed regarding the carbon footprint in relation to transport. The reply was that this will be offset against the carbon efficiencies of the new development.

Concern was expressed that once access was allowed into Plumpton Field it would 'open the flood gates' for further development. A - Careful management of the layout could prevent this, but at this stage we are not considering a detailed application.

Mr Pickup addressed the meeting as the owner of Plumpton Field. He confirmed that Graham Salisbury (developer) was seeking community agreement to develop Plumpton Field under the Sites for Preston LDF consultation. To date only a sketch has been submitted for 12 – 13 units.

Mr Pickup explained the developer has had experience of developing similar rural sites in Catterall and St Michaels and the S106 is an effective way of ensuring that the property will remain affordable. Cllr Morgan contested this stating that no guarantees can be given and it was wrong for developers to give the impression that changes won't happen.

Q - It was voiced that there may be a need for affordable housing – particularly for starter homes for young people – but how do they stay in the area if they have a family?

A - Although no details have been submitted, it is possible to have slighter bigger properties to accommodate growth.

Q - The bigger properties will cost more – how is this affordable?

A –The government has produced a pack to assist with up to 50% of the ownership of a property called First Time Buyers Initiative. A copy was given to the Clerk.

Mr Pickup concluded by saying that he has looked at the access and believes it will work especially if a car park is created at the end of the avenue to alleviate parking problems. He is aware of the drainage / sewerage problems and if the planning application goes ahead, a drainage appraisal will be part of the application.

END