

**LONGSTOCK PARISH COUNCIL – EXTRAORDINARY MEETING  
WITH LECKFORD ESTATE AND ENGLISH RURAL  
1900 TUESDAY 6<sup>th</sup> APRIL 2021 – BY ZOOM**

**Present:** Cllr Sophie Walters (SW) - Chairman  
Cllr Angie Filippa (AF) – Vice Chairman  
Cllr Charles Grieve (CG)  
Cllr Selina Musters (SM)  
Cllr David Burnfield (DB)  
Cllr Ivan Gibson (IG)  
Cllr John Eastwood (JE)

In attendance: Clerk Mark Flewitt (MF), Nick Hughes (NH) of English Rural,  
and Simon Borthwick (SB) of Leckford Estate

**Purpose:**

At the request of Leckford Estate (LE) and English Rural Housing Association (ER) to allow them to explain their proposed Affordable Homes project.

**Introduction:**

SW introduced SB and NH

**Presentation:**

SB explained that Longstock Parish Council had been in contact with Leckford Estate for more than 20 years to try to find suitable land for Affordable Housing.

SB said that in recent years LE had taken a balanced approach to their local property holdings, including disposal, development and community projects.

LE have been in contact with TVBC over 10 years discussing 6 or 7 potential sites, in order to identify the best site for Affordable Housing. LE/ER have undertaken a Pre-App process with TVBC with the current outline scheme. TVBC have indicated outline support, and LE now wish to discuss it with the PC.

NH provided a background presentation on the history and activities of ER.

ER is a Non-Profit Organisation, and has been a specialist operator in the Affordable Homes sector since 1992, and now has 1300 homes in 150 villages across Southern England in exclusively rural settings, including 125 homes in the TVBC area. All their properties are occupied by local people, and none of their properties have ever been sold on the open market.

ER has 23 staff, and its income is based on property rentals and its finances are provided by its own reserves, capital grants and external borrowings.

The Social Housing Regulator ranks ER as “highly rated”, and ER’s Patron is the Princess Royal.

**Church Road Project:**

NH shared a presentation, and explained that the project is to build 12 homes (2x3-bed houses, 4x2-bed houses, 4x2-bed bungalows, and 2x1-bed flats). There would be a mix of affordable rent and shared ownership.

Key elements in the project are; to respond to the rural setting; a suitable scale; homes of quality; the landscape; and a sense of community on the site.

ER have tried to include considerations of; visual impact assessments; nearby heritage assets; design references in the village.

The properties would be available to “local” people. “Local” would include; resident in the parish for at least 3 years; working in the parish; close family connections with the parish; moving back to the parish after previous residence.

LE would receive a “small” payment for each dwelling.

SB confirmed that the development would not facilitate further development rights on adjacent land

**Timings:**

ER/LE want to share the proposal with the Parish by late-April via electronic connections

ER/LE want the consultation process to include face-to-face presentations, subject to the availability of the Village Hall.

Formal planning applications are scheduled for June 21.

If approved, tenders for quotes by October 21, with a further 12 months for the selection of the builder.

The build period would be 12 months, with the homes ready by October 23.

**PC comment:**

SW thanked SB and NH for their presentation.

The PC members indicated their positive reaction to the proposal.

Meeting Closed at 20.30