

Misterton with Walcote Neighbourhood Plan

Housing Theme Group

Minutes of the meeting held on Monday 9 July 2018 at 16 Brook Street, Walcote at 7:30 pm

Present: Derek Doran (YourLocale)

Lindsey Astle (MWPC)

James Robertson (MWPC)

Kyle Kalym

Kirsty French

Apologies: Ben Benoist

- | Item | Description |
|-------------|---|
| 1. | Welcome
Derek welcomed everyone and checked that all had the papers previously circulated. |
| 2. | Declarations of Interest
There were no new declarations of interest. |
| 3. | Minutes 12 June 2018
It was agreed that the draft minutes of the meeting held on 12 June, previously circulated, were a true record and they were adopted. There no matters arising not otherwise on the Agenda for the evening. |
| 4. | HTG Vision Statement
Derek referred to the draft vision statement circulated. This met with broad approval but it was felt that there should be some mention of the proposed strategic development at Lutterworth East. It was also felt that the continuity of the footpath network was important. Derek offered to recirculate the draft to include appropriate references. Action DD. |
| 5. | Evidence Update
The group referred back to the responses to the questionnaire and from the Open Event. |
| 6. | Approach to Design
The group referred to a draft previously circulated by Lindsey. It met with broad approval subject to a few amendments. |

7. Windfall policy

Derek had circulated two examples of Windfall policies. It was agreed that the one adopted by Great Glen was closer to that required by this Parish. There was a discussion over the number of units to be included and decided that, given the size and character of Walcote, two would be an appropriate figure. Derek to amend and recirculate. **Action DD**

8. Rural Exceptions

Two drafts had been circulated by Derek who also provided a copy of the relevant section of HDC's Proposed Local Plan Submission. The group decided that the wording in this document was more appropriate to this Parish but Kyle and Kirsty expressed significant concern about the 80:20 ratio of Affordable to Market properties. It was their experience that, given that any sites around Walcote were likely to be small, this was not feasible. They preferred a simple reference to viability given that the assessment of viability is a technical process and not subjective and would afford adequate protection. As this might lead to a conflict between the Local Plan and the Neighbourhood Plan it was agreed that an informal discussion with HDC would be advisable. Lindsey will contact Mathew Bills. **Action LA.**

The group continued with a wider discussion about Misterton and other areas of the Parish. Derek advised that Misterton was protected by the National countryside designation of land around it. The Countryside Exemption policy would therefore apply. It was agreed therefore that it was not necessary to set limits to development and any additional restrictions imposed by the Neighbourhood Plan would not impact on more remote areas of the Parish.

9 The Next Meeting

The next meeting will be held on Monday 10 September at 7:30 pm at 16 Brook Street. Before then Derek will circulate examples of completed policy documents. **Action DD.** Lindsey will then pull together the various elements and circulate a draft with a view to an email discussion taking place so that the document can be finalised at the next meeting. **Action LA.**

The meeting closed at 9:20 pm.