

## **Misterton with Walcote Neighbourhood Plan**

### **Housing Theme Group**

Minutes of the meeting held on Monday 10 September 2018 at 16 Brook Street, Walcote at 7:30 pm

Present: Derek Doran (YourLocale)  
Lindsey Astle (MWPC)  
James Robertson (MWPC)  
Kyle Kalym  
Kirsty French  
Ben Benoist

- | <b>Item</b> | <b>Description</b>   |
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| <b>1.</b>   | <b>Welcome</b><br>Derek welcomed everyone. Since the last meeting a draft of Housing and the Built Environment document had been circulated and, more recently, copies of the housing needs surveys carried out at Thurnby & Bushby and at Blackfordby. There were no apologies for absence.   |
| <b>2.</b>   | <b>Declarations of Interest</b><br>There were no new declarations of interest.   |
| <b>3.</b>   | <b>Minutes of 9 July 2018</b><br>It was agreed that the draft minutes of the meeting held on 9 July 2018, previously circulated, were a true record and they were adopted. Ben asked if the NP was seeking to impose a s.106 contribution or CIL levy. It was agreed that it was not. These matters were subject to District and National guidelines. There were no matters arising not otherwise on the Agenda for the evening.   |
| <b>4.</b>   | <b>Housing Needs Survey and Rural Exceptions</b><br><br>Lindsey reported back on a meeting held at Harborough District council on 3 September between Mathew Bills and Raj Patel of HDC, Richard Mugglestone and Emma Simpkins of Midlands Rural Housing and Kyle, Kirsty, Liz Marsh and Lindsey of the NP group. <ul style="list-style-type: none"><li>• On the issue of Rural Exceptions, the group's concern regarding the viability of an 80:20 split of affordable to market housing in the draft Local Plan was raised. Matt Bills confirmed that the NP will have to conform with the Local Plan although it didn't have to be an exact facsimile but any departure would need to be justified.</li></ul> |

- Raj Patel put forward the possibility of a Housing Needs Survey (HNS). This would be commissioned by HDC and carried out by Midlands Rural Housing. A time estimate of two months to complete it was given.

The HTG was generally positive about the idea of an HNS but was concerned if there should be further delay. It discussed the possible allocation of sites but felt that the Rural Exception policy would be sufficient protection. A final decision was deferred until after the HNS was completed.

The group was happy to go forward with an HNS and preferred the example used by Thurnby & Bushby. It is anticipated that the Parish Council will make a decision on commissioning an HNS at its meeting on 13 September when Richard Mugglestone will make a presentation. Some concerns were expressed by the HTG as to whether respondents would be reluctant to complete the survey without some anonymity but it was noted that the section asking for financial information only applied to those asking to be considered for alternative housing and would in any event be subject to GDPR.

**5. Evidence Update**

Derek confirmed that at this stage the evidence did not indicate a need to look for sites.

**6. Housing and the Built Environment draft.**

The group decided to start to work on improving the draft, although the final version will have to wait until the HNS is completed. Lindsey felt that there was a possible tension in the draft between the wider vision for new housing and the actual limits imposed by the Windfall and Rural Exception policies.

**7. Future Actions/any other business**

None was raised save as noted above.

**8. Next meeting**

A provisional date for the next meeting was set for Monday 26 November 2018 at 18 Brook Street, Walcote at 7:30. This might be subject to alteration nearer the time depending on the HNS.

**The meeting closed at 8:35 pm.**