

Misterton with Walcote Neighbourhood Plan

Housing Theme Group

Minutes of the meeting held on Wednesday 25.04.2018 at 16 Lutterworth Road, Walcote at 7:30 pm

Present: Derek Doran (YourLocale)

Lindsey Astle (MWPC)

James Robertson (MWPC)

Ben Benoist

Kyle Kalym

Kirsty French

Item	Description
1.0	Welcome Derek welcomed everyone and thanked Ben for providing the venue. There were no apologies for absence.
2.0	Declarations of interest There were no new declarations of interest
3.0	Minutes 27 March 2018 It was agreed that the draft minutes of the meeting held on 27 March, previously circulated, were a true record and they were adopted. There were no matters arising not otherwise on the Agenda for the evening.
4.0	The Locality Planning Roadmap Derek introduced the group to this document, having previously circulated it. There followed a general discussion on the approach to be adopted to recommendations. Kyle understood that there were changes proposed to the national policy framework potentially affecting NPs. Lindsey will ask for details from HDC. Action LA. Derek suggested two possible approaches to a policy on future development in the Parish: a. identifying specific sites or b. specifying the type and mix of dwellings that would be supported to meet the Parish's future need. In addition, sites where no development would be supported could be identified. Any policy had to be supported by evidence and liaison with the other theme groups would be needed. The group felt the integrity of the Parish boundary was important. If it was thought best to identify specific sites, discussions with any relevant landowners would be necessary. Any sites needed to be developable and deliverable. Derek agreed to circulate the new NPPF document and the consultation document before the next meeting. Action DD
5.0	The Need for Evidence

Derek had previously circulated the August 2017 Housing Needs Report prepared by YourLocale, relevant Land Registry Data for the Parish covering 1995 to 2016, a paper on housing tenure options and the HEDNA Executive Summary for the City and Country of January 2017. He emphasised the importance of the HEDNA summary, being trend-based and relatively recent. It looked at matters from the District perspective but the NP could inform this by drawing attention to Parish needs.

The Housing Needs Report was discussed. This identified an ageing population in the Parish and relatively few facilities. There is an element of under occupancy. There are few small dwellings for single people and generally the cost of dwellings in the Parish is higher than the national average, requiring a household income that would be a challenge for many. Walcote has some private rented accommodation but, although the percentage is slightly higher than the district rate, it is lower than the regional and national rates. The amount of social rented accommodation is also lower than national and regional rates. It was felt by the group generally that a mix of housing and demographic was desirable, although no significant need was identified for further large properties (4 bedrooms plus). Derek noted that there had been relatively little development for the past 20 years and no terraced properties or flats.

Any new dwellings should be sympathetic to the existing environment and development. A design guide will be considered. Mobility and access and the concept of “lifetime homes” should be taken into account.

There followed a discussion of possible tenures and the suggestion of some priority for those with a local connection was welcomed.

Derek offered to circulate examples of how evidence is managed from other NPs prepared for similar parishes. **Action DD.**

6.0 The Vision Statement

Derek was referred to the Vision Statement that prefaced the Questionnaire. Ben added that it had been envisaged that each of the Themes would have its own vision. Derek offered to circulate some examples. **Action DD.**

In terms of design, Derek agreed to circulate a “short” and “long” approach to the issue – members felt the short approach would be adequate. **Action DD**

7.0 Future Meetings

The next meeting of the HTG will take place on 29 May 2018 at 16 Brook Street, Walcote at 7:30 pm.

The following meeting will take place on Monday 18 June 2018 at Hillcrest, South Kilworth Road, Walcote. LE17 4LA at 7:30 pm.

The meeting closed at 9:15 pm.