

Misterton with Walcote Neighbourhood Plan

Housing Theme Group

Minutes of the meeting held on Thursday 6 December 2018 at 18 Brook Street, Walcote at 7:30 pm

Present: Derek Doran (YourLocale)

Lindsey Astle (MWPC)

James Robertson (MWPC)

Ben Benoist

Apologies: Kyle Kalym

Kirsty French

- | Item | Description |
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| 1. | Welcome
Lindsey welcomed everyone. Since the last meeting Midlands Rural Housing has conducted a Housing Needs Survey in the Parish. A copy of the report, together with a second draft of the proposed policy, "Housing and the Built Environment", was circulated to everyone by Derek prior to the meeting. |
| 2. | Declarations of Interest
There were no new declarations of interest. |
| 3. | Minutes of 10 September 2018
It was agreed that the draft minutes of the meeting held on 10 September 2018, previously circulated, were a true record and they were adopted. Ben queried how the HTG policy would be integrated into the final NP. Discussion on this point was deferred to item 6 on the Agenda. Otherwise there were no matters arising not otherwise on the Agenda for the evening. |
| 4. | Housing Needs Survey
It was noted that the survey report only covered the period up to 2023, whereas the NP sought to cover the period up to 2031. The response rate from residents was high for surveys of this sort and 75% of respondents were in support of a small number of homes to meet local people's needs. Of those who expressed a wish for further housing, homes for small families, homes for young people and homes for elderly people were supported. Whilst the report indicated a present requirement for 3 houses, it also indicated likely future demand. Given a delivery timescale of 2 to 2 ½ years for new dwellings, the group felt that its eventual policy should have some flexibility built into it. |
| 5. | Housing and the Built Environment draft paper |

The second draft, prepared by Derek, was discussed.

The Housing Vision section was approved in general but it was noted that it might need revisiting to ensure cohesion with the remainder of the NP.

Derek will update the Housing Provision section with reference to the housing needs survey.

The draft paper includes a plan showing the proposed limits to development. The reference to "important open land", a matter that will be covered by the environment group, needs to be removed. The status of the Bufton allotments was raised by Ben but it was felt that they would be adequately protect by the Environment group's policy. The existing limits to development include the football pitch owned by the Parish Council. The land deeds restrict its use to recreational and the PC has no wish to do otherwise. It was therefore agreed to leave it outside the new limits to development. The hamlet of Misterton, as countryside, does not require additional protection.

It was agreed that the section "The Housing Mix" should include further reference to the housing needs survey.

The Windfall and Design Standards sections were approved.

With regard to a Rural Exception policy, Harborough District Council's policy in the new draft local plan was noted. In our NP It was felt that the Housing Needs Survey provided sufficient evidence to impose a restriction of no more that 33% open market homes in any RE site, the exact figure being determined by viability of the proposed scheme. In any proposal for affordable homes, the emphasis should be on properties for rent.

6. Future actions/any other business

Derek is to incorporate the changes discussed above into the draft Housing policy and seek comments from the group by email by 17 January 2019.

He outlined future actions. Each theme group is nearing agreement on its policy. The Chairs of each group will examine the policies with a view to eliminating any overlap/inconsistencies. As mentioned by Ben, the vision statement might need revisiting at that stage. Gary Kemp of YourLocale will meet with the Chair of the Advisory Group with a view to combining the policies into a first draft of the NP. The community will then be consulted with a pre-submission draft before it goes out to stakeholders.

7. Future meetings

Subject to anything arising from the email comments on Derek's revision, it is not envisaged that any further meetings of the HTG will be needed.