

Housing & Heritage Sub Group Meeting – Monday 13th February 2017. 7.30pm Cock Inn.

Present. Anne Parkinson, John Ward & Clive Stretton. Apologies: Tom Johnson

Based upon [Action 19/01/17-08](#), members of the sub group were asked in advance of this meeting to:

- Look at the RCC Questionnaire PDF report pages 89 to100.
- Looking at the comments - Identify themes/trends and then group the comments, where possible, into their identified themes/trends.

The purpose of this meeting is to compare notes to agree upon common trends.

It was agreed at the meeting, that as the comment boxes were only completed by a fraction of the respondents, 'Themes & Trends' only serve to complement the statistical data.

4.1 Housing (Questionnaire page 11. RCC report page 89) Statistical data.

(4.1.1) Do you feel there is a need to support the following in the Parish?

	Yes	No	No Opinion
1.Only the minimum developments required by HBBC Core Strategy should be supported	469 (77.5%)	69 (11.4%)	67 (11.1%)
2.Development should be restricted to be within village or hamlet boundaries (where applicable)	465 (77.1%)	83 (13.8%)	55 (9.1%)
3.Do you agree that any further developments should be restricted to brownfield, change of use and infill sites	468 (76.3%)	79 (12.9%)	66 (10.8%)
4.All efforts should be made to retain the existing tree population to retain the character and views in the Parish	569 (91.0%)	26 (4.2%)	30 (4.8%)

5. Where trees need to be felled they should be replaced with sufficient numbers and of type to be carbon neutral	565 (91.3%)	16 (2.6%)	38 (6.1%)
6. New build development should be sympathetic to the character of the existing village / hamlet	595 (95.2%)	11 (1.8%)	19 (3.0%)

4.1.1 Any Other Comments (Questionnaire page 11. RCC report page 90)

128 Comments made.

Themes & Trends Identified.

The main theme from comment box supported the statistical data to 1. above:

- **Only the minimum developments required by HBBC Core Strategy should be supported**
 - **Don't continue to exceed minimum requirements**
 - **Developments should be shared across the parish, not just Sheepy Magna**

Other Themes & Trends Identified.

- **Retain the Rural Characteristics.** Including protection of 'green spaces'.
 - **Maintain village and hamlet boundaries; avoid 'land creep' into existing green land**
 - **Avoid further estates which impact the parish character**
 - **Maintain 'green' areas within the Parish**
- **Trees.** Comments to support point 5 above.
 - Comments about the number of large/inappropriate trees in St Botolph's Church Yard.
 - Inappropriate trees felled should be replaced with sufficient, appropriate ones to be at least carbon neutral
- **Any new build should be sympathetic to the character of the existing village / hamlet.** Point 6 above.
- **The timescales for Housing development should not exceed the speed required by the Core Strategy**
- **Any future housing should be supported by infrastructure and services.**
 - **Housing to appropriate in style and to parish requirements e.g. affordable, bungalows etc (see below)**
- **Any future housing must not contravene any HBBC flooding related policy.**

4.1.3 Housing Needs –Future Situation. (Questionnaire page 13. RCC report page 96). Statistical data.

(4.1.3) Might you or a member of your household be looking to move to a different property in the Parish in the next 10 years?

138 (21.7%) Yes

337 (53.0%) No

161 (25.3%) Unknown

4.1.4 Future Situation. ONLY TO BE ANSWERED BY RESPONDENT’S WHO ANSWERED ‘YES’ TO 4.1.3 ABOVE.

(4.1.4) Future Situation **Residential Status-** (Questionnaire page 13. RCC report page 96)

162 (91.0%) Owner

16 (9.0%) Tennant

(4.1.4)Future Situation - **Property Type**

134 (79.8%) Market (Private Housing)

8 (4.8%) Low Cost Market (Private Housing)

8 (4.8%) Affordable - Shared ownership

14 (8.3%) Affordable Social rented

8 (4.8%) Affordable Private rented

10 (6.0%) Assisted Sheltered housing

5 (3.0%) Assisted extra care home

(4.1.4) Future Situation - **Property Style**

87 (51.5%) Detached House

36 (21.3%) Semi Detached House

35 (20.7%) Detached Bungalow

13 (7.7%) Semi Detached Bungalow

18 (10.7%) Terraced House

10 (5.9%) Terraced Bungalow

9 (5.3%) Flat

2 (1.2%) Mobile Home

(4.1.4) Future Situation - **No of bedrooms**

8 (4.7%) 1

66 (38.4%) 2

69 (40.1%) 3

30 (17.4%) 4

14 (8.1%) 5

(4.1.4) Future Situation Any other comments on Future Housing Needs.

(Questionnaire page 13. RCC report page 98)

47 Comments made.

Themes & Trends Identified.

- **Affordable Housing**
- **Bungalows**
- **Facilities to support any future housing.**

4.2 Heritage. (Questionnaire page 13. RCC report page 99). Statistical data.

(4.2.1) Do you consider the following are essential characteristics of Sheepy Parish?

	Yes	No	No opinion
Historical buildings & areas	586 (93.2%)	21 (3.3%)	22 (3.5%)
Sibson Conservation Area	443 (75.1%)	30 (5.1%)	117 (19.8%)
Working farms	606 (95.7%)	12 (1.9%)	15 (2.4%)
Countryside surrounding our villages & hamlets.	615 (96.2%)	14 (2.2%)	10 (1.6%)

4.2.1 Any Other Comments (Questionnaire page 13. RCC report page 100)

32 Comments made.

Themes & Trends Identified.

- **Maintain our Heritage**
- **Preserve rural characteristics, farms and farmland.**

Planit-X First Draft Introduction to Neighbourhood Plan & Policy Framework.

Action 19/01/17-01-Colin Wilkinson to meet Vice Chair & Secretary 11.00am Friday 27th January 2017 for a brief tour of the Parish in daylight and discuss the next steps in drafting polices.

During the meeting Friday 27th January 2017, Colin pointed out that with the RCC Questionnaire feedback data, he felt he had sufficient information to produce a first draft 'Introduction to the Neighbourhood Plan and Housing Policy'. This would give the Steering Group a tangible insight into the structure of a typical introduction and the basic framework to policy writing. Knowing the importance of engaging the services of Planit-X for this financial year in respect to the Locality grant and seeing the quick start this could provide us on policy writing and to gain a solid example of the value add Planit-X can offer the team, the Vice Chair & Secretary asked if Colin could produce a first draft in time for circulation prior to the next Steering Group meeting.

Fortunately, a first draft had been produced in time for consideration at this sub group meeting. The sub group were impressed by this first draft and felt it formed a good basic structure to the start of a Neighbourhood Plan. Some terminology is difficult to understand and although the sub group made reference to 'Site Allocation and Development Management Polices DPD- July 2016 – DM4 & DM5', further explanation is required. See appendices 1 & 2.

It is hoped that many questions will be resolved at a follow on meeting scheduled this Friday 17th February between Colin Wilkinson and Vice Chair and Secretary which should enhance the quality and value of the current first draft. The intention is to circulate a second draft to the Steering Group in preparation for discussion at the forthcoming Steering meeting on the 23rd February

This should give us a very positive leap forward in policy development and writing and that the Steering Team can then further develop this draft and additional policies using their specific specialised knowledge.

Update following the meeting Friday 17th February 2017.

Many issues were resolved at this meeting and Colin Wilkinson will produce an updated draft.

The Vice Chair will circulate this updated draft prior to the SG meeting on Thursday 23rd February 2017.

Clive Stretton – Housing & Heritage Sub Group Leader.

19th February 2017.

**DM4
Safeguarding the Countryside and
Settlement Separation**

To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
- b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
- c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
- d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or
- e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation.

and:

- i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and
- ii) It does not undermine the physical and perceived separation and open character between settlements; and
- iii) It does not create or exacerbate ribbon development;
- iv) If within a Green Wedge, it protects its role and function in line with Core Strategy Policies 6 and 9; and
- v) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21

Relevant Core Strategy Spatial Objectives

Spatial Objective 3: Strong and Vibrant Rural Communities
Spatial Objective 9: Identity, Distinctiveness and Quality of Design

**DM5
Enabling Rural Worker Accommodation**

To protect its intrinsic value, beauty and open character, the countryside will first and foremost be safeguarded from inappropriate development which includes the erection of new isolated homes. The provision of rural worker accommodation is however considered an exception where the following special circumstances can be demonstrated:

- a) It is essential for one or more workers to be readily available at most times for the proper functioning of the rural enterprise and the worker(s) are in full time, permanent employment which directly relates to the rural enterprise; and
- b) The rural enterprise is economically sustainable and has a clear prospect of remaining so; and
- c) There are no available existing dwellings or buildings suitable for conversion to residential on the site of the enterprise or within the local area; and
- d) The proposed dwelling is of a size and scale appropriate to the proper functioning and needs of the rural enterprise.

Dwellings permitted under this policy will be subject to an occupancy condition restricting its occupation to a person who is directly employed by the rural enterprise on a permanent full time basis.

Relevant Core Strategy Spatial Objectives

Spatial Objective 5: Housing for Everyone

Local Plan (2001) policies to be replaced

RES12: New Agricultural Dwellings

- 13.14 Hinckley and Bosworth is a largely rural borough with farmland/agricultural land accounting for 88% of the borough's landscape area and accounting for 1.2% of employment.
- 13.15 It is essential to support rural enterprises to develop and maintain successful businesses whilst protecting and enhancing the intrinsic value, beauty and open character of the countryside for the enjoyment of all.