



Draft Neighbourhood Plan Swinford

Housing Update
22 June 2017





Introduction

- © **First Draft Plan produced in February 2017**
- © **Comments received from parishioners through March 2017**
- © **Statutory Consultation completed in same timeframe**
- © **Comments from both processes have been considered and changes made to the First Draft Plan**
- © **As a result of the changes made there will now be a further 6 week Statutory Consultation commencing shortly**
- © **Plan will then be submitted for Independent Examination**



Introduction

- © HDC: ‘The government has given local communities new rights to shape their neighbourhood.....once made Neighbourhood Plans...have the same status as this Local Plan in making decisions on planning applications.’
- © From housing perspective, the Neighbourhood Plan is critical if we wish to influence:
 - ✓ Where development takes place
 - ✓ What it looks like
 - ✓ How many houses there are (i.e. we can limit numbers, but still have to meet HDCs minimum target)
- © Please note: if there is no Neighbourhood Plan, or if it is rejected, there will be no limit to development other than normal planning procedures



NPAC HOUSING GROUP

Key comments made on First Draft Plan

- **Sizing of Lutterworth Rd site incorrect**
 - Agreed and now amended
- **Target of 48 'out of thin air'**
 - Based on up to date HDC information at the time. The Proposed Local Plan is now published
- **Allocation including one site with 39 houses, against parishioners wishes (akin to a 'housing estate')**
 - No choice with site options available to us at the time to allocate either Site 3 (Rugby Rd 35 houses) or Site 4 (Lutterworth Rd 39 houses)



NPAC HOUSING GROUP

Key comments made on First Draft Plan

- **More sites should have been found especially 'infill' sites**
 - Landowners given plenty of opportunities to come forward. However, now identified a total of 9 sites (only 4 came forward originally)
 - Finding 20 or so infill sites to meet the target not feasible - and HDC have confirmed that infill sites do not contribute to the housing target
- **No S106 policy**
 - Will be included in revised draft
- **Can we put 'maximum' numbers on the site allocations?**
 - Unfortunately not, HDC will not allow us to include a limitation which might mean that the target is not met. However, we are seeking to limit numbers in other ways

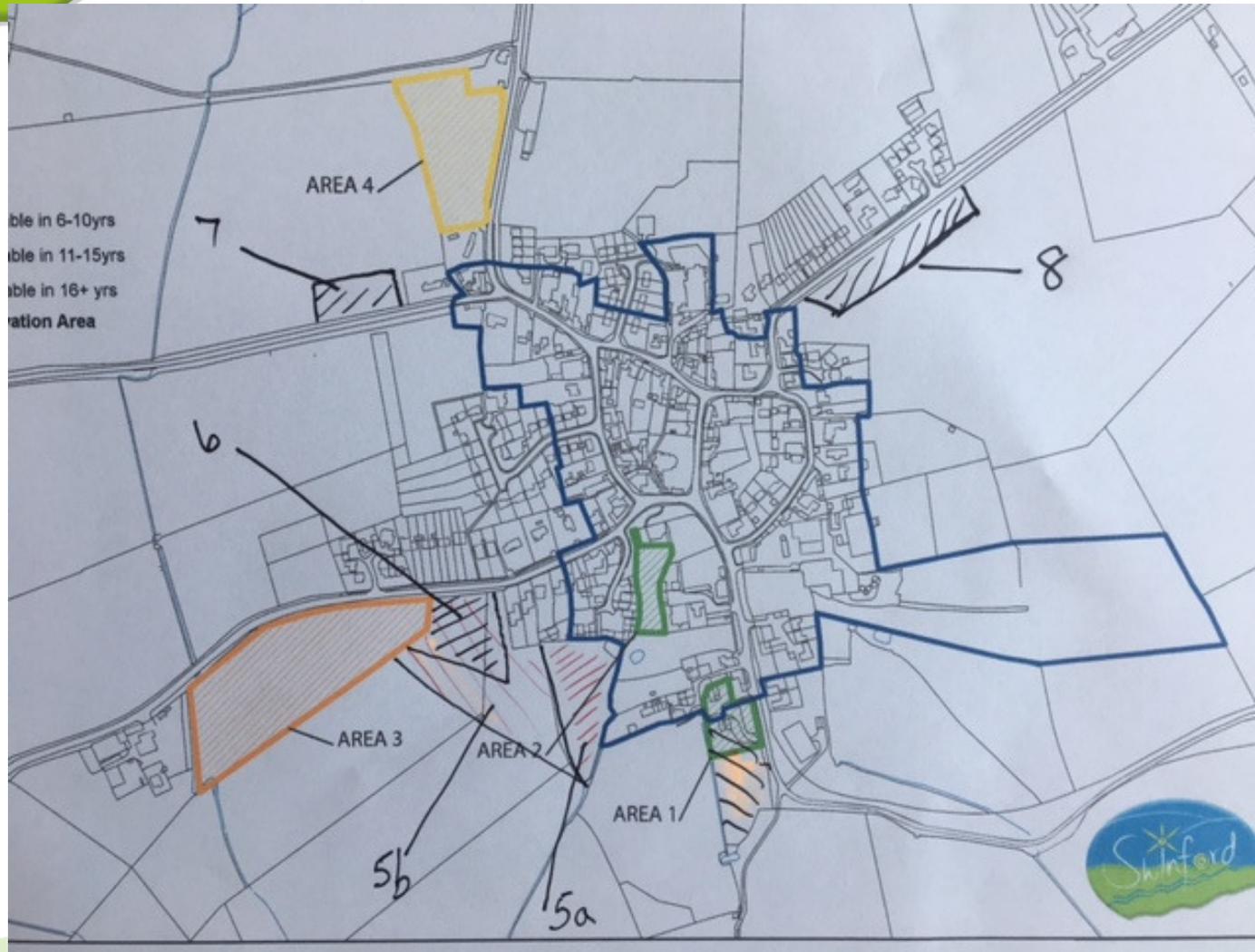


The housing target 2011-2031

- The HDC Proposed Local Plan was published on 15 June (later than expected)
- The new housing target for Swinford, **EXCLUDING** existing commitments, completions and windfalls is **35**
- We have existing commitments of **11** (Berries 9 and Starmore Farm 2)
- In comparison we therefore have a target of **46** vs the **48** assumed in the First Draft Plan



New sites





Revised site assessments

Site	Location	Potential number of houses	Sustainability assessment score (lower means less favourable)	Order
1	The Berries Lilbourne Lane	9	-3	N/A
2	Glebe Land Village Paddock	4 or 5	-6	8
3	Glebe Land Rugby Rd	36-40	0	4
4	Lutterworth Rd	21-23 (was 39)	2 (was 5)	2=
5a	South of Simons Close	10 or 11	-2	6
5b	Rugby Rd	30-34	-3	7
6	Rugby Rd (reduced area)	18-20	5	1
7	Shawell Rd	4 or 5	2	2=
8	Kilworth Rd	20-22	-1	5



Revised allocation proposed

Considerations taken into account

- Target is now set at 35 additional new houses
- Independent site assessment scores
- Parishioners views
 - Smaller sites preferable, no big housing estate
 - Against the Glebe land development (site 2) – local green space
 - Views/sites noted as valued with local significance in the First Draft Plan
 - Consideration to older residents in terms of type of accommodation built
 - Ability to develop small infill sites still valued
 - Other Questionnaire comments
 - Other comments from open days
 - Other comments on the First Draft Plan



Revised allocation proposed

Proposal – 35 target

We are recommending that the three top scoring sites are allocated in the plan, being:

- ✓ Site 6 (Rugby Rd, 18-20 houses) – target 15
- ✓ Site 4 (Lutterworth Rd, 21-23 houses) – target 17
- ✓ Site 7 (Shawell Rd, 4-5 houses) – target 3

HOWEVER with a clear target on each site as above, and strong encouragement to apply for the target number to maintain existing housing density as far as possible and to better meet community expectations



Questions and comments

