

Misterton with Walcote Neighbourhood Plan

Housing Theme Group

Minutes of the meeting held on Tuesday 27 March 2018 at The Black Horse, Walcote at 7:00 pm

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

Item Description

1.0 Welcome and introductions.

Derek welcomed everyone. There were no apologies for absence.

2.0 Chair and Notetaker

It was agreed that Derek would chair the meeting and Lindsey would take notes.

3.0 Declarations of interest

Ben explained that he had agreed to give first refusal to the builder of Meadow View should he decide to sell his bungalow. Otherwise there were no declarations of interest.

4.0 The role of the Housing Theme Group

Derek gave an overview of the role referring to the processes involved. There was a discussion of the existing settlement boundaries and the possibility of redrawing the same and development outside the boundaries. He referred to the Neighbourhood Planning Roadmap Guidance and said that he would circulate this. **Action DD.** He emphasised the need for the group's conclusions to be evidence-based.

Ben suggested that the minutes of the three theme groups be shared to avoid duplication of issues. **Action LA.**

Referring to his paper on Theme Group Processes Derek suggested the following areas to consider:

- Tenure;
- Affordable housing mix;
- Design;
- Conservations areas;
- Heritage issues, listed buildings (a possible list of "special" buildings would come within the remit of the Environment Theme Group);
- Potential Development sites;
- Limits of development;
- Windfall housing guidelines;
- Potential for "Exception sites".

In respect of potential development sites, although there was no target from HDC at present, identifying possible sites might assist in “future proofing” the plan. He referred to the Strategic Housing Land Availability Assessment (SHLAA). It was unclear what effect the development at Lutterworth East would have on matters and clarification would need to be sought from HDC as part of the process. Lindsey to provide a copy of a large-scale map for the next meeting to aid discussion of possible sites. **Action LA.**

As for windfall sites, a plan could set limits on the number of dwellings. With Exception sites, being sites outside the limits of development, a policy could set specific criteria.

Derek will circulate a housing needs report. **Action DD.**

5.0 The Scoping Exercise

Derek circulated a scoping exercise carried out by YourLocale in August 2017. This would need to be revisited at a later date but it set out relevant questions for this parish.

6.0 The need for evidence

The eventual plan will need to reflect the views of the community, as demonstrated in the responses to the questionnaire and at the Open event, but also wider evidence such as the 2011 Census data, which enabled comparison with the rest of the district and England.

7.0 Future Meetings

The next meeting of the Housing Theme Group will take place on Wednesday 25 April 2018 at 7:30 at 16 Lutterworth Road, Walcote. A provisional date of Tuesday 29 May 2018 at 7:30 at 16 Brook Street, Walcote, was set. This date to be confirmed at the next meeting.

The meeting closed at 21:10.