

Housing is already showing as one of the main elements of this plan, with a significant amount of land highlighted within the SHLAA and an important number of Landowners and Developers showing great interest in developing land within the parish.

At the same time “keeping the character of the village” was very high on the agenda of the people attending the Public Meeting of 5th June.

Please consider the main issues coming out of the engagement and discussions so far.

Housing Team response to the brief in **Bold**

Please consider:

1. The declared needs of the village, both from the most recent Market Assessment study and the opportunity to ask Midland Rural Housing to conduct an up-dated survey.

Housing needs of the village - we are awaiting the findings of the Housing Needs Survey by East Midlands Rural Housing. It is expected that this will be completed in early 2015.

2. Should our NP be driven by the needs of the local residents, as expressed in the Housing Market Assessment Survey or by our desire to take on a fair burden of the Melton Borough's housing need and the needs of the wider geography around us? – What should be our driver in Bottesford?

It is our view the main driver for development should come from the residents through the Rural Housing Survey, and from MBC's findings on local housing needs through the current 'Issues and Options' consultation. MBC's 'Issues and Options' responses will be known in February, 2015.

3. How we should respond to the Melton Local Plan 'Issues and Options' Document regarding the split between Urban and Rural development and their consideration of “Large Scale Developments” at the airfield (possible 2,450 homes) and on Belvoir Road (possible 600 homes).

We suggest the Steering Group should offer a response through the Chair of the Steering Group to Melton's 'Issues and Options' document. We also suggest question/s on this to be included in our residents' survey.

MBC's draft Local Plan will go out for public consultation in June 2015 and will be open to challenge, comment and modification.

Development of the airfield at Normanton and the expansion of the Belvoir Road site should be addressed through the Chair's response.

4. The issues around the criteria we should use to help judge the quantities of housing needed and the issues and criteria we should use to help judge the location of housing within the Parish.

Criteria for the quality of housing should be drawn from the 'Building for Life 12' document and from the CABE report, and also provide housing that is required and needed in our parish, thus consultation with local residents and the Landowners and Developers is necessary.

It is expected account would be taken of traffic issues, and of sustaining local retail outlets and businesses.

Future development sites near to major roads and other polluting agencies should be avoided.

5. The issues and criteria we should use to influence the layout, density, functionality and cosmetic character of the building so that we can be sure that new housing fits the character of the parish.

Layout, density and functionality of new building – should be discussed later in the light of the CABE report.

Housing Needs Survey results are also relevant here.

6. The relative benefits of in-filling within the building envelope versus extending the envelope to allow building outside and maintaining the 'breathability' of the space within the envelope. Also consider our view on Brownfield versus Greenfield.

Village envelope and infilling.

There are very few plots left within the village envelope to infill.

Residents should be asked whether they would like the envelope to be expanded and redefined, or whether they would prefer free market development. Again this is a question in MBC 'Issues & Options'.

It is our view Brownfield sites should be considered first for future development as this is the planning policy of MBC.

7. How we ensure that any developments consider the implications for infrastructure (include schools, traffic and travel, drainage, flooding, etc) and to ensure that developments are matched with Section 106 or CIL money.

Implications for infrastructure.

a. Condition 106 automatically applies on larger developments.

b. CIL does not apply until the Melton Local Plan has been adopted in 2017.

c. Flooding – sequential approach already applies to flooding issues.

d. Road layout – seek advice from CABE, Hamilton Baillie and MBC 'Issues and Options' consultation.

8. How to make sure no unintended consequences occur as a result of any such development: (i.e.) consider crime, and unintended zoning that results in isolation or over-use of cars to get around.

Avoiding unintended bad consequences of development decisions:

a. NPPF requires housing to be in a sustainable location.

b. The Police are statutory consultees.

c. We should seek advice from CABE and Hamilton Baillie on traffic, and from CABE on incorporating ‘tenure blind’ housing.

9. How to be sure that we benefit more widely from any such development: walks, green spaces, etc and that such development enhances the village. We should aim to feel proud of any development that happens rather than ashamed or embarrassed.

10. How to be sure that any development considers the likely longer term needs of the village.

The OPUN presentation reminded us that once a road structure is set down it is very rarely changed. As new housing development is brought in we should consider how the associated roads link with the rest of the village.

9. and 10. Ensuring wider benefit and meeting future needs:

Work with CABE, MBC and Developers to create a Future/Master Plan that enhances and embraces these plans/developments and use valid criteria generated by the residents from our Neighbourhood Plan Survey.

Note: For the Housing Group to present a more in-depth report it is essential that we have feedback and information from our consultants, CABE and Hamilton Baillie. With that information we can present a more robust and well informed approach, at the moment we feel we are in a situation of presenting the “cart before the horse”!

Summary of our Vision (A little more than a single paragraph!)

Our vision is that the Parish will grow gradually through planned evolution to reflect the housing needs of the whole community whilst respecting the individual character and distinctiveness of Bottesford village, preserving its heritage, and promoting good design. It should be a healthy, vibrant place to live and work. Achieving this will involve a delicate balance between expansion, protection of quality grade 3 productive agricultural land and retaining the attractive setting of the village/parish in the Vale of Belvoir.

We want to ensure that:

- a. People benefit from having better access to key services and local facilities to create a strong, healthy, safe community.
- b. Planning for the Parish caters for different types of housing design to meet different needs and that development is sited in the most appropriate areas.
- c. The new plan reduces the impact of traffic in Bottesford but supports the necessary infrastructure improvements for economic and population growth.
- d. The new plan addresses the causes and effects of climate change and promotes reusing and recycling resources.

Some of the Main Questions that we felt need answers to and that could be used as part of the February Residents' Survey:

1. We need to ask residents about the size and scale of housing development in the Parish based on results of surveys delivered by CABE, Hamilton Baillie and the Rural Housing Survey.
2. Residents should be asked about whether they prefer to maintain/extend village envelope or to adopt free market development.
3. Residents should be asked about their preferences for the location of new development – SHLAA sites.
4. Residents should be encouraged to express their preferences for type of housing – e.g. conventional housing estate building, and / or very innovative eco friendly design.

Again we felt that it was too early to formulate a view on several of the issues because we do not at this stage have the information needed from surveys and consultants.

David Wright
Housing Team Lead Member