



# HALLATON NEIGHBOURHOOD PLAN

**COMMUNITY ENGAGEMENT DROP-IN EVENT**

**3 NOVEMBER 2018**

**CONSULTATION ANALYSIS**



# 1. Background

## Project Brief

Hallaton Parish Council through its Neighbourhood Plan Advisory Committee organised an open event at the Stenning (village) Hall on 3 November 2018 (10:00 am – 1:00 pm) to share the emerging policies with those who live and work in Hallaton.

The aim of this event was to see whether or not the local community supported the emerging policies – including ones on housing, Local Green Space and environment; community facilities; design; transport and business.

## Publicity

The drop-in event was promoted in a variety of ways:

- Posters were on display throughout the Parish.
- The event was publicised in the Hare Pie which was delivered to each household in the village
- Promoted on Facebook and Twitter/social media
- Leaflets promoting the event were distributed to each household.
- Members of the Advisory Committee spoke to villagers to inform them of the event and to encourage attendance.
- The event was spoken about at the Parish Council meeting immediately before the 3 November at which a large number of residents attended.

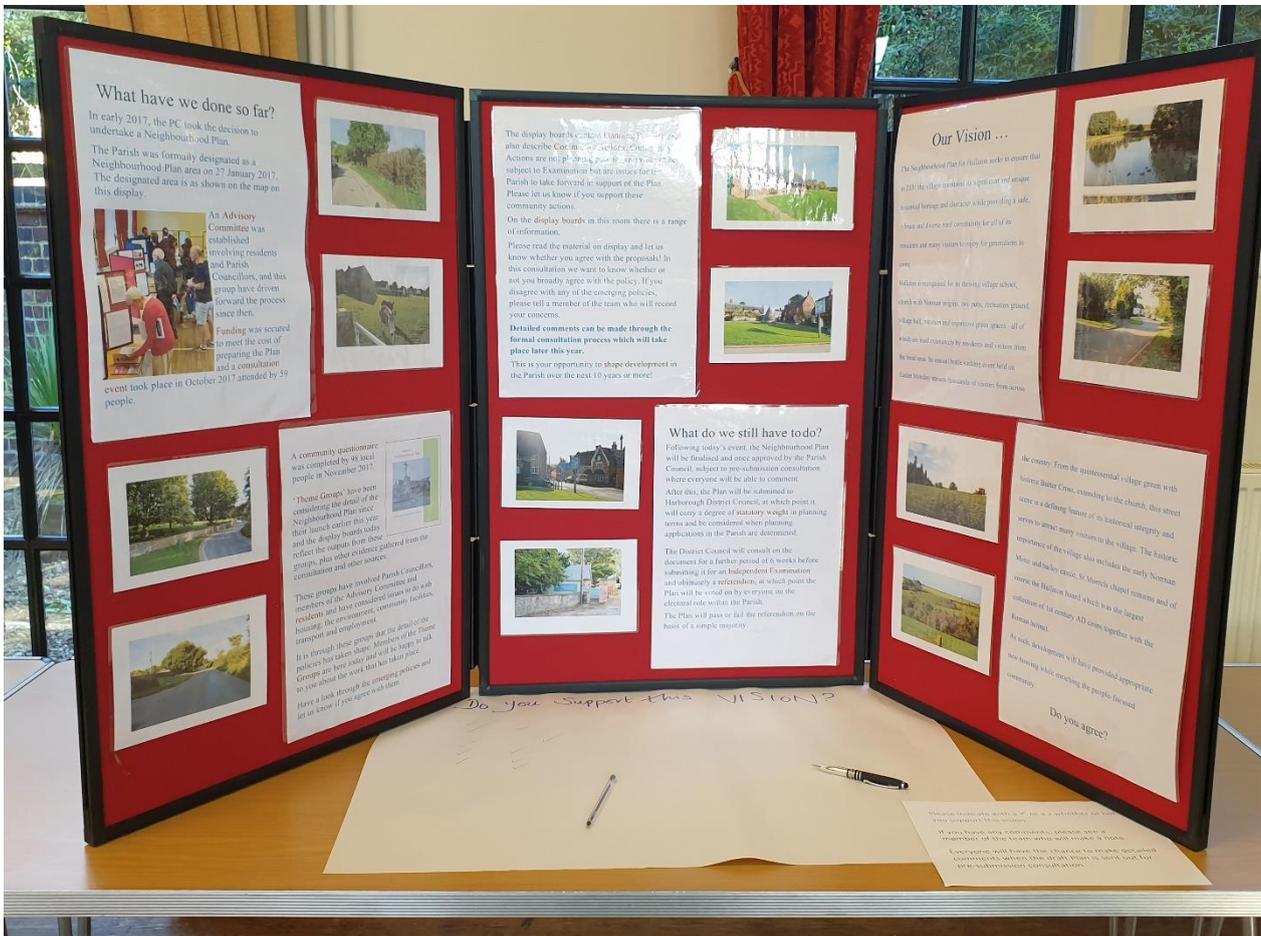
## List of attendees

A list of attendees is available separately. A total of 104 people attended the event.

## 2. Format of Event

<p><b>Sign in</b></p>	<p>A Member of the Advisory Committee welcomed attendees on arrival and recorded attendance. Arrangements for the Open Event were explained.</p>
<p><b>Background</b></p>	<p>The first displays introduced Neighbourhood Planning and described the process.</p>
<p><b>Consultation on key issues</b></p>	<p>A series of display boards were spread across the room, each of which focussed on the emerging policies within the draft Neighbourhood Plan – including:</p> <ul style="list-style-type: none"> <li>▪ Housing – Method of determining numbers, mix, design, affordable housing;</li> <li>▪ Environment –Local Green Space and other environmental protections including views;</li> <li>▪ Transport – Including parking and congestion</li> <li>▪ Businesses and Employment</li> <li>▪ Community Facilities</li> </ul> <p>Having read the displays, attendees were asked to indicate their support for the policy. General comments were welcomed and members of the NP team were on hand to record people’s views, but people were directed to the upcoming pre-submission consultation for expressing detailed observations so that the comments could be formally recorded.</p>

The next pages show the display boards detailing the emerging policies.



### Housing

The Parish is required to contribute to the supply of new housing across Harborough District irrespective of whether it prepares a Neighbourhood Plan.

The Neighbourhood Plan can shape the type, size and location of new housing in the Parish - executive houses, family houses or starter homes. It can specify expensive or affordable homes, specialist housing for older people or people with support needs. It can also influence housing design and protect locally important buildings from inappropriate development.

In Harborough District Council's Local Plan, Hallaton is classified as a 'Selected Rural Village' along with 15 others. Development is required in Selected Rural Villages to help meet the District's housing requirement up to 2031 of 11,140 new homes.

In preparing a Neighbourhood Plan, a target of up to 40 has been proposed to help safeguard against further speculative development should the housing need increase over the Plan period.

To identify new housing to meet this target, a comprehensive site assessment process was undertaken involving all known potential development sites of 5 or more dwellings. Below is the development would be classed as a windfall and dealt with through other NP policies.

### Reserve Site

Although Hallaton as a parish has met its housing requirement for the Plan period through the housing allocation, it is recognised that circumstances may change. The Council will therefore consider additional new housing sites to be added to the Local Plan. The Reserve Site is a site identified as a potential site for additional housing. It is a small site, approximately 0.5ha, and is located on the edge of the village. It is a very small site and it is not clear how many units will probably be applied for planning permission.

The policy says that an allocation for up to 8 houses at the site adjacent to 31 Meadows Road will be supported for housing development if it is required to remediate a shortfall in the supply of housing land due to the future of the housing allocation in Hallaton to deliver the development required, or if it becomes necessary to provide for additional houses in the parish in accordance with any new development plan document that replaces the Local Plan.

Do you agree?

### Limits to Development

Existing limits to development set by Harborough District Council are now out of date. They have been removed through the process of preparing a new Local Plan. The Neighbourhood Plan updates these limits which define the boundary between the built-up area of Hallaton and the countryside, where development will be carefully controlled.

The policy states that development proposals within the Limits to Development will be supported where they comply with other policies in this Plan.

Land outside the defined Limits to Development will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.

Do you agree?

Reserve Site

Limits to Development

### Design

Hallaton Parish has a rich and attractive built environment from its long history, resulting in a wide range of heritage assets, attractive landscapes and a distinctive character, as reflected by the quality of the Conservation Area.

The Neighbourhood Plan seeks to protect this character and heritage by ensuring that the high-quality built environment is retained through the village and that development is in keeping with the existing housing design.

The Neighbourhood Plan Housing Theme Group and the wider community have produced the Hallaton Village Design Guide as a central element of this Neighbourhood Plan. Its aim is to safeguard the distinctive character and rich heritage of Hallaton and to guide any new development in a way that ensures it is sympathetic to the existing village and enhances its special identity and character. The design policies required to support the implementation of the Village Design Guide are as follows:

### Housing Mix

Home ownership levels are high with around 76% of households owning their homes outright or with a mortgage or loan. There is a predominance of detached housing with a high number having 4 or more bedrooms.

48% of households with 4 or more bedrooms are occupied by one or two people. An ageing population will further increase under-occupancy across the village and the NP will encourage people to move out of the larger detached properties that are under-occupied into more suitable and appropriate housing.

The policy says:

New development should provide for a mixture of housing types being required to diversify local housing stock. The provision of housing types suitable for elderly people and dwellings of up to three bedrooms will be supported.

The inclusion of four bedroom or larger detached housing development will be supported, and 20% of any subsequent number of one, two and three bedroom accommodation in a scheme, there is a preference for mixed tenure.

Do you agree?

### Affordable Housing

A consultation on administrative support for more affordable sites to be provided across a range of sites. The Plan supports the provision of more affordable housing within the Hallaton Parish. A survey theme from the consultation activities suggests that many people, particularly of a younger age, have to leave the parish as there are limited affordable housing options available.

The policy says development proposals for new housing should make provision for affordable housing in accordance with Local Plan policies. Planning obligations will be used to ensure that the market and affordable housing is available in proportion for people with a need consistent with the Plan area.

Developments should be 'leasehold' where affordable housing is indistinguishable from market housing and is spread throughout the development.

Do you agree?

Windfall Sites



### 3. Consultation findings

The policies on display and the support expressed for each are as follows:

VISION: 72 Y/ 1N

#### HOUSING

HOUSING SITE: 57 Y/16 N

RESERVE SITE: 48 Y/7 N

LIMITS TO DEVELOPMENT: 52 Y/5 N

DESIGN: 46 Y/1 N

HOUSING MIX: 53 Y/0 N

AFFORDABLE HOUSING: 67 Y/7 N

WINDFALL SITES: 45 Y/13 N

#### Comments:

- I would like to see new housing between the duck pond and the recreation ground. Much safer for our families and still within bounds of main village
- (Housing site) is too big and will create a community of its own with a risk that it will not integrate. I also think we are being way too compliant. Our allocation is 30 with an additional 6 to “future proof” the plan. There is windfall in addition. We have no infrastructure (buses, shop, land locked school)
- A lot of houses and what to me seems a small site. Where are the children to fit in the school? What about other infrastructure? Will I find out about this farther round? What if some or all houses on North End are given planning permission?
- Serious implications for light pollution/traffic pollution/noise pollution etc
- No assessment done on impact on local people, etc
- Why has no alternative plan been put forward?
- The plan should accommodate 30 houses max for the same reasons as above, i.e. it will create a separate community
- Too many houses on one site. Smaller sites preferred.

- Agree with all of the above comments. This is far too big a development
- Reserve site will not hold 8 units planning already applied for 3 houses
- The plan to build smaller properties is great, however they should be available to purchase at 100%. Many young, professional couples can afford to buy outright but there just aren't the 2/3 bed homes to buy in villages
- Too many too soon; good place but 40 houses is greedy, there's no demand or need for that many. Harry Hollis
- I agree with main site but worried about such large number of houses being proposed
- I agree – need close control over mix and speed of build. Some alternative sites too inside dev. area?
- I would rather see a number of smaller sites around the village. I appreciate the arguments but I think this would be better for community cohesion
- Main site is too large – there should be several smaller sites (including the reserve site) to accommodate the 30 houses needed
- Will 40 houses fit into the field? What will the footprint of each property be? It seems like a lot of houses for the scale of the site
- Do not feel a housing estate of 40 houses is good for a small village like Hallaton. Smaller dev more favourable. Developers would not be happy building smaller houses
- Would rather smaller developments as 40 houses all in one place is far too many. 40 houses = 60+ cars all travelling along what is a B road and not suitable for this amount of traffic. We do not need so many 4+ bed roomed houses. We all agree that the need for more houses is right – just not in one place
- Can you honestly tell us we will have any input to the design of the houses?? I beg to differ!
- YES: we can be very specific
- Design – more consultation please!

- Design - not enough info to say
- Modern design and architecture?
- Accessible housing: housing for over 65 years very good – BUT useless without public transport
- Accessible housing is almost non-existent in the village – this is a crucial consideration
- I would like to see if there is a way for windfall to be counted against agreed development targets
- Windfall sites should always be developed in preference to green- field sites
- No! Protect our open sites and green spaces – this leads to problems parking/movement etc

## **Summary**

Whilst 78% of people who expressed a preference voted in support of the preferred housing site, there were a number of comments expressing concern at the size of the development. To mitigate the impact of this, the proposal is for development to be undertaken in distinct phases to minimise the disruption to residents and to establish character areas to ensure a ‘village feel’ to the development.

The expressed concern over the ability of the neighbourhood plan to deliver change is not un-typical from people whose experience of the planning system has often been negative, and where neighbourhood planning is a new and, to many, an untested entity.

## **Environment**

LOCAL GREEN SPACE: 74 Y/ 4 N

### **Comments:**

- I feel there are a lot more important green spaces in the village that haven’t been highlighted which need to be preserved
- Should Buttercross be included as a local green space/significant to local character. Belt and braces...!

SITES OF ENVIRONMENTAL SIGNIFICANCE: 57 Y/ 0 N

**Comments:**

- Would have liked to have seen more on what you intend doing with the brook. There was wording about widening it and making more attractive on the introduction but then that was it. The brook could be one of the focal points of the village if done well and add to tourists.

RENEWABLE ENERGY: 54 Y/ 3 N

RIDGE and FURROW: 60 Y / 1 N

NOTABLE TREES: 17 Y/ 0 N

**Comments:**

- Note regarding the Cow Close development as proposed. Question: What protection will be afforded to the “spinney” between Cow Close Barn (Horninghold Rd) and the intersection of Medbourne Rd towards Eastgate? These are semi-mature trees (approx 60 years old?) and provide a tree-lined entrance to the village from Medbourne. They also provide valuable screening of the site proposed for development. The trees also provide something of a wildlife refuge (especially for birds) along the roadside. Removal and replacement with “new and better” trees, if considered, would disregard the existing ecosystem which is irreplaceable in the short-medium term. Hallaton has a very green character and these trees may well be currently taken for granted. Their removal would certainly adversely affect the character of the village. There may also be implications for stability and potential subsidence as the land slopes down towards the stream.

LOCAL LANDSCAPE CHARACTER: 52 Y/ 0 N

LOCAL HERITAGE LIST: 60 Y/ 0 N

**Comment:**

- 36 Eastgate is also listed

IMPORTANT OPEN SPACES: 55 Y/ 0 N

## **Comments:**

- Footpaths – encouragement to landowners to keep them open and accessible is required
- Agree with above – more walking areas for people with dogs and children
- Please consider developing a roadside path between Hallaton and Medbourne, wide enough for cyclists, walkers and mobility scooters – to aid fitness, recreation and shared use of village facilities. The road is too dangerous for use by non-road users and vehicles.
- More open spaces which exist in the village should be kept – more than the ones listed
- Walnuts Paddock
- We should be pushing to have the railway line opened for public up to tunnel

BIODIVERSITY: 58 Y/ 0 N

BUILDING FOR BIODIVERSITY: 57 Y/ 0 N

IMPORTANT VIEWS: 58 Y/ 0 N

## **Employment and business**

RETENTION OF EXISTING: 46 Y/ 3 N

SUPPORT FOR NEW BUSINESSES: 48 Y/ 2 N

## **Comments:**

- Business, employment and new business and employment should be encouraged. I don't think the support for new businesses goes far enough
- Do we really need a "business hub" in a conservation village?

FARM DIVERSIFICATION: 47 Y/ 5 N

HOMEWORKING: 47 Y/ 0 N

TOURISM and VISITOR ECONOMY: 45 Y/ 0 N

COMMUNICATION INFRASTRUCTURE: 46 Y/ 2 N

**Comments:**

- Vast improvement needed for mobile phones – especially in Churchgate! No reception
- Better mobile phone signal essential!
- Broadband provision is totally insufficient
- On North End we are desperate for improved mobile phone reception. This should be preferential over wind turbines

COMMUNITY FACILITIES: 49 Y/ 0 N

**Comment:**

- Need to add the Church as a “community facility”

**Community Facilities**

NEW and IMPROVED COMMUNITY FACILITIES: 42 Y/ 6 N

PRIMARY SCHOOL: 48 Y/ 1 N

**Comments:**

- I feel the school should be kept as it is. Maybe convert the Rectory House into a proper school building. It’s part of the identity of the school/village

**Traffic**

TRAFFIC MANAGEMENT: 44 Y/ 0 N

**Comments:**

- Transport for the ageing population soon to be housed in the affordable 2 bed houses
- Public transportation?? Yes
- No one uses it! It was provided and no one used it!
- Not quite true
- On and around North End we desperately need a public car park to cater for visitors and owners of multiple vehicles

FOOTPATHS, BRIDLEWAYS and CYCLEWAYS: 48 Y/ 1 N

ELECTRIC VEHICLES: 41 Y/ 1 N

**Comment:**

- Electric charging – essential but will need a creative solution where large numbers of village houses have no off-road parking









