

NDP – revised pages 17 to 21

Section Four Extract

Section dummy entry

Section Dummy Entry

Sub-section dummy entry

Please ignore this page. It serves the function to make all the automatic section numbers and page numbering on the following pages identical to those of the submitted NDP document. This page has no bearing on the content of the NDP.

Accessible Housing

The Housing and Economic Development Needs Assessment (HEDNA, 2017) data suggest that around 4% of housing growth should be built to accessible standards. This would equate to about 6 homes for Houghton. This figure is an average over the whole of Leicestershire, so given the high proportion of older people in Houghton the requirement here could be for 10. On the basis of up to an estimated 152 new properties for Houghton this equates to an average of 6.5%.

Housing development site provision

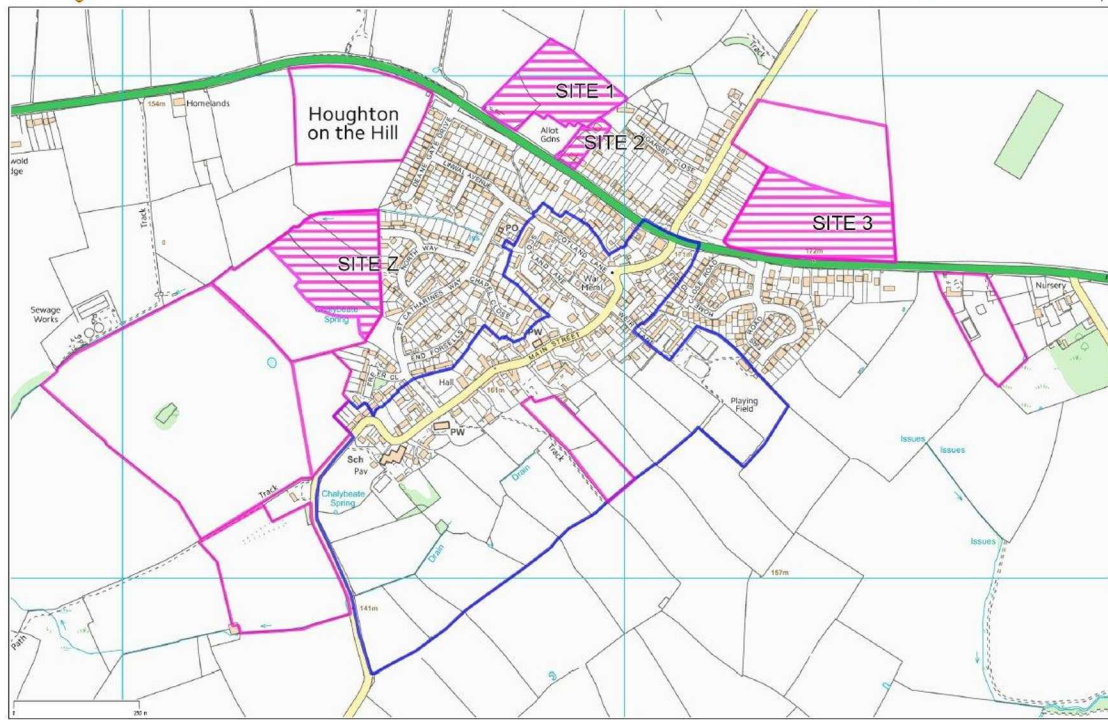
POLICY H3: HOUSING SITE ALLOCATIONS (see Objectives 1, 2 & 3)

The following locations are allocated for housing development, as defined on the Site Selection Map (Figure 4-2):

- a) Site 1 (Policy H4) (Outline permission for 70 dwellings has been granted for this site).
- b) Site 2 (Policy H5) (Outline permission for 17 dwellings has been granted for this site).
- c) Site Z (Policy H6) (located off Winckley Close), although not high on the preferred list of sites as demonstrated during the consultation process, this location received planning permission in July 2017 for 48 dwellings.
- d) The balance of the allocation to Houghton from the Harborough District (HDC) Local Plan 2011-2031 Proposed Submission July 2017 totals a further 17 dwellings. This will be sought to be accommodated within individual plot developments and/or other small site development opportunities within the current built environment which emerge over the life of the plan - see Policy H7. Any larger scale requirements i.e. above the shortfall of 17, which occur over the life of the plan, influenced by further Government demands on HDC, would be permitted on locations north of the A47. This would include Site 3, which in the village-wide consultations was preferred to development south of the A47.
- e) The developers of all locations/sites will be required to follow both detail of the relevant site-specific policy (H4 to H7) and the guidelines for site layout and building design set out in the Village Design Statement.

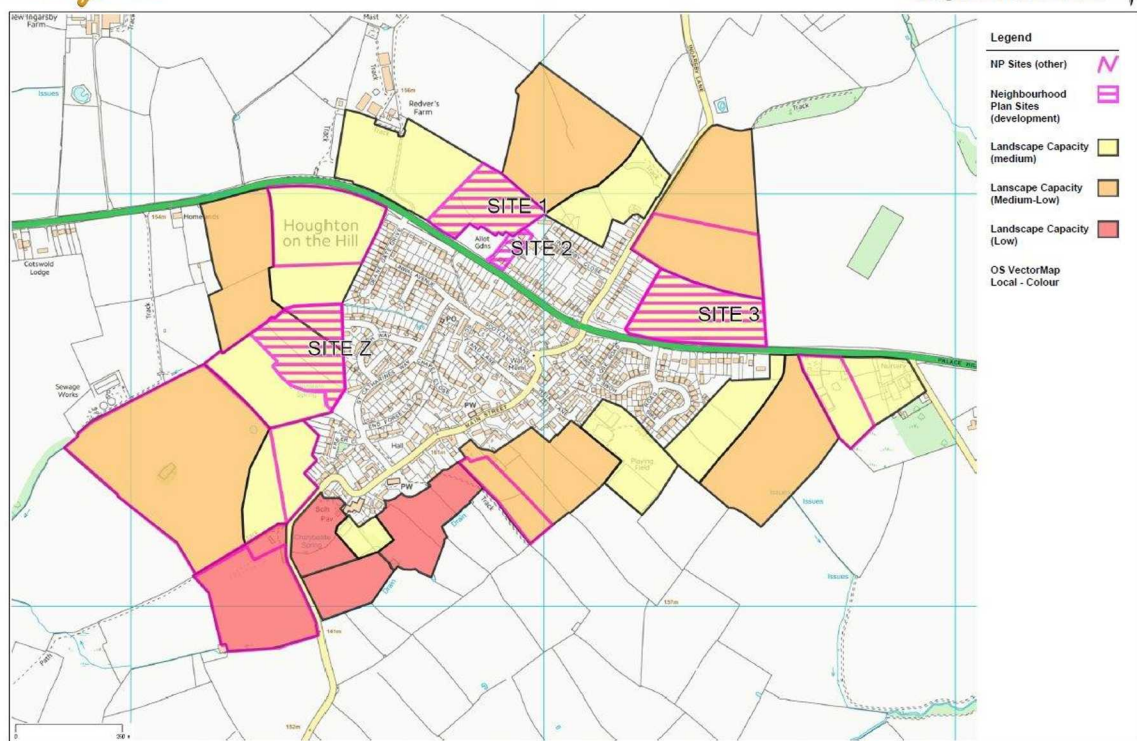
Through their responses to Q19 in the consultation process, villagers indicated a clear preference for development north of the A47 on sites 1 and 3. Site 2, also north of the A47 and adjacent to site 1, was not included in the consultation, as planning consent had already been granted at the time of the consultations.

Sites to the south of the A47 were consulted on but were less favoured, often due to the likely adverse impact of additional traffic within the main part of the village.



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Figure 0-2. Map showing sites allocated for residential housing (see Policies H4 to H7) shown hatched and labelled. Other SHLAA sites are shown by magenta boundaries. Site 2 already had planning approval prior to NDP community consultation. Conservation area outlined in blue.



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Figure 0-3 NDP residential housing development sites as in Figure 4-2 superimposed on the HDC Landscape Capacity values.

Figure 4-3 shows the same sites superimposed on the Landscape Capacity values determined by the HDC Landscape Capacity Assessment (2016). This assessment provides an estimate of the capacity of the

landscape to accommodate development, with results being expressed on a 5 point scale from High to Low. No sites in Houghton rate on the High or Medium-High values. The northern boundary of Site 3 is drawn to lie along the boundary between Medium and Medium-Low Landscape Capacity as assessed in the HDC report.

Note there are no locations in the surveyed area where the capacity assessment is “high” or “medium-high”. These are grades given to land where the visual intrusion of development would be very low, and hence have high capacity for development

Site-specific Housing Policies

POLICY H4: DEVELOPMENT OF SITE 1 (see Objectives 1, 2 & 3)

Notwithstanding that outline planning permission for 70 dwellings has been granted for this site the development should comply with policies H1, H2 & H3 and the following criterion:

A maximum of 70 dwellings.

This site has already been the subject of a successful outline planning application for the development of 70 dwellings. It received a high approval level in the NDP Community Questionnaire (Q19). The planning application received only a small number of objections. The importance of the Policies H1, H3 and H4 is in placing constraints on the types of dwellings and general design as framed by the Village Design Statement (VDS).

For Sites 1 and 2, a foot and cycleway link between the two sites is regarded as important as set out in the VDS 1.5.1 Table 1 A1 & B8.

POLICY H5: DEVELOPMENT OF SITE 2 (see Objectives 1, 2 & 3)

Notwithstanding that outline planning permission for 17 dwellings has been granted for this site the development should comply with policies H1, H2 & H3 and the following criterion:

A maximum of 17 dwellings.

This largely brownfield site has already been the subject of a successful outline planning application for the development of 17 dwellings. In the NDP Community Questionnaire (Q19) sites north of the A47 received strong support. This site is also north of the A47 but it was not included in the consultation as planning consent had already been approved. The planning application received only a small number of objections. The importance of the Policy is in placing constraints on the types of dwellings and general design as framed by the Village Design Statement (VDS).

For Sites 1 and 2, a foot and cycleway link between the two sites is regarded as important as set out in the VDS 1.5.1 Table 1 A1 & B8.

POLICY H6: DEVELOPMENT OF SITE Z (see Objectives 1, 2 & 3)

Notwithstanding that outline planning permission for 48 dwellings has been granted for this site the development should comply with policies H1, H2 & H3 and the following criterion:

A maximum of 48 dwellings.

Outline planning permission for the construction of 48 houses at a site adjoining the west of the village, off Winckley Close, was granted by HDC on 26th July 2017. This location was not one preferred in community consultations and so that site was not included in the submitted version of the NDP. The site has now been included in the revised NDP and labelled Site Z.

POLICY H7: DEVELOPMENT OF OTHER LOCATIONS (EXCLUDING SITE 1 Policy H4, SITE 2 Policy H5 & Site Z Policy H6)

- a) The shortfall against the HDC New Local Plan of 17 dwellings should firstly be sought to be accommodated on individual plots within not beyond the built environment, which may become available over the period of the Plan.
- b) Any additional demand emerging from revisions to the HDC New Local Plan over the life of Houghton's Neighbourhood Plan will be permitted at locations north of the A47.
- c) Developments to be controlled by
 - i) not permitting development delivery beyond the Local Plan demand
 - ii) not building further west than the existing build line of Deane Gate Drive nor further east than the eastern boundary of Site 3 on Figure 4-1, and
 - iii) development other than infill should commence no earlier than 2028.
- d) For all of the above, consideration should be given to the provision of dwellings for people later in life or having mobility issues. See Policy H8.

There are no current planning applications for sites north of the A47. Site 3 is in the HDC Strategic Housing Land Availability Assessment (SHLAA) 2015 Update - p16, May 2016, and agents for the developers have been in contact with HDC and Houghton Parish Council.

These developments specified in policies H4 to H7 will affect the traffic flow and associated safety issues along the A47 and the linked roads. These issues are considered in detail in the Traffic and Transport section 4.4 and particularly in Policy T2.

The combination of Policies H3 to H7 provides for the number of dwellings identified for Houghton in the Proposed Submission version of the HDC Local Plan to 2031.

POLICY H8: PROVISION OF DWELLINGS FOR PEOPLE IN LATER LIFE OR HAVING MOBILITY ISSUES (see Objectives 1, 2 & 3)

There is a potential demand from people who no longer need a house the size of their current family home (and who may or may not seek to release capital), those who are generally fit and well but have a mobility problem, those requiring the facilities of sheltered accommodation or a Warden Aided complex, and those needing the facilities provided by a Residential Care Home. Such provision would lie within the areas already allocated for housing development (see H4, H5 & H6). Proposals for such developments will be supported subject to complying with all the following criteria:

- a) It should meet the design requirements of the Houghton on the Hill Village Design Statement.
- b) The number of dwellings will reflect a detailed assessment of demand.
- c) Properties will be a combination of owner-occupied and rented.
- d) Seven percent of properties, including bungalows should be built to accommodate wheelchair mobility and access in accordance with Building Regulations Part M (2015).
- e) A proportion of properties including bungalows should be designated sheltered dwellings, the precise number being determined by demand but 10 overall is a guide based on The Leicestershire Adult Social Care - Accommodation strategy for older people 2016-2026.
- f) A proportion of properties should be constructed as whole-life homes.
- g) A proposal from a developer for a Residential Care Home within the preferred locations for residential developments is likely to be favourably considered, provided it complies with the requirements of the VDS.

A number of indicators emerged from the NDP Community Questionnaire demonstrating a requirement in Houghton for the provision of suitable dwellings for people in later life, or those who have mobility issues. This covers a wider age range than would be the case if provision was solely for what would commonly be referred to as 'retirement homes'. Many residents of Houghton, even when past their prime in terms of age or mobility continue to contribute very actively to managing, belonging to, and ensuring the continuity of clubs and societies in the village. Without the provision of adequate accommodation for people to move to as their needs change there is a risk that an increasing number will join those who have already left the village for more appropriate accommodation. This is detrimental to the future wellbeing of the community of Houghton and new developments should seek to provide a broad mix of suitable housing stock and accommodation to discourage further migration.