**Saddington Parish Neighbourhood Plan 2018-2031**

**Housing Site Allocation Assessment**

**Background**

As part of the process to prepare the Neighbourhood Plan for Saddington, during 2017 a ‘Housing Theme Group’ was formed as a sub-group of the Neighbourhood Forum to take the lead to prepare policies for housing development within Saddington Parish. The Housing Group was asked to:

* Review the results of the Community Questionnaire (Feb 2017) and Open Event (March 2017) to understand what type of housing is wanted in Saddington by the residents.
* Consider what type of housing is needed in Saddington to meet housing growth targets.
* Consider where new housing could be located in Saddington.
* Consider what conditions should be applied to new housing in Saddington? These conditions will be defined as policies in the Neighbourhood Plan.

Under the Adopted Harborough Core Strategy 2006 – 2028 Saddington is classified as a rural village where development is “*strictly controlled in order to protect the integrity of the landscape, the character and the settlement pattern*”.

Under the Proposed Submission Local Plan for Harborough District Saddington continues to be classified as a rural settlement where development is strictly controlled [Local Plan SS1 and Table D.23]. Table D.23 goes on to state that “Other villages and rural settlements (*eg Saddington*) are considered the least sustainable locations for growth and are covered by housing in the countryside policy. New housing will be limited to housing to meet an identified need (either through a housing needs survey or neighbourhood plan), housing to meet the needs of a rural worker, rural exception sites, isolated homes in the countryside in accordance with NPPF paragraph 55, and replacement dwelling”.

Saddington has no mandatory housing allocation in the Core Strategy or evolving Local Plan. The Housing Group must therefore identify sites for housing in Saddington that will allow for on-going organic growth and which meet the criteria defined by the Core Strategy or evolving Local Plan. According to the Core Strategy and evolving Local Plan, Saddington is not expected to plan for large scale housing development.

This report describes the process that was used to identify the housing site allocations that are given in Saddington Parish Neighbourhood Plan 2018-2031.

**Identifying Potential Sites for Housing**

The residents of Saddington were consulted on what type of housing is needed in Saddington and where it might be located.

A copy of the Community Questionnaire was distributed to all residents and businesses in Saddington Parish during February 2017, and an on-line version was also available on a Surveymonkey page. (Refer to: *Saddington Parish Neighbourhood Plan - Questionnaire v5 03-02-17.docx*; [*https://www.surveymonkey.co.uk/r/saddington*](https://www.surveymonkey.co.uk/r/saddington) and *Saddington Questionnaire Analysis March 2017.pdf*).

In addition, an open Community Open Event was held in Saddington on 11th March 2017 where additional information was provided on the production of the Neighbourhood Plan, including maps where potential housing sites could be marked. Refer to: *Saddington Consultation Summary 11 March 2017.pdf*.

When asked what sort of housing was preferred if there was to be new development in the Parish, the response was (expressed as a percentage of the total responses):

**Questionnaire findings**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Type of Housing** | **Need a lot more** | **Need a few more** | **About right** | **Not needed** |
| Eco housing | 31.7 | 21.9 | 24.4 | 21.9 |
| Starter homes | 16.3 | 44.2 | 20.9 | 19.6 |
| Individual design | 2.0 | 26.8 | 34.2 | 17.1 |
| 2-3 bed | 0 | 52.3 | 36.4 | 11.4 |
| Bungalow or retired | 6.8 | 36.4 | 36.4 | 20.4 |
| Private rented | 0 | 11.9 | 67.1 | 31.0 |
| Social rented | 0 | 14.3 | 47.6 | 38.1 |
| 4 bed and over | 4.8 | 14.3 | 26.2 | 54.8 |
| Flats | 0 | 2.4 | 11.9 | 85.7 |

The consultation results show that the village is not in favour of the provision of additional large properties. The preference is for smaller affordable properties suitable for first time buyers and retirees in numbers proportionate to the size and character of the village while recognising ecological concerns.

The Housing Group reviewed the results of the Community Questionnaire (Feb 2017) and Open Event (March 2017) and taking these findings into account the Housing Group looked at the plan of Saddington in order to identify where new housing might be built. The Open Event Consultation demonstrated that infill housing was the only housing which should be considered, refer to *Saddington Consultation Summary 11 March 2017.pdf*.

The group initially identified seven potential sites in Saddington (see Minutes of Housing Group meeting dated 13th June 2017) where new housing might be built:

Site 1. The paddock behind Cedar Lodge, off Smeeton Road

Site 2. The Limes farm, off Smeeton Road

Site 3. Beside Sunnyside Cottage and behind, Weir Road

Site 4. Top of village green

Site 5. Corner opposite Sunnyside Cottage, Weir Road

Site 6. The Stables, Main Street

Site 7. Bungalow on Mr Short’s land

It was thought there might be other sites within the village that could be possible housing sites, but before adding more sites to the list it was felt that the landowners ought to be approached to see if they would consider offering the site for housing.

Therefore, the Housing Group decided to compose a letter to Saddington residents asking if anyone had any land they might consider to be suitable for building homes on and to respond to us directly – refer to Appendix 1.

A letter was posted on the Saddington email forum and letters were posted to landowners who were not on the forum. This gave all Saddington landowners the opportunity to register an interest.

The Housing Theme Group met on 28th June 2017 to consider the responses from our letter to the residents.

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| *Taken from Minutes Wednesday 28th June 2017****4. Consultation on preferred locations****We reflected on the information gathered at the Consultation Event in May 2017 and discussed the areas for building development which were considered at the last meeting.**It was decided that site 2 and 7 both had been identified as areas that the residents did not want building development.**The owner of site 1 has agreed that he has a potential site for housing. Jill will consult with the owner before the next meeting and ask for his written proposal and permission to potentially build on his paddock land.* |

No other sites for housing sites were offered to us at this time. No land owner had responded to the request for housing sites.

In the meantime HDC had informed the Chairman of the Saddington Parish Meeting that they were in discussions with Waterloo Housing regarding the development of their site at the top of Weir Road (site 3) and that HDC were in agreement with the site being allocated for housing in Saddington’s Neighbourhood Plan – refer to Appendix 1.

**Selecting Proposed Sites for Housing**

The Housing Group then used a selection criteria approach to down-select the proposed sites, as shown below.

|  |  | Offered for housing by the landowner? | Residents in favour? | Capable of meeting Saddington housing criteria? | Propose to allocate site? |
| --- | --- | --- | --- | --- | --- |
| Site 1. | The paddock behind Cedar Lodge, off Smeeton Road  | YES | - | YES | **YES** |
| Site 2. | The Limes farm, off Smeeton Road | NO | NO | YES | NO |
| Site 3. | Beside Sunnyside Cottage and behind, Weir Road | YES | - | YES | **YES** |
| Site 4. | Top of village green | NO | - | YES | NO |
| Site 5. | Corner opposite Sunnyside Cottage, Weir Road | NO | - | YES | NO |
| Site 6. | The Stables, Main Street | NO | - | YES | NO |
| Site 7. | Bungalow on Mr Short’s land | NO | NO | YES | NO |

Based on the down-selection process, it was confirmed that sites 1 and 3 would be allocated in the Neighbourhood Plan for housing development in Saddington. The Housing Group have consulted, and listened to, the residents of Saddington regarding where new housing should be built in Saddington. The outcome is consistent with the village status of a sub-selected village. These two sites have been subsequently identified in the Neighbourhood Plan within Policy H1 as:

**Site 1 Land off Weir Road**

**Site 2 Land off Smeeton Road**

**Appendix 1: Copy of the letter sent to Saddington Residents in June/July 2017**

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| Dear Saddington residents,As you know a Neighbourhood Plan is currently being created by Saddington Parish Neighbourhood Form on behalf of the residents of Saddington Parish. The Neighbourhood Plan will define planning policies for Saddington Parish that will help to shape the future evolution of Saddington over the next 15 years. When the Neighbourhood Plan has been approved by the District Council it will have to be taken into account when any future planning application is submitted in Saddington Parish. It is very important that the content of the Neighbourhood Plan incorporates the collective wishes and aspirations of the residents of Saddington.At the Neighbourhood Forum meeting in May, 2017 there were three ‘Theme groups’ created which are tasked with developing the key policies associated with: Housing, Transport and the Environment.I am writing to you on behalf of the Saddington Housing Theme Group which is formulating the policies that we want to be applied for future housing development within Saddington Parish.The main points of the housing section of the questionnaire that was completed by local residents in March 2017 concluded that:* any new housing should be sympathetic to the village
* we should retain a green open space between Saddington and Fleckney parishes
* listed buildings should be preserved
* if new housing is to be built, then it should include affordable housing and bungalows

As part of the Neighbourhood Plan we now need to identify land in Saddington which could potentially accommodate about 5-6 new dwellings in future. If Saddington Parish residents collectively identify possible housing sites that are acceptable to local people then it will help us retain our village identity and give us a voice in what housing is built rather than having it imposed on us.I am therefore writing to ask if there is anyone in the village who owns land in Saddington Parish which they think they might be suitable for building new home/homes on.We need to identify proposed sites in the Neighbourhood Plan. Please note that at present there is no obligation or requirement to build on any identified sites, and identifying a possible site does not infer that it would successfully achieve planning approval, but as a first step in the process we need to identify potential sites that land owners are willing to develop for housing within Saddington Parish. This letter is sent to you without prejudice.Please email me or write to me before 10th July 2017 if you would consider this proposal or if you need any further information.Yours sincerely.J.R.CarterSaddington Parish Neighbourhood Forum – Housing Theme Group LeaderEmail: jillcarter124@btinternet.comAddress: Farndon Lodge, Smeeton Road, Saddington, Leicester, LE80QT |

**Appendix 2: Confirmation from HDC for Allocation of Weir Road site for Housing**

