

# Parish Council Briefing Paper

## July PC Meeting

### Planning Application 19/04530/OUT.

The **Settlement Boundary** (including that proposed in the Site Allocations DPD) is drawn very tightly around existing development. Only tiny plots remain undeveloped. A way must be found for Large Villages to continue to grow. There are precedents, notably 15/09902 for 13 homes at Fralex in the Parish.

Our draft **Neighbourhood Plan** stalled because we could not find 2 deliverable sites (each for approx. 15 homes) that would meet the plan objectives.

The plan objectives (consistently supported by a clear majority of residents) were:

Future housing provision should:

- a. Be spread around the parish. Experience proved that this is not achievable.
- b. Include Affordable Homes close to village facilities. **This proposal does that.**
- c. Minimise any impact on woodland and green spaces. This proposal will protect the future of Brown's Copse, a County Wildlife Site.
- d. Include homes for the elderly, and those downsizing, close to village facilities. **This proposal does both.**
- e. Provide 2 and 3 bedroom homes for young families. **This proposal does that.**
- f. Minimise any increase in traffic issues. The proposal will clearly impact Middleton Road (with an estimated 10% increase in movements) but wherever development goes in the village someone will be affected.
- g. Maximise use of our footpath network. **This proposal does that.**

Note also that the draft plan also envisaged approx. 10 homes for the elderly and approx. 10 starter homes on this site.

The **site** is uniquely sustainable in the Parish. A mixture of young families and the elderly will live adjacent to the village hall and the surgery with off road footpath access to the school, shop and pub. The poor agricultural land has not been farmed for many years and is not accessible by the public.

The **village school** is significantly under capacity.

There are **economic benefits** from increased business for local trades and businesses. Local homes are needed for the growth of employment at Porton Down and Boscombe Down, and Winterslow is a short distance on low traffic routes.

The off-road **cycle/footpath** along Middleton Road is badly needed.

#### **WC Local Plan Review (Oct 18 Regulation 18 Consultation)**

Relevant outcomes from the Rural Based Workshops for rural parishes were:

- Policies too restrictive
- Settlement boundaries don't allow for expansion
- Housing being built doesn't reflect local need eg too large
- Lack of affordable housing for young people
- Lack of housing for the elderly and disabled
- Loss of smaller homes as properties extend
- New housing is large and expensive which encourages commuters
- Allow specialist accommodation in rural areas for older people to downsize
- Include a policy to manage the size of homes delivered eg limited to 2 or 3 bedrooms
- Policies to keep small houses small
- Parish councils ignored in the planning application process – their views should carry more weight

#### **Planning Condition:**

The Parish Council wishes to see the benefits of this centrally located community of largely smaller properties be maintained in the future. We therefore request that a 'No Additions or Extensions' permitted development condition be required.

