

West Hoathly Parish Neighbourhood Plan

Policies Workshop 4 – Homes
29th November 2012



Let's Write Our Future!

This Evening – a Review/Discussion of:-

- Evidence of the Need, Desirability and Support for additional homes in the Parish
- Potential sites – existing known and those stemming from the “Call for Sites” in Summer 2012
- ➔ Develop a basis for our Neighbourhood Plan sites / homes policies

The Need for Additional Homes

- MSDC Housing register (March 2012)
 - Net 15 affordable homes needed to add to existing 40.
 - Predominantly 2-Bedroom (+9), 1-Bed (+4), 4-Bed (+3) (3-bed -1)
 - Housing Needs Survey (July 2012)
 - Added a further 8 affordable units (75% single person, 25% families with children)
 - Plus 7 “Market” units of various sizes
 - Also, a need identified from older residents for some smaller, more manageable homes
- ➔ In total around 30 social or lower-cost market homes

The Desirability of Additional Homes

- Primary school roll has varied between 79 pupils (2011) and 97 (2008). Now 92. Average 88 (6 years)
- “Ideal” range is 98-105 → 10-15 extra needed
- Pre-School attendees currently very low and uneconomic without support
- Therefore some lower cost market and affordable family homes desirable – 10-15 units?
- New market homes bring money for Parish Infrastructure and amenity improvements and help support local retail businesses
- But... Possible traffic implications (NB External Through traffic is by far the overwhelming issue)

Parish Acceptability of Additional Homes

- 2009 Parish Futures
 - In Favour of brownfield, Split on infill and Against greenfield sites
 - Majority Support for new housing to be social / low-cost or sheltered and “environmentally friendly”
- 2012 Neighbourhood Plan Survey
 - 79% in favour of “Homes in 2030” Vision (new smaller, lower cost homes of varying tenures)
- 2012 Housing Needs
 - Widespread Support for more Affordable units
 - 50/50 on additional market homes

The Supply side – Existing and Potential Sites

- Granted planning consent – to be built?
 - Bluebell “station” – 3x 2-Bed, 2x3-Bed
 - Chapel, Chapel Row - 1x2-Bed
 - West Hoathly Garage lapsed consent for 13 units
 - If reinstated, 4 should be affordable, but currently no plan to do so
 - Pending planning consent
 - Upper Barn, North Lane – 2x 5-bed (net 1 extra unit)
 - Hoathly Hill 2x 3- or 4-Bed (currently withdrawn application)
 - Other potential
 - Top Road (adj Homestall) – 1x1-Bed + 1x2-Bed
 - Top Road (adj Cookhams) – 21? Units (o/w 7 affordable)
 - Vague future possibility – Opp. Horsted Lane – up to 30 units?
 - NB No “Exception Sites” found for 100% affordable units
- ➔ If most went ahead we might be in the same range as demonstrated need

Parish Future Challenges – from Sustainability Appraisal Scoping Report

Challenges Facing West Hoathly Parish	Effect without the Neighbourhood Plan
Problem of traffic speed, volume and weight and lack of pedestrian/cyclist safety on the C319 and lanes	Residents lives will be further blighted by inappropriate traffic patterns
Viability of Primary School and Pre-School	Issue not addressed and danger of downward spiral and possible closure
Lack of affordable housing for Parish residents	No suitable sites for housing for local people would be allocated.
Supporting an ageing population	Potential issues of care/support/transport and suitable local homes
Inadequate and potentially reducing public transport options	Further erosion of options, increased car dependency and/or isolation
Support and flexibility for local businesses	Existing policies may not meet their needs and aspirations
Infrastructure improvements such as roads, crossings, parking, school facilities	Funding for infrastructure requirements may not be achieved
Pressures for development in countryside	District Plan policies are strategic in nature and may not provide adequate protection
Loss of agricultural land to development	Could get worse with no policy on protection
Poor access to services and facilities	Could get worse with no policy on sustainable transport
Need to maintain and enhance the high quality natural environment, wildlife networks and biodiversity of the parish	District Plan policies are strategic in nature and may not provide adequate protection
Need to protect and enhance the historic buildings and environment of the parish	District Plan policies are strategic in nature and may not provide adequate protection