

RESIDENTIAL BASED QUESTIONS

Why do we need to provide so many houses?

The East Midlands Regional Plan Proposed Changes (2008) identifies the number of houses that the Borough must provide from 2001-2026. It states that the Borough must provide 11,700 during this period. This figure may increase as part of the review of the East Midlands Regional Plan expected to take place this year.

Why do we need to provide 'x' amount of houses within our settlement?

The Core Strategy sets out the core policies to guide development within the Borough to 2026. The proposed housing distribution in the Core Strategy Preferred Options was based on population estimates and mortality/migration rates, carried forward to 2026 to estimate how much additional housing might be required to retain 2004 population levels. Housing need (by sub market and parish) from the Leicestershire & Leicester Strategic Housing Market Assessment (SHMA) to determine the level of affordability issues. Transport sustainability of each of the settlements to determine which of the settlements were most sustainable in transport terms. Range of services available in each settlement. School enrolments and capacity for expansion. Capability of existing infrastructure (Severn Trent, Primary Care Trust, transport). Environmental/landscape constraints and opportunities. Mix of housing already currently provided to ensure a range of house types is available.

Will all of the houses be affordable?

Developers will be expected to demonstrate that the number, type and mix of housing will meet the needs of people living and working in the settlement.

Why can't the houses be built on brownfield land?

The Borough Council have sought to identify brownfield sites first, where the housing requirements set out within the Core Strategy could not be met fully on brownfield sites then greenfield sites were then identified.

How were the sites identified?

Sites came forward from a range sources:

- Expressions of interest submitted as part of the preparation of site allocations.
- Sites submitted as part of the Strategic Housing Land Availability Assessment;
- Urban Capacity Sites; and
- Outstanding Local Plan designations.

How were sites identified as preferred options?

Sites were assessed firstly in relation to identified constraints. If sites were not adjacent to the settlement boundary they were discounted inline with the East Midlands Regional Plan.

Those sites that were adjacent to the settlement boundary were then assessed against identified constraints e.g. topographical, flood risk, special designations. They were then assessed in relation to their locality e.g. existing built form, access to local services and facilities.

Why do we need to provide housing in rural areas?

The housing figures are set out in the Core Strategy

In determining the housing numbers a number of factors were considered:

- Ensure local people could afford to stay in the rural areas
- Ensure that the population loss that is expected given changing demographics was offset, thus helping to sustain schools and rural services
- It was based on population estimates and mortality/migration rates, carried forward to 2026 to estimate how much additional housing might be required to retain 2004 population levels
- The housing need (by sub market and parish) from the Leicestershire & Leicester Strategic Housing Market Assessment (SHMA) to determine the level of affordability issues in each of the parishes and submarkets. Please note however, that as per the SHMA, this information should be used to inform policy, not be directly translated into policy.
- Transport sustainability of each of the settlements to determine which of the settlements were most sustainable in transport terms.
- Range of services available in each settlement.
- School enrolments and capacity for expansion.
- Capability of existing infrastructure (Severn Trent, Primary Care Trust, transport).
- Environmental/landscape constraints and opportunities.
- Mix of housing already currently provided to ensure a range of house types is available.

Table showing settlement justifications

Settlement	Justification
Groby	In submarket with high affordable housing need and also showing need for most housing to maintain existing population levels. Also most sustainable in relation to transport and services. However village is constrained by motorway and A50 and by need to retain settlement identity from Ratby. Also limited capacity in existing schools. Reduce population projection figure to reflect this. Mosaic profile suggests there is a good mix of people.
Markfield	Showing high need for housing to maintain existing population levels, but only middling need for affordable housing need. Scored highly in relation to sustainable transport. Has a range of services, but no high school within the settlement (although South Charnwood High School). PCT suggests that because the PCT premises have just had small extension, it is lower on list of priorities to improve. Reduce population projection figure to reflect this. Mosaic profile suggests there is a good mix of people although mix suggests that there will be a need to provide for an aging population.

Settlement	Justification
Newbold Verdon	Showing high need for housing to maintain existing population (and parish expressed view that more housing needed to support local school, supported by school role figures), reasonable level of affordable housing need, middle range for sustainable transport and access to services (doesn't have secondary school). Has main surgery which caters for surrounding population. Reduce population projection figure to reflect transport sustainability and lack of secondary school. Mosaic figure suggests there is a good mix of people.
Desford	Showing high need for housing to maintain existing population, reasonable level of affordable housing need, middle range for sustainable transport and good access to services. Retain population projection figure. Mosaic profile suggests there is a good mix of people.
Stoke Golding	Reasonable need for affordable housing, middling in relation to sustainable transport & good in relation to services. Close to Hinckley sub regional centre. In same submarket as Witherley which has high affordable housing needs, therefore housing in this location could help address this need. Increase original population projection figures to reflect this. Mosaic profile suggests there may be a need for more housing for younger people.
Barlestone	Showing need for homes to retain population, middling need for affordable housing. Average to poor in relation to transport sustainability and no secondary school. Retain population projection figure. Mosaic profiles suggests there is a good mix of people.
Ratby	Showing need for 30 homes to retain population levels, in submarket with high need for affordable homes. Middling in relation to sustainable transport and reasonable in relation to services (no secondary school). However limited capacity for development without impacting on important relationship to countryside to the west and issues of congestion. Increase population projection level to 60 to reflect affordable housing needs. Mosaic profiles suggests there is a good mix of people.
Market Bosworth	Not showing need to maintain population, but middling need for affordable homes. Profile suggests need for more family homes for young people. Reasonable in relation to transport sustainability and access to services. Provide 100 dwellings based on providing for some of the need in the surrounding parishes and affordable.
Bagworth & Thornton	Not showing need to maintain population, high need for affordable housing, although some of this could be coming from outside the Borough (submarket model includes some of North West Leicestershire). Poor in relation to travel sustainability and services. Retain population projection housing figures (ie. infill development on urban housing potential site). Mosaic profile suggests there is a good mix of

Settlement	Justification
	people within the village.
Witherley	High need showing for housing to retain population, but a lower need for affordable housing (although this increases substantially when look at parishes needs model). Has a primary school and is close to Atherstone. However has access issues onto the A5, therefore reduce population projection figures to reflect this. Mosaic profile suggests the majority of people living in Witherley are either career professionals or older families which suggests there may be a need for housing to address the needs of younger people in village.
Twycross	Showing need for homes to retain population, but lower need for affordable housing (although this increases substantially when look at parishes model). Has a primary school (independent), but is quite isolated in relation to access to services. Reduce population projection figures to reflect this. Mosaic profile suggests the majority of people living in Twycross are either career professionals or older families which suggests there may be a need for housing to address the needs of younger people in village.
Sheepy Magna	Showing need for homes to retain population, but lower need for affordable housing (although this increases when look at Parish model). Has a school, but no shop. Reduce population projection figures to reflect transport sustainability issues. Fairly high number of school places compared to other rural villages. Mosaic profile suggests an aging population. May need to provide for this to allow downsizing within the village to free up family homes.
Stanton Under Bardon	Showing need for 30 homes to retain population, middling need for affordable housing. Has primary school which has spare capacity. Close to Markfield which scored well for sustainable transport. Retain population projection housing figure. Mosaic profiles suggests a good mix of people.
Congerstone	Showing need for dwellings to maintain population levels and is within submarket with reasonable affordable housing need. Closest local centre is Market Bosworth. School is already oversubscribed. Reduce population projection figure to reflect this. Mosaic profile suggests that the majority of people living in the village are younger families in new homes and career professionals which suggests the school will continue to be supported.

Settlement	Justification
Higham on the Hill	Not showing need to maintain population, but is in submarket with high need for affordable housing. Mosaic profile suggest there is a good mix of people within the village although the village has also lost a number of smaller houses through conversions. Increase population projection figure to reflect this.
Nailstone	Showing need for 20 dwellings to maintain population levels and within submarket with middling need for affordable housing. School well subscribed although some spare school places still available. Retain population projection housing figure. Mosaic profile showing a reasonable mix of people.