

Assessment of Options for Residential Development

1. Background Context

To launch the Neighbourhood Plan process a consultation event was held in March 2017. Clear messages from that event were:

“The peace and quiet of the village, the rural location, with green fields, trees, and beautiful views across the countryside are highly valued. Access to pleasant walks, open green spaces, and living in an ‘unspoilt’ village are key features which make Colston Bassett an excellent place to live.”

“Residents of Colston Bassett are very happy with the current rural nature of their lovely village and a key message is a desire to preserve and protect it for future generations. Residents are proud of the local community facilities (Village Hall, paddocks, Market Cross, churches, pub, cricket pitch, open spaces) and value these highly.”

and specifically in respect of housing:

“Many are concerned that the current housing provision is inadequate in that the availability of small and affordable family homes is limited. Most respondents believe that a modest increase in smaller family homes is desirable, and link this to a desire to widen the diversity and age profile of the village.”

“The Village lacks smaller, more affordable homes for younger families. This opinion was linked to comments that the population tends to be mainly older, retired people, and that ‘new blood’ is needed to sustain the Village for the future.”

“There was a preference for a small number of modest family homes, suitable for young families and/or elderly people who may wish to ‘down-size’. This was linked to a desire for the families of local people to be able to remain in the village, and have access to affordable housing for those with a local connection.”

In addition, the ‘Housing Needs Report April 2017’ (Appendix 5) identified that:

- *59% households own their own homes, which is lower than regional (67%) and national (63%) rates. 26.4% live in private rented accommodation, which is significantly higher than district (12%) and region (14%). It is assumed that this represents the estate properties which are privately rented.*
- *The majority (55%) of residential dwellings are detached which is somewhat higher than the district (46%), regional (32%) and national (22%) shares.*
- *More than two fifths (45%) of households live in houses with four or more bedrooms which is somewhat high when compared with the district (33%), regional (20%) and England (19%) rates.*
- *Under-occupancy is higher than district, regional, national rates and the England Rural area average.*
- *Domestic properties with Council Tax band G make up the largest group in the parish (approximately 23% of the total). It has a much higher proportion of properties with high value council tax bands, with 42% of dwellings having a Council Tax Band F or above against 13% for the district, 5% for the region and 9% for England as a whole.*

- ***Land Registry price paid data shows around 49 residential property sales were recorded in the Colston Basset Parish between 1995 and 2016. Detached housing accounted for the majority of sales, representing 82% of total sales during this time.***
- ***Limited supply of smaller family homes***

These findings largely reflect the responses received from residents at the Open Day launch event.

Subsequently a Questionnaire was issued to all residents in November 2017. Key messages from that questionnaire were:

- ***There is greater support for smaller homes for families and for older people, than for larger homes.***
- ***A clear preference was expressed for freehold properties, followed by rented housing with a local connection.***
- ***Careful, small development, which preserves the character of the village was shown to be important to many respondents.***
- ***68% of respondents wish for 10 new homes or fewer during the coming 10 years, and a further 20% favoured up to 15 new homes.***
- ***58% support or strongly support smaller sites of 5 houses or less.***
- ***There were mixed views on where these developments should be sited with the most popular being development of 'brown-field' sites, 74% support or strongly support.***
- ***Building on the edge of the village attracted 45% support or strongly support, and 37% support or strongly support infill sites only. 50% support or strongly support development of single dwellings on single plots. 26% support or strongly support building in gardens, whereas 51% demonstrated no or little support for this type of development.***

2. Selecting appropriate and available sites for Consultation

The Working Group and all Theme Groups have been fully committed to taking account of both factual statistical data and the opinions of residents as highlighted above. Retaining the rural and open nature of the village, and protecting the environment, whilst finding appropriate sites for extra housing has been key in selection of potential sites.

2.1 Sites within the current Settlement Boundary

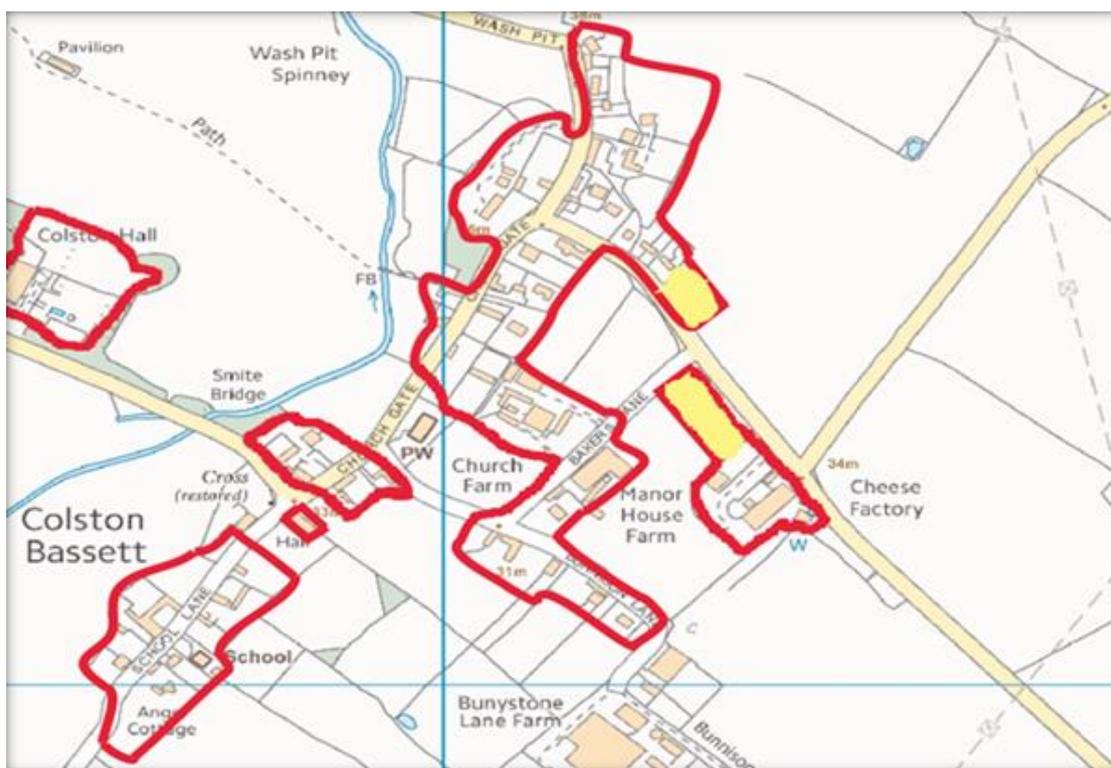
Very few sites within the current Settlement Boundary satisfy the criteria identified above, however these have all been included within the proposed new Settlement Boundary and thus continue to be available for windfall development, subject to obtaining planning consent. Indeed it is believed there is a possibility that 4 or 5 homes could be delivered in this way, although there is no guarantee that the owners of these plots of land will wish to develop homes which meet the criteria.

These sites are:

- Land adjacent to the Martin's Arms in School Lane
- Land in Bunnison Lane (small Orchard)
- Plus several garden spaces (although it should be noted that such sites were not supported by 51% of Questionnaire respondents).

All these sites are covered by the proposed Windfall Policy.

MAP 2



2.3 Sites for Consultation

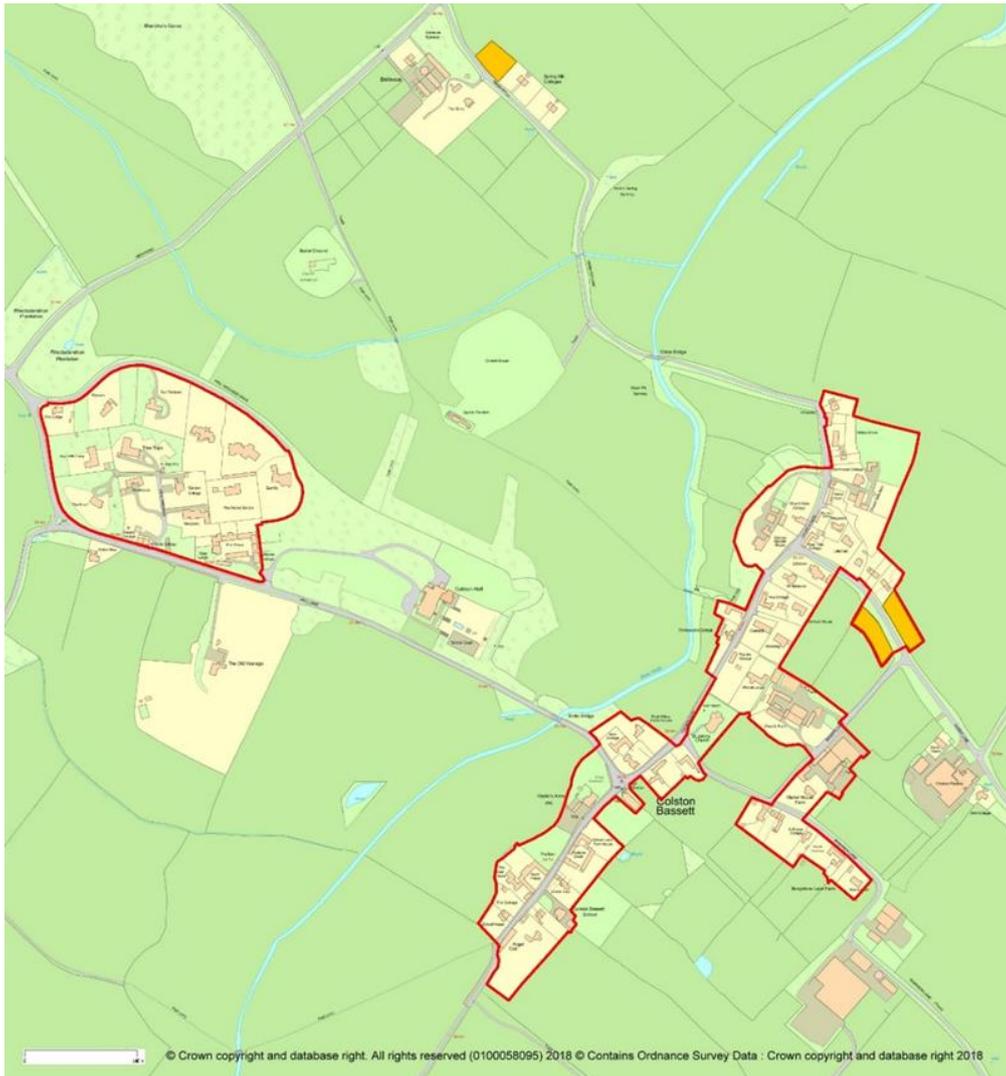
At a subsequent meeting with the Estate representative, some sites were eliminated for various reasons:

- Private Road – not available, also not suitable (un-adopted road and difficulties in provision of gas/mains sewerage),
- Bottom of Spring Hill – not available, also not suitable (difficulties in provision of gas/mains sewerage),
- The Elms – not suitable due to impact on the Listed Building of St. Mary's Church,
- South of Harby Lane – not available and not suitable to protect potential future Dairy expansion.

A new site was put forward by the Estate - South of Harby Lane and in the paddock adjoining Harby and Bakers Lanes. Their initial proposal was for an L-shaped site facing both Harby Lane and Bakers Lane. The Housing Theme Group were not in favour of the portion of the proposed site facing Bakers Lane due to road safety issues on this very narrow road, which is regularly used by large farm vehicles. The Theme Group therefore agreed to present the following sites to the Parish Council at its meeting on 16 April 2018, and with their agreement to put these forward to Consultation, see map 3 below.

- Top of Spring Hill,
- North of Harby Lane,
- South of Harby Lane.

MAP 3



2.4 Consultation Open Day 21 May 2018

The next step was to present the sites for consultation with residents at the open Day event on 21 May 2018. The outcome of the Consultation event was:

- Site 1 (North of Harby Lane) - 94% support
- Site 2 (South of Harby Lane) - 76% support
- Site 3 (Top of Spring Hill) - 86% support

Residents attending the Open Day were also invited to suggest alternative sites if they did not agree with those proposed. 14 sites were suggested and subsequently considered by the Housing Theme Group.

- 3 suggestions for various sites along Bakers Lane – These had been previously rejected as Bakers Lane is very narrow and used by farm vehicles. Developments could also impact on the listed Manor Farm.
- 6 suggestions for various sites along Bunnison Lane – Bunnison Lane regularly suffers from flooding making current properties inaccessible. The grazing paddocks along either side of

Bunnison Lane at the centre of the village (BL1 and BL5) have also been identified as sites of Environmental significance (see Appendix 6) and in addition would impact on the listed St. John's Church and listed Manor Farm. One site along Bunnison Lane, a small orchard, has already been included within the proposed Settlement Boundary and is thus available for development as a windfall site.

- 1 suggestion for a site at the far end of Church Gate (West side) – This site is not available.
- 1 suggestion for areas next to the Church – Development here would impact on the listed building of St. John's Church. Additionally residents wish to preserve the open aspect and views in the centre of the village
- 1 suggestion for the other side of Spring Hill – This site is not available
- 1 suggestion for the area between the Martin's Arms pub and Ascot House – This site is included in the proposed Settlement Boundary and is thus available for development as a windfall site.
- 1 suggestion for the end of School Lane – The large garden at the end of School Lane is included in the proposed Settlement Boundary and is thus available for development as a windfall site.

2.5 Opinion of Rushcliffe Borough Council

Rushcliffe Borough Council was consulted on the acceptability of the three proposed sites. The Borough Council considered sites 1 and 2 to be appropriate locations for development subject to meeting development plan policies.

The Borough considered site 3 to be an inappropriate location for development as it was beyond the physical edge of the settlement and contrary to Policy 22 of the Publication draft of the Local Plan Part 2 which defines appropriate development in the countryside. This restricts countryside development to uses such as exception sites for affordable housing and those requiring a rural location such as agriculture, equestrian and forestry uses.

3. Feedback from the Estate

The information obtained through the consultation process plus the feedback from Rushcliffe Borough Council was presented to the Estate representative.

The Estate made it clear that they would not support development for exception sites for affordable housing or those requiring a rural location such as agriculture, equestrian and forestry uses. In addition, other factors influenced their decision to eliminate site 3 at the top of Spring Hill, including lack of mains sewerage and gas, various complexities and difficulties relating to construction cost which would not be economically viable.

The two remaining sites 1 and 2 will be made available by the Estate for development.