

Neighbourhood Development Plan Open Information Event

Housing

The position we are in today, and how it has developed

GOVERNMENT DRIVE TO INCREASE HOUSE BUILDING ACROSS ENGLAND

Over the last several decades, the provision of housing has failed to keep up with the needs of an expanding population in this country. In order to address this, the Government passed the National Planning Policy Framework in March 2012 and the Localism Act, 2011 in April 2012. Hereford Council has followed up, as required, with the Herefordshire Local Plan Core Strategy 2011-2031, adopted in October 2015. (See Steering Group Member to view)

CROW HILL AND UPTON CREWS IDENTIFIED AS GROWTH SETTLEMENTS

The main consequence of the Core Strategy for this parish is that Crow Hill and Upton Crews have been positively named as Settlement Centres for future housing development which are required to accommodate a minimum of 26 new housing units between them between now and 2031 (detailed on pages 105-112 of the Core Strategy, see Steering Group Member)

WE ARE WRITING A NEIGHBOURHOOD PLAN TO MANAGE THIS GROWTH - AND MORE?

The Parish Council has decided to go ahead with producing a Neighbourhood Development Plan (NDP) which is intended to give the local community their opportunity to influence how their parish should evolve and where and in what form the required housing will take place.

CREATING SETTLEMENT BOUNDARIES TO CONTROL WHERE NEW HOUSING GOES

The Core Strategy, which cannot be over-ridden by the NDP, states that the location of further development must be “within or adjacent to the main built area” of each nominated settlement. As Crow Hill and Upton Crews are made up of quite well-focussed groups of dwellings, our NDP could create settlement boundaries to control where new housing is located although this is not mandatory (see extract from Herefordshire Council Guide 20).

HOW WE WILL GO ABOUT THIS

- We will listen to and analyse what you tell us today and in a questionnaire to be circulated to all
- We will arrange a “Call for Sites”; where any Parishioner can propose any parcels of land for possible future development which comply with the strategy
- We will assess sites put forward against a set of formally agreed criteria
- We will ask the community for feedback on the preferred sites
- The final selection will help to determine where we draw the settlement boundaries to accommodate future growth if it is agreed this is the best option
- All residents on the electoral register will be able to vote on the final plan

Housing Facts

- The parish has fewer younger residents (43% under 45 years old) compared to nationally (58%)
- There are 257 properties in the parish, 160 detached (63%), 73 semi-detached (28%), 17 terraced (13%), 4 flats and 3 caravans (7%)
- 23 per cent of the population are aged 65 and over and 20% are under 18 years
- 62 % of households in Upton Bishop parish have detached properties and 29% semi detached
- 77% of households in Upton Bishop parish are owner-occupied, including 50% of households owned outright - higher than the county average (39%) and national average (31%).
- Average house has 3.3 bedrooms
- Average household is 2.4 persons
- The current county plan, the Core Strategy requires Upton Bishop Parish to grow by at least 14 percent in the number of houses it provides up until 2031. This equates to around 40 new homes. Since 2011, the parish has already built 14 new properties in Pomona Grove leaving 26 to be built by 2031
- There are 30 listed premises in the Parish - see list

Needs and Housing surveys suggest a mix of 2, 3 and 4 bed properties should be provided - what do you think?

What is your view on what is most needed here?

What numbers of new houses do you think would be most suitable for new developments within Upton Bishop?

How many affordable housing properties do you think we need?

Developers are required to provide affordable housing in developments of more than 10 houses - would you be in favour of developments larger than 10 properties to ensure this happens?

Are you in favour of “mini estates” of 10 or more properties?

Should we try and encourage smaller developments but still include affordable properties?

Are you in favour of including a proportion of one bedroom apartments for single and downsizing needs to facilitate those wishing to remain in the locality as they get older?

Do you or members of your family envisage moving within the parish in the foreseeable future and if so what accommodation would you be hoping to find?

What other housing issues need to be addressed in the parish?