

Tur Langton Neighbourhood Plan

Process for identifying suitable locations for residential development.

Introduction.

The Proposed Submission Local Plan (September 2017) establishes a hierarchy of settlements to help to determine the most appropriate locations for development. On the basis of this hierarchy, Tur Langton is classified as a 'Sub-Selected Rural Village' which offers the opportunity for limited in-fill development and other development based on responding to individual applications. There is no specific housing target for Tur Langton although there is an expectation that the Parish contributes to the overall housing requirement for the District as a whole.

The Parish is comfortable with this limited level of provision and wants to take the opportunity to ensure that any new housing in the Parish meets the requirements of local people throughout the lifetime of the Neighbourhood Plan.

To shape and control development within the Parish over the Plan period, a process was undertaken to help determine the most suitable locations for any new housing development.

Identifying the most suitable sites for residential development

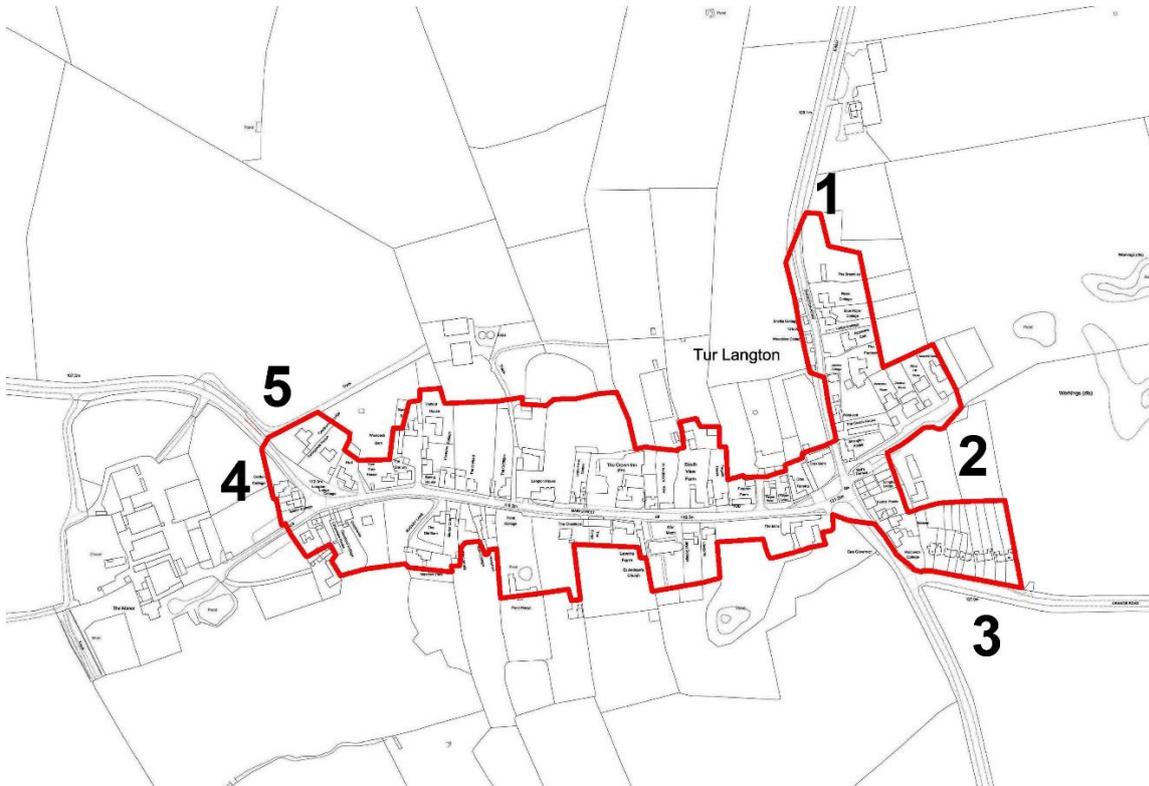
The exercise involved:

- a) Identifying the landowners who were willing to develop their land,
- b) Testing the suitability of the site with the Tur Langton community, and
- c) Seeking the views of Planning Officers from Harborough District Council about the suitability of the general location.

Each site would need to be available for a target of up to three dwellings and would need to meet the requirements of the Neighbourhood Plan policies which include policies relating to housing mix and design.

The sites that were put forward for consideration are represented as follows in figure 1:

Figure 1 – potential residential development sites.



The Neighbourhood Plan Open Event that took place on 21 February 2017 invited participants to place a green sticker in a setting preferred for housing and a red sticker where housing was not favoured. The outcome was as follows:



Processing the outcomes:

A scoring system was introduced to determine a preference for the location of new housing.

On the basis of this exercise (deducting those against the location from those in favour and representing this as a percentage of respondents in favour) site one was the favourite site, followed by site 3; site 2, site 4 and finally site 5.

Harborough District Council's comments revealed a preference for site 4 and cited site 2 as the least favourite. The other sites (1, 3 and 5) received some support. Linear development was required.

Apportioning scores for each site according to the outcomes identified revealed:

Community consultation: (higher points for more favoured sites)

Site 1 – 5 points (20 for, 7 against = 74% in favour)

Site 3 – 4 points (11 for, 7 against = 61% in favour)

Site 2 – 3 points (11 for, 9 against = 55% in favour)

Site 4 - 2 points (10 for, 10 against = 50% in favour)

Site 5 – 1 point (9 for, 13 against = 41% in favour)

Harborough DC comments (5 points for the most favoured site; 1 point for the least favoured site and 3 points for each of the others)

Site 4 – 5 points (Most suitable, relates better to built form of village)

Site 1 – 3 points (Not a favourite. On previously developed land and close to existing)

Site 3 – 3 points (Suitable for single-fronted development complementing Cranoe Road houses)

Site 5 – 3 points (Not favoured. Too far out)

Site 2 – 1 point. (Backland. Out of character. Not favoured)

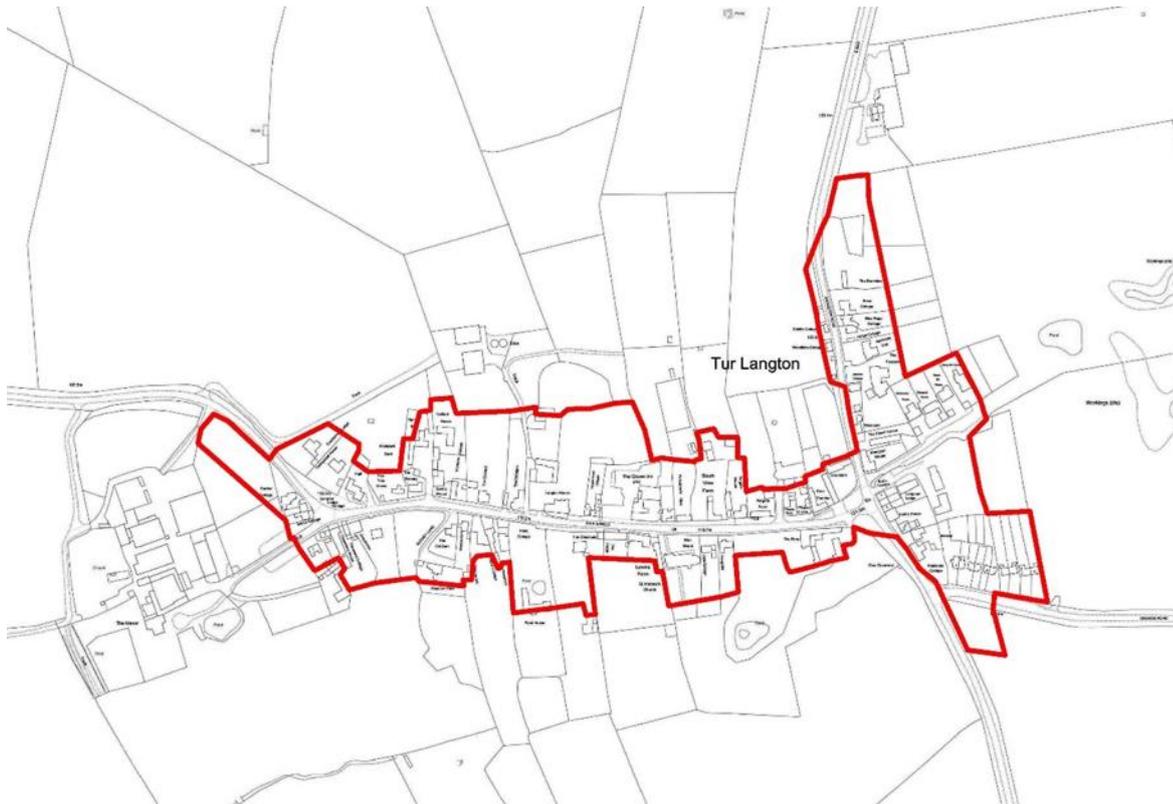
Overall result

Site	Public score	HDC score	Total
1	5	3	8
2	3	1	4
3	4	3	7
4	2	5	7
5	1	3	4

Impact on the Neighbourhood Plan

On the basis of these results, the Limits to Development were revised in the Neighbourhood Plan to accommodate future growth in the Parish in the most suitable locations, namely sites 1, 3 and 4, which scored considerably above the remaining two sites.

The revised Limits to Development were initially as follows:



Pre-Submission consultation

As a result of comments made through pre-submission consultation, this relaxation of the revised Limits to Development was amended and the inclusion of potential sites in the Neighbourhood Plan revised.

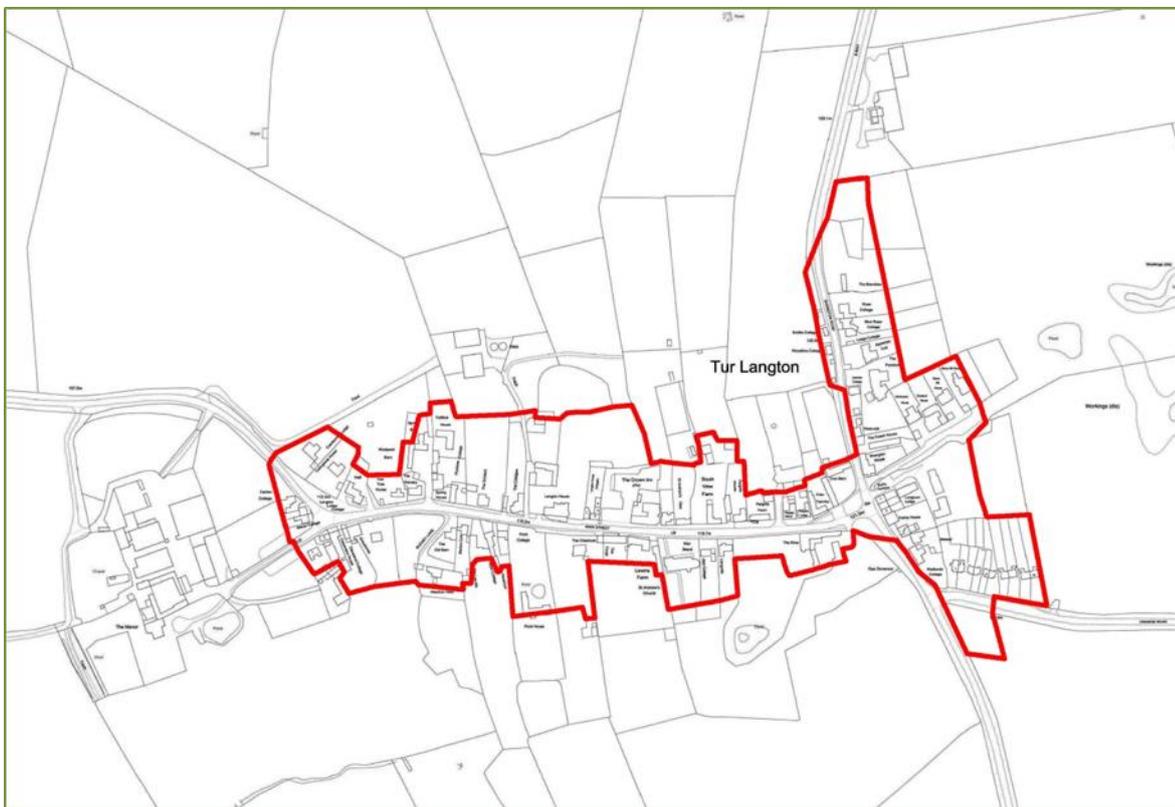
Firstly, Harborough DC submitted a formal response indicating that the scale of development proposed was excessive. They indicated that no residential development should take place, although planning approvals have been made regularly through the period of the Adopted Core Strategy and the Proposed Submission Local Plan identifies the settlement as being suitable for windfall development.

Secondly, there was an objection to site 4 being included as a result of the loss of amenity to a neighbour.

It was therefore agreed by the Parish Council to reduce the available windfall sites from 3 to 2 and to omit the site least favoured by the community.

A further comment was made during the pre-submission phase that a potential development site had been omitted and that this should have been considered. In fact, the landowner did not follow up the request for an indication of the boundary of the site and was not therefore included in the assessment process. This site, along with any others that come forward, will be considered in a formal review of the Neighbourhood Plan in or before 2022.

The updated Limits to Development are as follows:



Summary

Tur Langton Parish is not required to allocate housing for development but is required to contribute to the District's housing target as detailed within the Proposed Submission Local Plan (2011 – 2031).

To help the Parish contribute appropriately to this target whilst shaping housing development in line with locally expressed need, an exercise was undertaken to determine the most suitable

sites for housing development. The outcome of this exercise was revised following comments made through Regulation 14 consultation.

The results have fed into the Neighbourhood Plan as indicated above resulting in two potential development sites being accommodated within the Limits to Development in line with community and local authority preference.

January 2018

Tur Langton Parish Council