

Harvington Neighbourhood Plan

Housing Group Meeting on Wednesday 29 April 2015

Members of the group

Bill Burford
Jenny Cocks
Les Hancock
Andy Lane
Ann Lane
K D (Ken) Rowlands
Joyce White
Chris Rushworth

Present at the meeting on 29th April – all the above except for Andy and Ann Lane who sent apologies.

Extract from the Possible Study Topics identified by Chris Haynes in his initial presentation at the meeting on 11th April

- Housing areas – identify sites
- Housing type need assessment –
 - + young family,
 - + older family,
 - + couple,
 - + single person,
 - + oap/disabled
- Care home/assisted living
- Building standards/regulationss – higher insulation for new build
- Updates to older housing – insulation (fuel poverty)
- Design
- Community heat networks
- Green energy encouragement

Notes on points arising during the meeting on 29th April

The meeting was a brain storming session to try and establish how to go forward. Chris Rushworth has had recent practical experience in dealing with the preparation of a village plan (he has just moved to Harvington), Joyce White has been on the planning sub-group of Harvington Parish Council, and Bill Burford has been involved in the preparation of the previous Village Plan.

Sustainable Development – Chris Rushworth explained that whilst dealing with the neighbourhood plan in his previous village, it became clear that whilst planning legislation stresses the importance of sustainable development, and planners take pains to stress that any development that they are carrying out complies with the

requirements for sustainable development, there is no definition in the legislation of what sustainable development actually entails.

The proposed Gladman development on the land near Ellenden was discussed and it was agreed that for a village of the size of Harvington, the ideal size of development was for no more than blocks of ten houses.

The provision of care home or warden assisted accommodation for elderly people from the village who wished to downsize, either in rented accommodation or in units available to purchase, was discussed. At the moment the only available accommodation is in Evesham, for instance, Yates Court, which means that elderly people have to move out of their community.

In drawing up the Neighbourhood Plan we should consider what planning requirements should be requested for future developments, for instance, the amount of insulation, the treatment of water run off (to be retained in holding tanks) and the use of solar panels, and electricity generation from rivers, ground source heating, or from green waste. These requirements do add to the cost of development but help the community by providing alternative sources of power generation and are in line with Wychavon's commitment to energy efficiency and renewables.

Ken Rowlands raised the question of whether as to whether we need to formally register that we are preparing the village plan as this might delay the proposed development near the crossroads

Framework for the neighbourhood plan – it was agreed that the previous village plan would provide a suitable basis for developing a neighbourhood plan. Anyone who has not seen the Village Plan could find it on the net at

<http://e-services.worcestershire.gov.uk/MyParish/ParishPlans.aspx?ParishID=170&PostCode=WR118NQ&Prop=200328&partner=wdc&marriedto=0>

The underlying information obtained from questionnaires etc can be found on CDs available from Clive Allen, and in case this should be useful Jenny Cocks has suggested to Clive that he should make available a number of CDs at the next meeting of the Neighbourhood Plan group scheduled for Saturday 9th May.

The information for the Parish Plan is five years old and therefore to some extent out of date. The possibility of sending out a further questionnaire was discussed, and it was considered whether such a questionnaire would actually achieve the level of information required, especially as only possibly 20-30% of questionnaires are returned. Chris Rushworth mentioned that in the previous neighbourhood plan in which he was involved, a firm had been employed to contact focus groups and to obtain information, Bill Burford said that Andy Muir had contacts with a similar firm in Birmingham and he would do some research.

It was also mentioned that it would be of help to have figures on types of housing etc from the last Census in 2011, and Les Hancock undertook to obtain this information from Wychavon together with details of any adopted core strategy for Harvington.

The South Worcestershire Development Plan is not likely to be finalised before October 2015.

Discussion took place concerning the proposed closure of the Post Office in the village, as the Postmaster does not have sufficient work to justify a separate Post Office. It was pointed out that although it was hoped that the Post Office would move to the convenient store, in Leys Road, there was some doubt as to whether this might happen as the convenience store was short of room. The question of working from home was discussed, and it was clear that a number of people are now doing this, and more are likely to in the long term. Six of the new houses at present being built on Crest Hill, have a room over the garage designated as office space to enable people to work from home. The point was made that facilities to enable people to work from home, and also transport considerations, were integral to considerations about housing, and it was felt that it might be useful either to have “joined up” meetings or consolidation with other groups involved in the Neighbourhood plan

The question of the next meeting was discussed and it was agreed to postpone this until after the next full meeting of the Neighbourhood Plan Groups on 9th May.