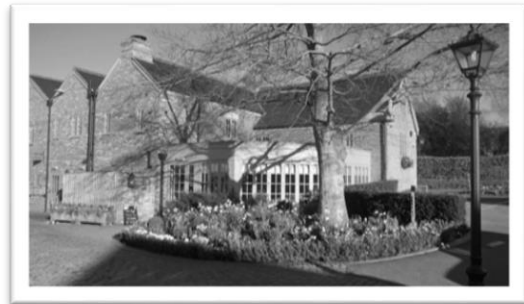


EDINGTON LOCAL DEVELOPMENT PLAN

Housing Group Report



September 2017

Background

This report has been produced by the Edington Local Development Plan, Housing Sub-Group to provide a summary of the work undertaken by the Group during the winter and spring of 2017.

Group members are:

Gareth Dickson
Susan Hayter
Mercedes Henning
Stephen Henning
Bob King
Sandie Lewis (PCC Support)
John Richardson (Chair)

Introduction

A series of 6 meetings were held, chaired by John Richardson, initially to establish the scope of the group, then to undertake research and analysis and finally to review the findings.

The Group used the 2005 Local Development Plan and the 2014 Village Survey as the starting point for the review of village housing requirements. A further consideration was the fact that Edington is classified as a "small village" with only limited scope for infill (one or two dwellings) development under the Wiltshire Strategic County Plan.

Review of Existing Data

Following consideration of existing statistical data, including LDP, Village Survey and nationally produced Indices of Deprivation, the Group developed an understanding of existing housing provision and possible future need. It was agreed that there had been little real change during the previous 10 years, both in terms of village population and development of new housing. There had been limited development, mainly single dwellings or small infill sites. One larger planning application to construct 9 new homes in Court Lane had been met with significant local resistance and had subsequently been withdrawn by the developer.

Review of Potential Development Sites

At the end of January 2017, the Group undertook a tour of the village to review sites that might be suitable for future development. Prior to the site visits, no discussions had taken place with landowners, so none of the sites identified could be confirmed as definite development opportunities.

The tour of the village highlighted that, in line with the recommendations of the 2014 Housing Survey, only small infill development would be possible or acceptable.

The existing BT Telephone Exchange was considered as a possible site if the exchange ceased to be used by BT. Follow up research showed that the exchange is likely to remain in use for at least the next 10 years, so the site was no longer considered to be a realistic development opportunity.

Key Findings

The following issues were identified in the local plan survey:

- More affordable housing
- Affordable housing to enable young families to remain or move into the village
- Not more than seven houses preferably affordable as infill not on green fields
- Mixed development but must have good road access
- Appropriate size of extensions for size of housing plots
- Additional less expensive housing

Scope of Future Development

No more than 7 properties should be created in Edington over the course of this village development plan. This is in line with the clear mandate given by the 2014 Housing Survey, which indicated that there is no appetite for a large development within the village.

It is suggested that these properties would not all be in one site, but scattered in small groups or individually across the village.

Infill Sites

Any proposal to develop a small infill site, such as subdividing a large garden, or developing an outbuilding, should be considered.

Our research shows that there are several of these sites available in the village, at least two of which have been canvassed and the owners are happy to consider development in the future.

Type of Development

The development of affordable housing should be encouraged since this is a clear mandate from the research and canvassing done over the past two years.

No larger development should be agreed – in line with the Wiltshire Core Strategy, and the clear views of the majority of the local residents in Edington.

Serious consideration should be given to small greenfield sites, but only if:

- There is support from the local community
- The proposed development respects the character and form of the village
- There is no compromise of environmental or landscape considerations
- There would be no significant impact to the “green spaces” within the village
- The majority of houses proposed would be affordable
- That development would not result in more than 7 new homes in the village
- Safety, access, services, archaeology and conservation area conditions are met.

