



## **Feedback on housing from the Neighbourhood Plan**

John Hargis, the Chair of the Walton and Wellesbourne Way Neighbourhood Plan team, gave a presentation at the Annual Parish meeting covering achievements over the past year along with a review of key messages from the recently completed questionnaire.

In view of the limited time available, John focussed his feedback on housing, which was regarded by many residents as the most contentious area that needed to be addressed. While the majority view was for no more building in Wellesbourne, John highlighted the uncertainty that remains over the eventual level for new housing which might still be imposed on our village as a result of challenges being mounted by developers to the target figure currently included in the draft Core Strategy. Add to that the outcome of the campaign to prevent the major development at Gaydon and Lighthorne, there could be a need by Stratford District Council to reallocate housing targets over the area in order to meet their overall target.

In view of this possibility that the target for new housing might increase for Wellesbourne, the Neighbourhood Plan asked specific questions in order to establish the views of residents as to how, when and where any developments should take place. The key messages were as follows:

- 1) Try to avoid any more building
- 2) Don't build more housing than is necessary to meet the eventually agreed Core Strategy target
- 3) Phase any developments as evenly as possible over the Core Strategy period through to 2031
- 4) Homes should be affordable with the preference being on 1 and 2 bed private dwellings plus housing association and shared ownership properties for rent/buy plus more housing for people with disabilities
- 5) Brownfield, apart from the airfield, and small in-fill areas are preferred for the sites of any small developments with opposition to building on green fields both at the edge and inside the village boundary
- 6) If a larger development proved necessary as a result of a substantial change in target housing numbers, the preference is for this to be located on the north of the village with a second choice of being in the east.

John stressed that while Wellesbourne must accept the target housing numbers eventually imposed by Stratford District Council, as this is strategic policy within the context of the Core Strategy, we

will, through the Neighbourhood Plan, have the ability to influence the type, size and location of any new developments. The dilemma is that, due to the structured process we have to follow, we are still about one and a half years away from having our Plan finally endorsed and until then, we remain vulnerable to more planning applications being submitted by developers. However in the interim period we will use our available feedback to challenge any applications that are inconsistent with the views expressed by residents.

A full copy of the feedback received from the questionnaire, covering all subject areas, can be seen on our website at [www.w-w-w.org.uk](http://www.w-w-w.org.uk), and if you have any views that you wish to share with us, or would like to become more involved in our activities, then send an e-mail to [info@w-w-w.org.uk](mailto:info@w-w-w.org.uk) or contact us on 07967 057448.