



# **Goudhurst Neighbourhood Plan 2033**

**Housing and Design Workshop  
23<sup>rd</sup> September 2017**

# Agenda



30 mins	Arrival, exhibition and refreshments
5 mins	Welcome and introduction – Anthony Harris
10 mins	Recap on Neighbourhood Plans – Jm Boot
15 mins	Affordable housing – survey results - Tessa O’Sullivan,
15 mins	Design and character in the High Weald Claire Tester
15 mins	Parish Survey Results (Housing and Design) Craig Broom
15 mins	Statistical evidence (Housing and design) – Richard Hillier
15 mins	What are the issues All - brainstorm
15 mins	BREAK
30 mins	Analysing the issues All – table top discussion
15 mins	What are the ‘reasonable alternatives’? All – table top discussion
15 mins	Feedback on what we’ve found out
10 mins	Question and answer session
5 mins	Summing up and next steps
CLOSE	



# Introduction

Welcome and introduction

Cllr Antony Harris, Chair, Goudhurst Parish Council

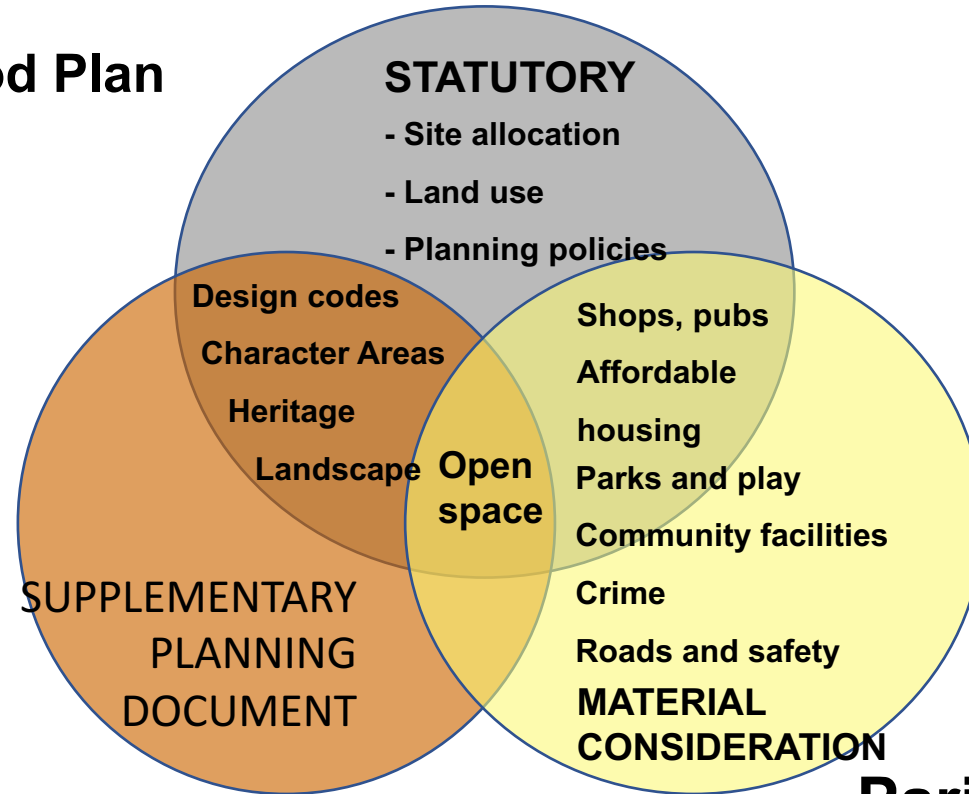


# Re-cap on 'what' and 'why' of Neighbourhood Plans

Jim Boot, Community Planner

# Neighbourhood Plan

# Village Design Statement



# Parish Plan

# What is a Neighbourhood Plan?\*



- It is a document created by local people that sets out planning policy for where you live.
- It helps you protect the things you care about in your community, such as important local green spaces, as well as make improvements to the local area.
- It can show where buildings can and can't be built, what they should look like, and used for.
- It can also encourage the kind of development that you would like to see more of.



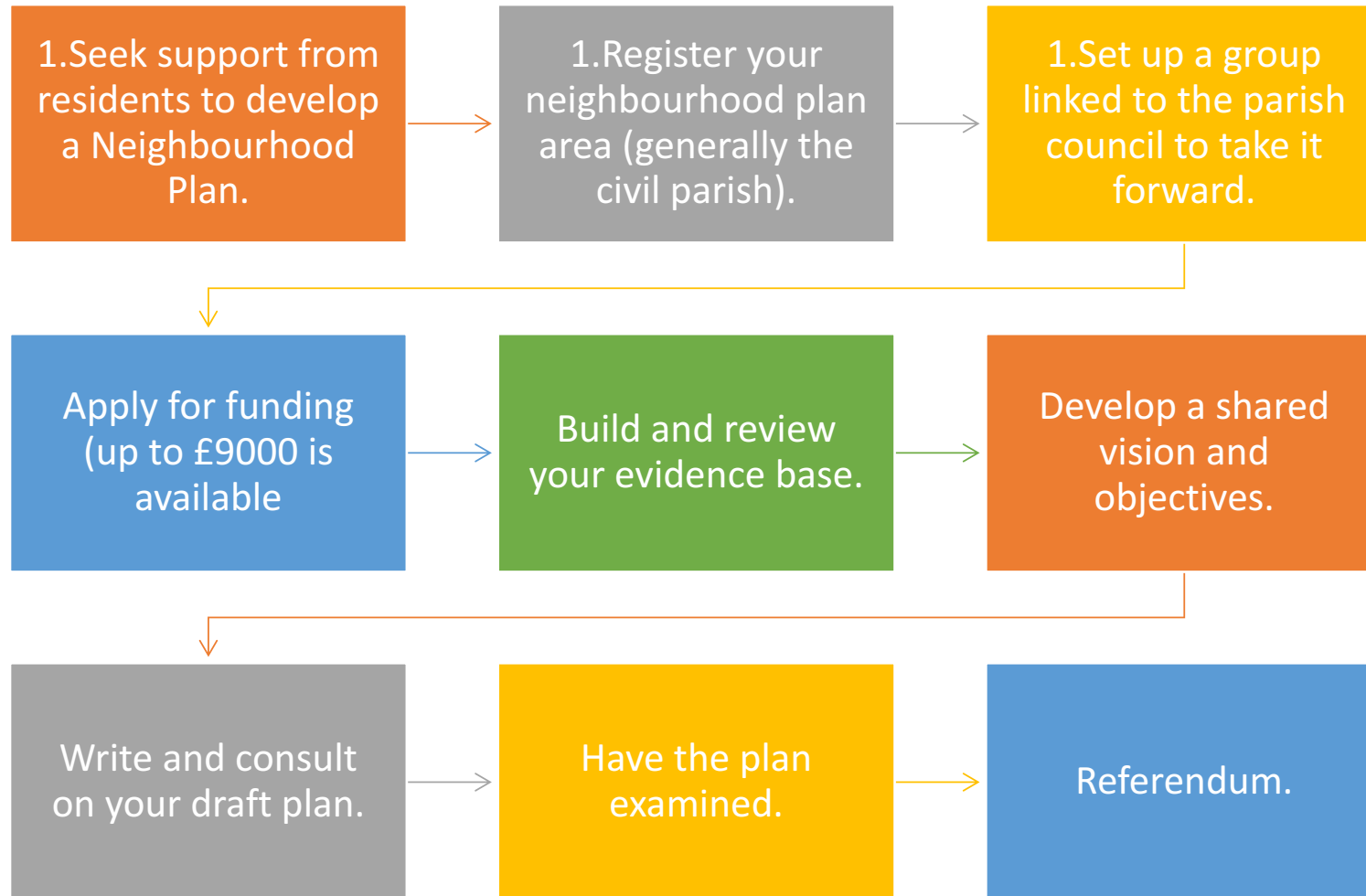
# Why a neighbourhood plan might help?



- A neighbourhood plan carries the same legal weight as plans drawn up by your borough council.
- This means it gives you and your community a powerful voice that must be listened to when decisions are made about development in your area.
- Your borough council must follow what's in your neighbourhood plan when making decisions about planning applications and developers or landowners must follow it if they want to get planning permission.

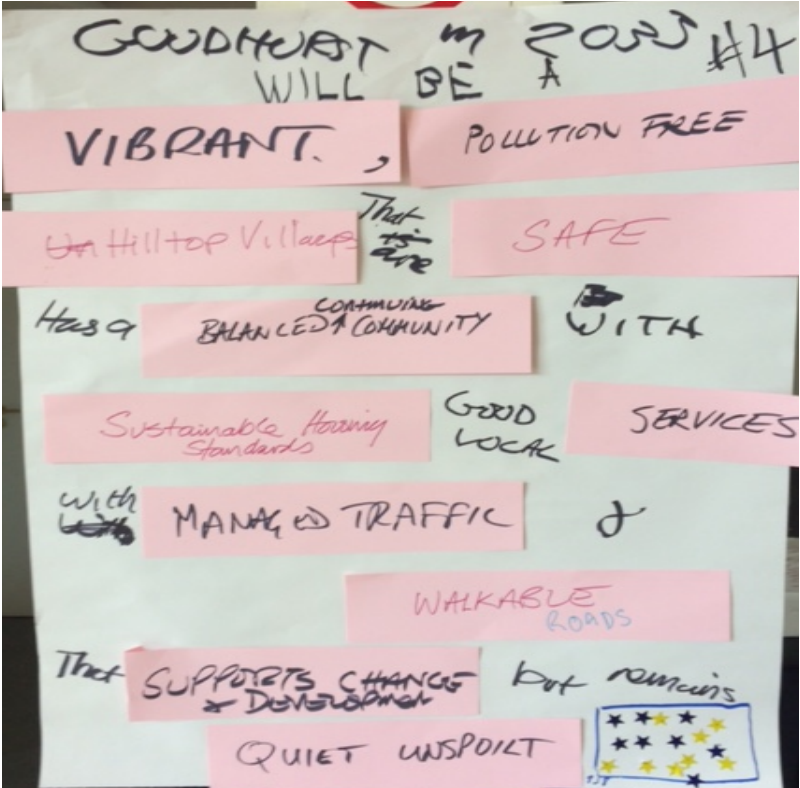


# Key steps



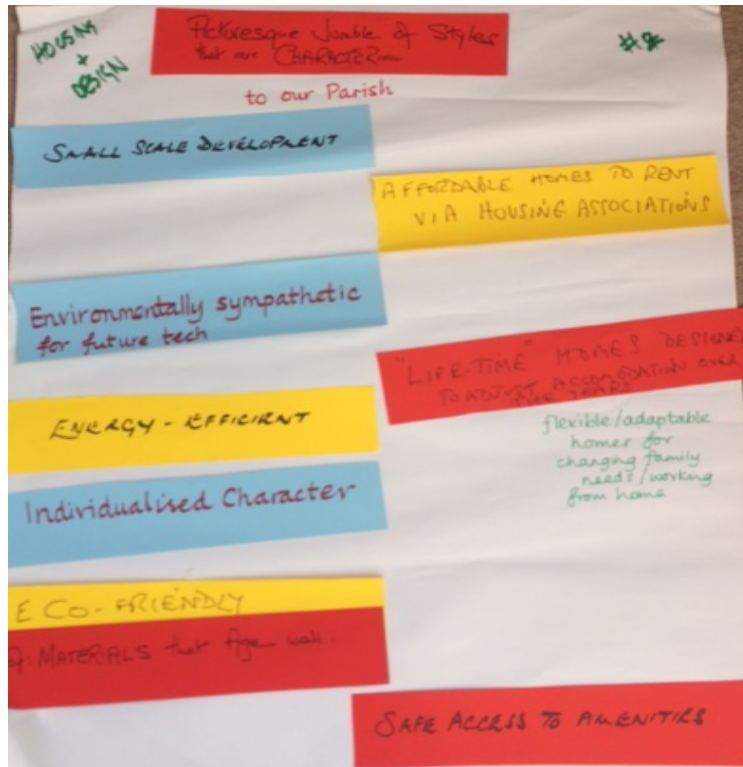


# Draft Vision



*Goudhurst [Parish] in 2033 will be a [collection of] vibrant, pollution free, hilltop villages that are safe, have a balanced, continuing community with sustainable housing standards, good local services, with managed traffic and walkable roads that supports change and development but remains quiet [and] unspoilt.*

# Housing and design objective



- Picturesque jumble of designs that are characteristic to our parish,
- Small scale development,
- Affordable homes to rent via housing association,
- Environmentally sympathetic,
- 'Lifetime' homes designed to adjust accommodation over the years (flexible/adaptable homes for changing family needs/working from home)
- Energy efficient
- Individualised character
- Eco-friendly
- Of materials that age well
- Safe access to amenities

# Housing and design objective (draft)

*To build on the picturesque jumble of designs that are characteristic of our parish through small scale developments incorporating affordable homes that are environmentally sympathetic (including Lifetime Homes), energy efficient, individual in character, of materials that age well and with safe access to amenities.*



# Affordable housing – survey results

Tessa O'Sullivan, Rural Housing Enabler, Action for Communities in Rural Kent (ACRK)

# HNS Summary

- 346 surveys returned representing a 28% response rate.
- 83% of respondents are owner occupiers. 67% of respondents have lived in the parish for over 10 years.
- Conclusion: A need for up to 18 general needs affordable homes, for the following local households was identified:
  - 8 single people
  - 6 couples
  - 4 families
  - 15 currently live in Goudhurst parish and 3 live outside but have local connections
- The analysis has also identified a need for alternative housing for 22 older households, they are:
  - 11 single people
  - 11 couples
  - 4 of these households need affordable housing
  - All 22 households currently live in Goudhurst parish
- The most frequently given reason for wanting alternative housing was due to needing a smaller home.



# Parish Survey Results (Housing and Design)

Craig Broom, Secretary, Goudhurst Neighbourhood Plan Group

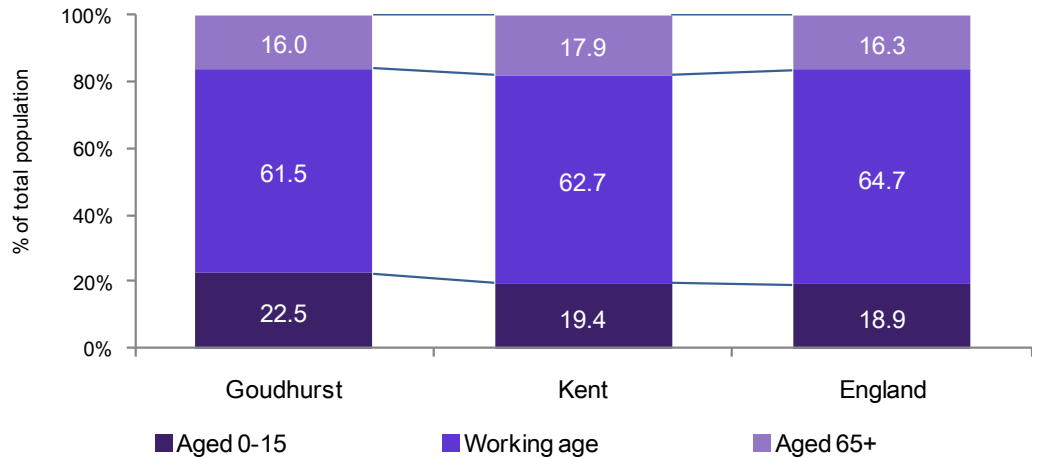


Neighbourhood Plan

# Who lives in the local community?

How many people live locally? <b>3,325</b> 52.1% male; 47.9% female	How many households? <b>1,185</b>	Children under 16 <b>750</b> 22.5% (England average = 18.9%)	Working age adults <b>2,040</b> 61.5% (England average = 64.7%)	Older people over 65 <b>535</b> 16.0% (England average = 16.3%)
Lone parent families with children <b>55</b> 13.3% of all families with dependent children (England average = 24.5%)	Single pensioner households <b>135</b> 11.5% of households (England average = 12.4%)	People from Black or Minority ethnic groups <b>260</b> 7.7% (England average = 20.2%)	People born outside the UK <b>295</b> 8.8% (England average = 13.8%)	Dependency Ratio <b>0.63</b> England average = 0.55

Population by age



# Types of Housing



Detached houses
<b>493</b>
39.3% of dwellings (England average = 22.3%)

Semi-detached houses
<b>440</b>
35.1% of dwellings (England average = 30.7%)

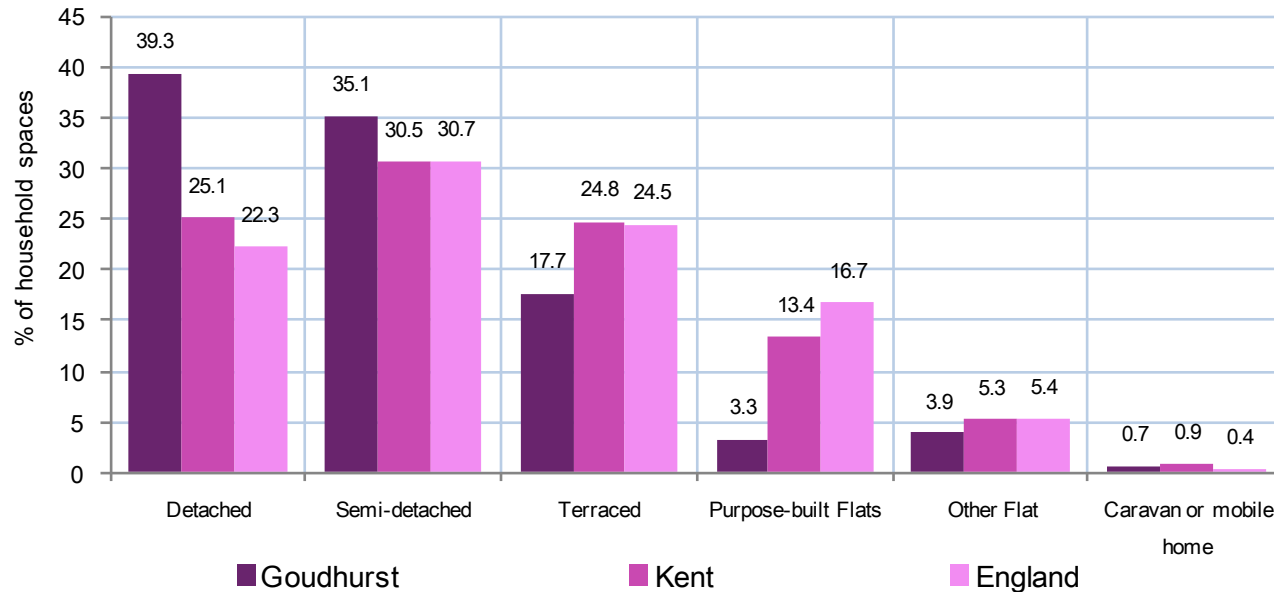
Terraced houses
<b>222</b>
17.7% of dwellings (England average = 24.5%)

Flats (purpose built)
<b>42</b>
3.3% of dwellings (England average = 16.7%)

Flats (other)
<b>49</b>
3.9% of dwellings (England average = 5.4%)

Caravan or other temporary accommodation
<b>09</b>
0.7% of dwellings (England average = 0.4%)

Dwelling type breakdowns



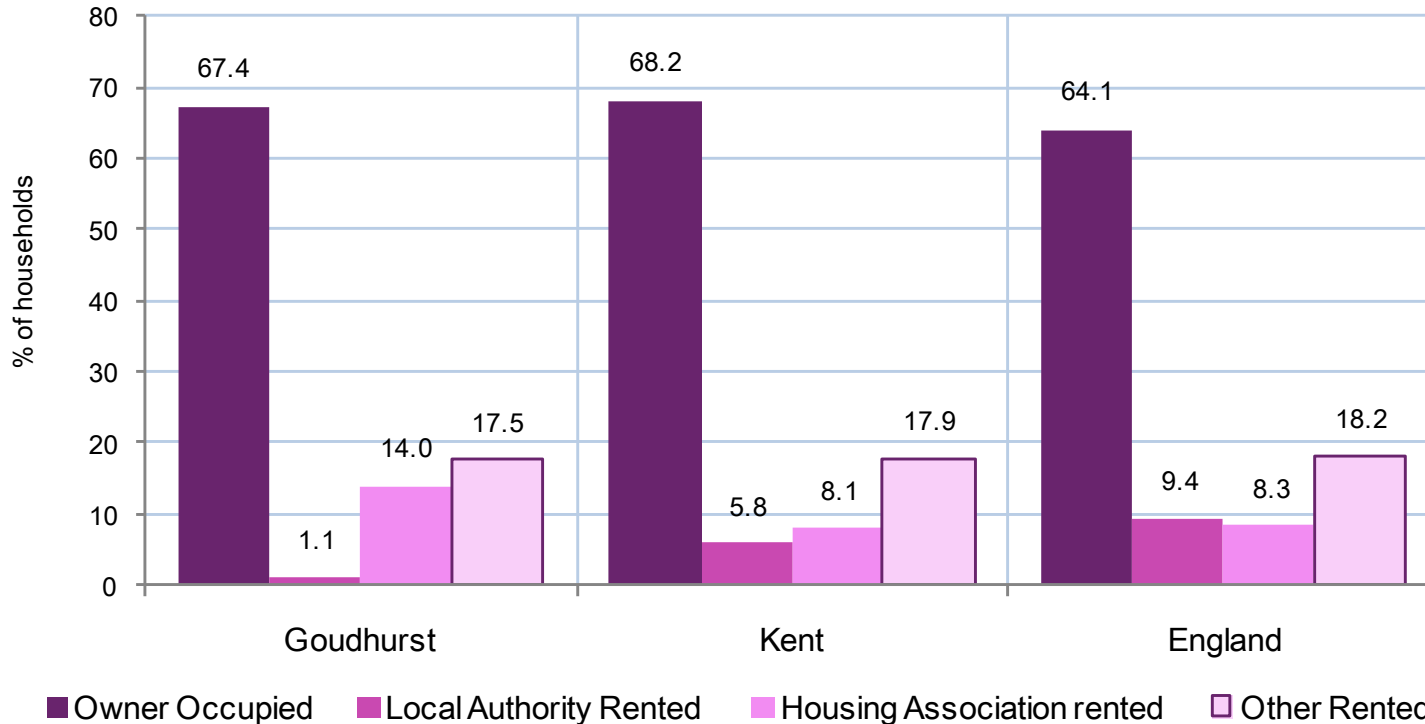


# Do people rent or own their homes?



Housing that is owner occupied	Housing that is social rented	Housing that is private rented	Other rented accommodation
<b>800</b>	<b>179</b>	<b>152</b>	<b>56</b>
67.4% of households (England average = 64.1%)	15.1% of households (England average = 17.7%)	12.8% of households (England average = 15.4%)	4.7% of households (England average = 2.8%)

Housing tenure breakdowns

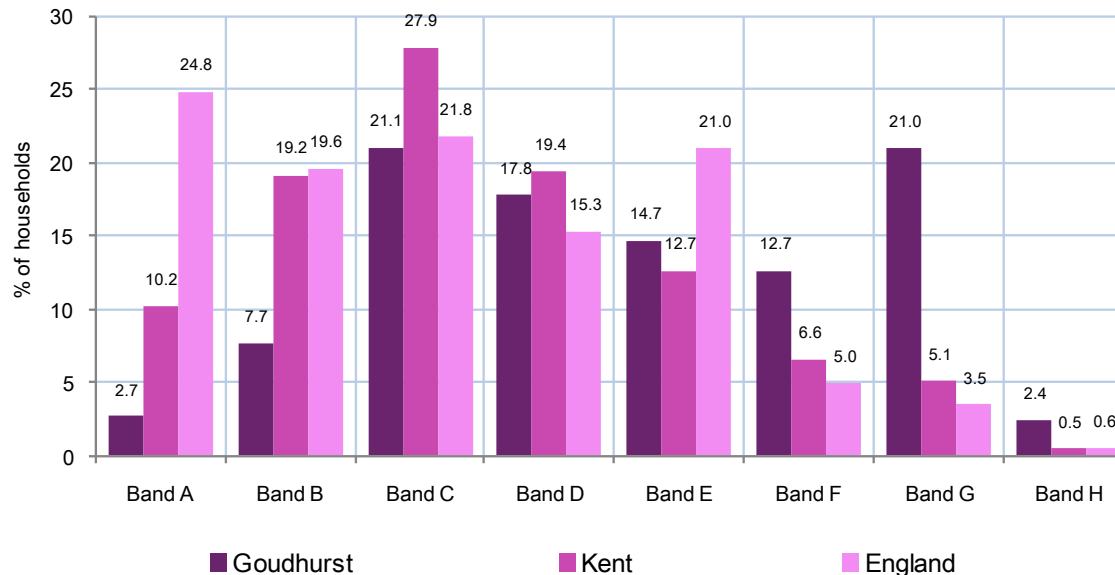


# Housing affordability



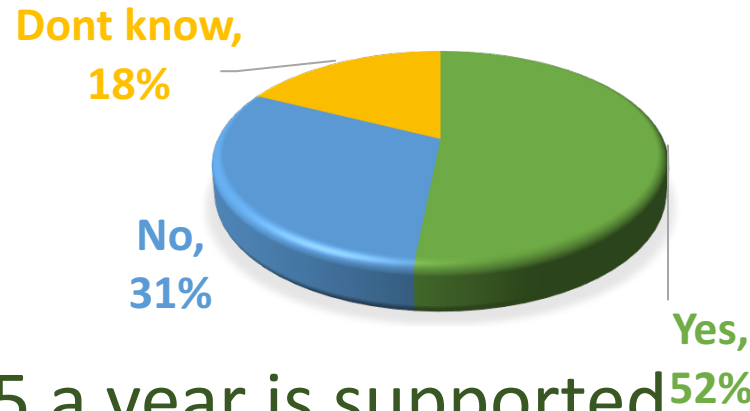
Affordability ratio (median house prices as ratio of median incomes)	Dwellings in Council Tax Band A	Dwellings in Council Tax Band B	Dwellings in Council Tax Band C
<b>21.5</b>	<b>33</b>	<b>94</b>	<b>258</b>
England average = 15.4	2.7% of dwellings (England average = 24.8%)	7.7% of dwellings (England average = 19.6%)	21.1% of dwellings (England average = 21.8%)
Median house price: Detached houses	Median house price: Semi-detached houses	Median house price: Terraced houses	Median house price: Flats
<b>£500,000</b>	<b>£340,000</b>	<b>£183,000</b>	<b>£159,000</b>
England average = £320,268	England average = £211,043	England average = £174,653	England average = £131,110

Dwelling stock by council tax band

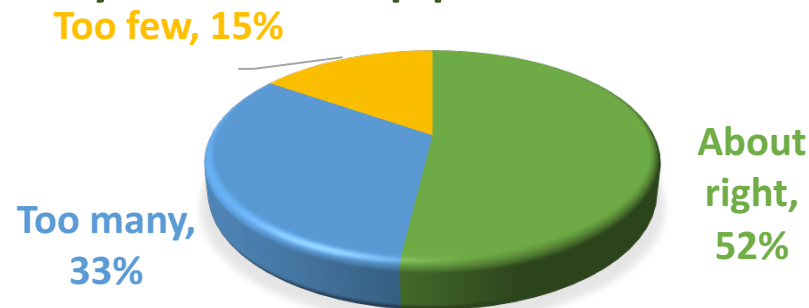


# Our view of development

- Majority believe we need new houses

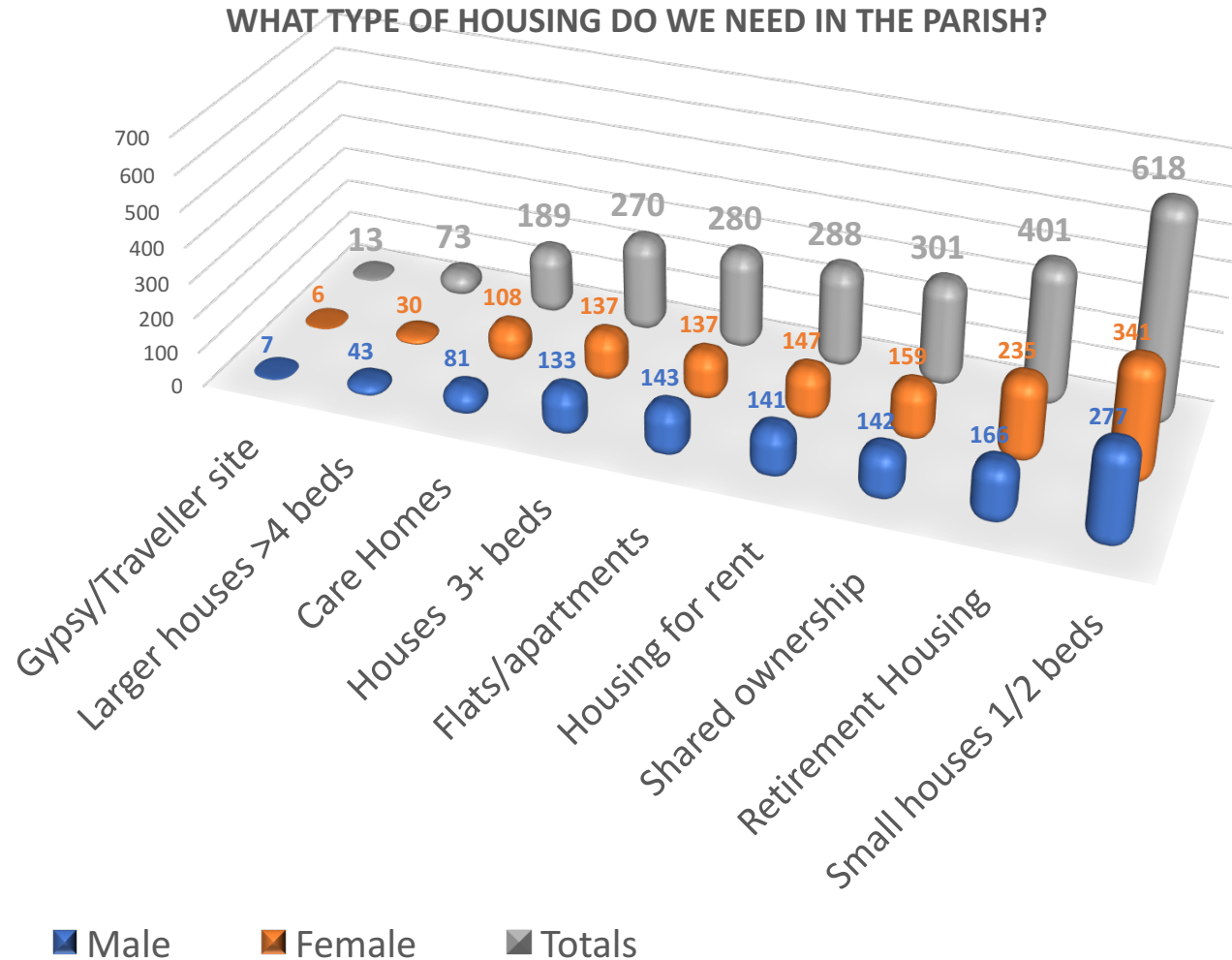


- Rate of 5 a year is supported



- 84% support a policy to support self build
- 79% support affordable housing for local people

# What type of housing do we need?

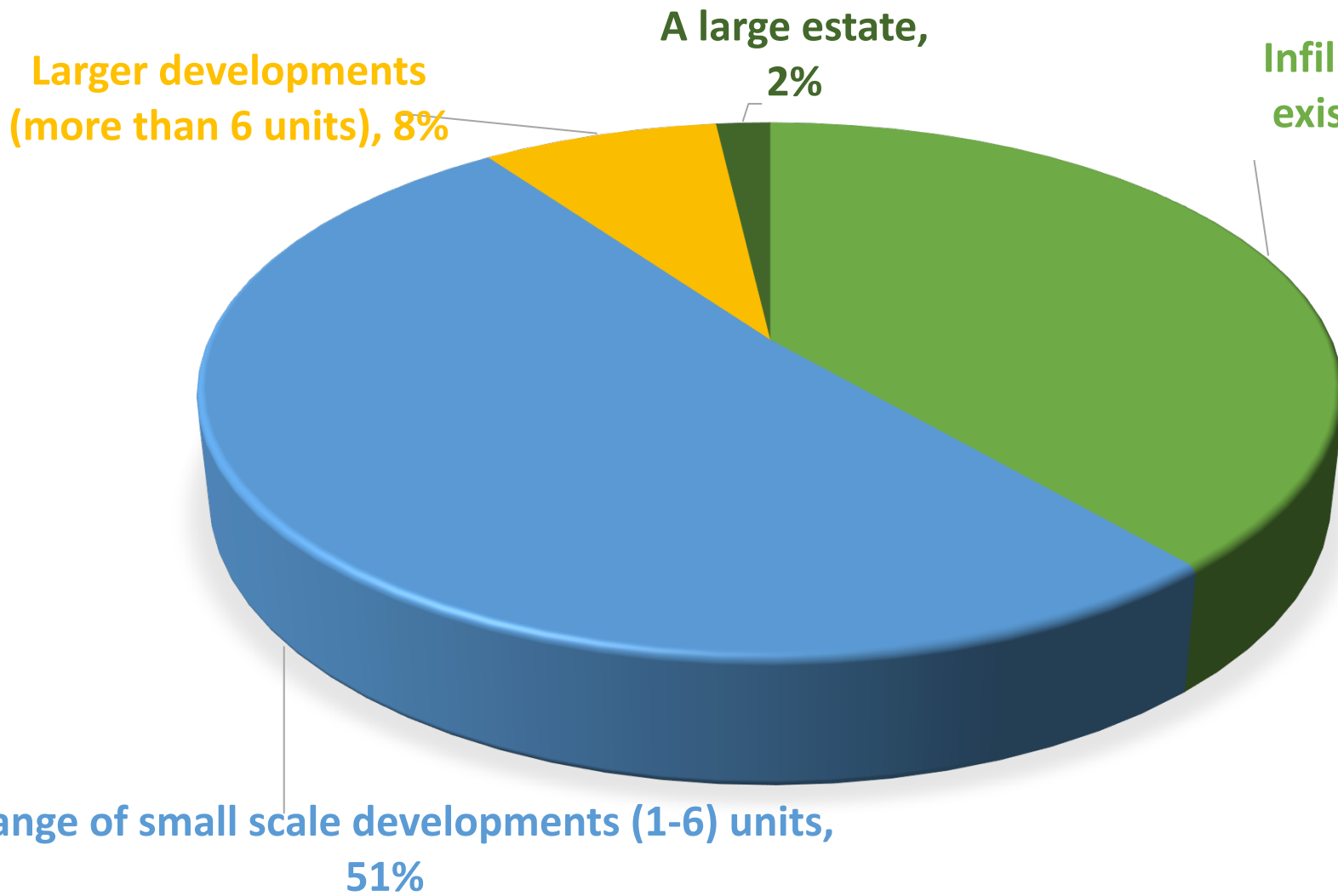




Neighbourhood Plan

Infilling between existing houses, 39%

# Preference for types of development

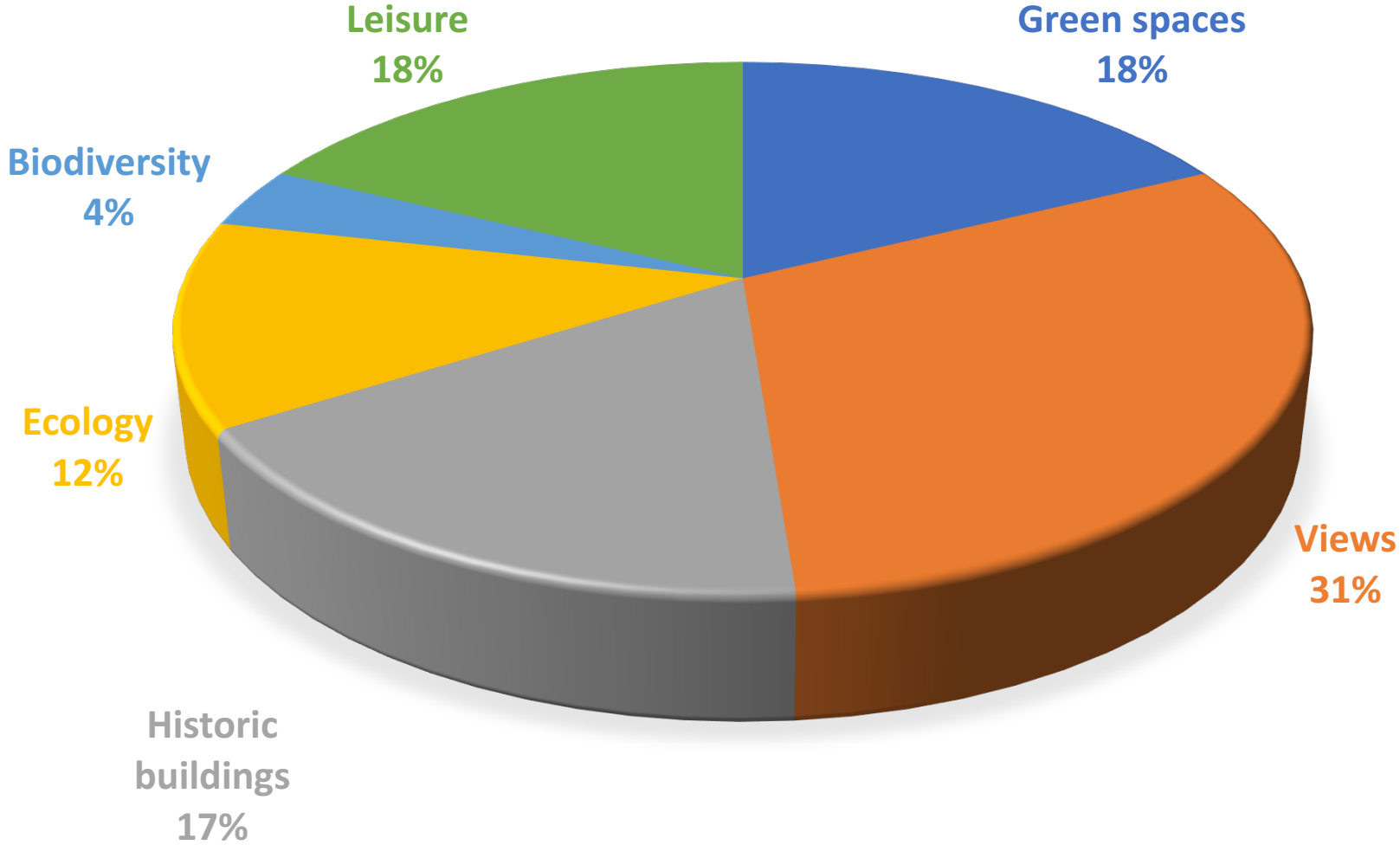


A large estate, 2%

Larger developments (more than 6 units), 8%

A range of small scale developments (1-6) units, 51%

# Landscape - Value





# Housing and Design - Evidence

Richard Hillier, Business and Development working Group

# Our Housing Stock



- Understand the balance of our housing stock, housing demand and housing need
- Housing needs survey showing we have demand for small houses for new owners and those wishing to downsize
- Questionnaire shows that the community believe there is a need for smaller houses
- Questionnaire shows a clear preference for smaller scale developments





Neighbourhood Plan

# Planning our development

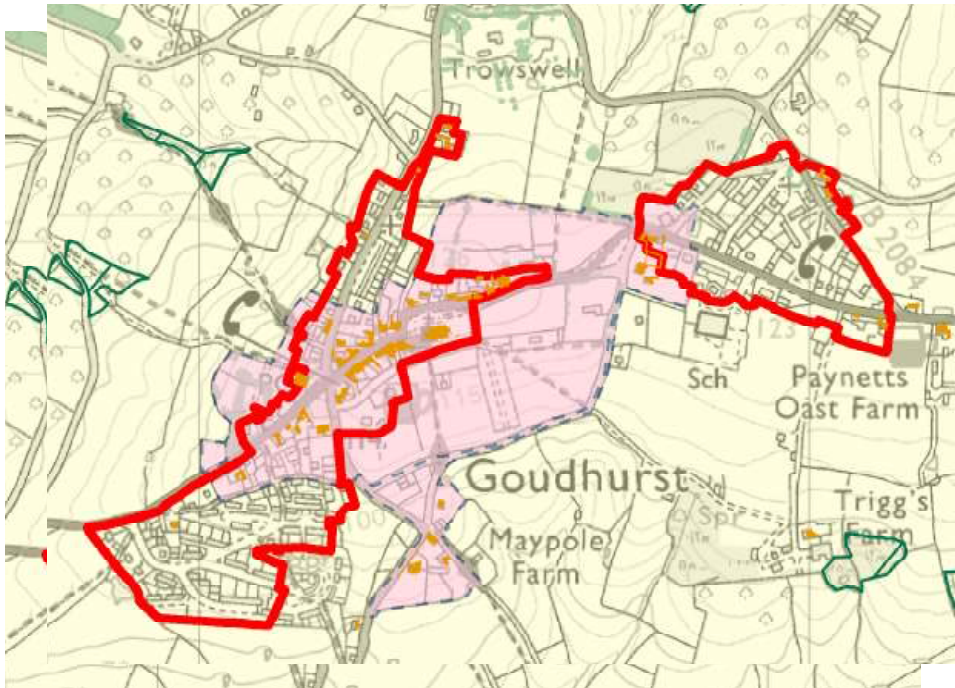
- Our Neighbourhood Plan will focus on positive planning
  - How we manage change
  - How we manage constraints
- Current Local Plan policies state:
  - No development outside of the Limit to built development
  - No development in the AONB
  - Is this position is sustainable over the next 20 years
- Our Housing Policies need to focus on:
  - Where the development is located
  - How big is a development
  - What does the development deliver
  - Is the development positive or negative
  - What impact does the development have on our community

# Selecting appropriate sites

- New sites with proposed development will always come forward
- Our plan will need to assess any new proposals in a standard way that is open and easily understood
- Need for clear defined criteria
  - What is an appropriate site
  - What is an appropriate Location
  - What is an appropriate scale
  - What is the impact on the environment
  - What is the impact on services and infrastructure
  - What is the impact on our villages – unique hilltop communities
  - Density

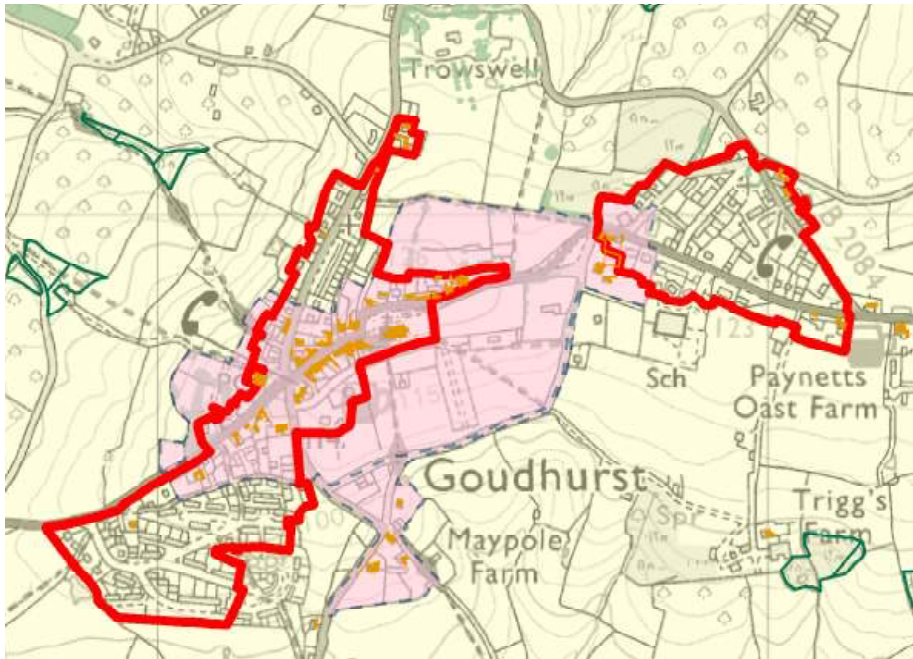
# Limit to built development

- Current policies only allow development within the existing limit to built development (LBD)
- However it is not fixed and has moved over time
- What would be the criteria for extending the LBD?



# Conservation Areas

- Conservation areas are defined Kilndown and Goudhurst
- There are policies that control development within the Conservation Area – focus is on positive benefit



# AONB



- 90% of the Parish is within the AONB
- Developments will be within the AONB
- Are there criteria for allowing building in the AONB?
- What are the key features in our Landscape we need to preserve?
  - Views
  - Village profiles
  - Green spaces

# Scale of development



- Size of development
  - Clear preference in the questionnaire for small scale developments
  - Previous calls for sites have not generally delivered small sites
  - We cannot prevent proposals for large sites – how do we assess them
- Types of houses
  - Our current housing stock
  - Current need for housing
  - What type of housing do we need/want in the future

# Good and bad design

- We can set guidelines around design
- Good/bad design can be very subjective
- Conservation areas – current policy addendum
- Other areas – mixture of all era's
- Infilling v's new build
- Density/proximity

# Exceptions and Options

- Rural Exception Sites
  - Development outside of current boundaries but meet specific local needs – Housing Needs Survey
  - Typically outside the Limit to build development and likely in the AONB but on the boundary of the villages
  - Small scale development of affordable/social housing for local people
- Community Land Trusts
  - Where the community owns the land in perpetuity and houses are built by a housing association, developer or self builder for rental or sale generally below the market value



# What are the Issues?

All