

HORSMONDEN NEIGHBOURHOOD PLAN 'ISSUES AND OPTIONS' WORKSHOPS

Round-table discussion event 2: Housing & Development and Community Leisure and Recreation

Sat 13th July 10.00am – 12 noon, Horsmonden Primary School

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Introduction

This was the second of a series of three round-table discussion events taking place over the summer and early autumn:

1. Landscape & Environment and Design & Style, 15th June
2. Housing & Development and Community Leisure and Recreation, 13th July
3. Access & Movement and Business and Employment, September (date to be confirmed)
4. Masterplanning, October (date to be confirmed)

In addition, Tunbridge Wells Borough Council (TWBC) will be convening a Local Plan consultation in Horsmonden or neighbouring parish during the period of their draft Local Plan consultation: 20th September to 1st November (although it may be possible to combine this with the Masterplanning round-table discussion event).

The purpose of the workshops is for the Horsmonden Neighbourhood Plan (HNP) Working Groups to present the issues they have identified through their work and present a number of potential options for addressing those issues in the HNP. These will then be turned into planning policies that will be included in the draft HNP in the autumn. The Masterplanning event will look at TWBC's site allocation proposals and develop 'a high level spatial plan for the area/s (still to be announced), setting out how the community would like to see the development come forward¹.'

Update on HNP and TWBC Local Plans

Jim Boot, Community Planner, who has been advising the parish on the HNP gave a brief overview on the plan's progress. Since the winter 2018/19 residents' survey, six working groups have been established, received training in their respective areas (see above) and carried out investigations or assessments to bring together in one place information on:

1. National Planning Policy and emerging Tunbridge Wells Local Plan
2. Existing evidence from Tunbridge Wells and High Weald AONB Unit
3. Questionnaire results
4. Working group's assessment and options or 'reasonable alternatives'

This workshop is a further opportunity for the working groups to feedback to the community on their findings.

Lindsay Frost, Planning Consultant who has also been advising the parish then gave an update on the TWBC Local Plan progress. These are set out in a separate set of slides and the main points were included in the previous report: Workshop 1: Landscape & Environment and Design & Style.

Housing and development

It was explained at the outset of this session that as Tunbridge Wells Borough Council had delayed the publication of its housing site allocation proposals, this session would focus instead on:

1. Housing need
2. Housing mix
3. Housing tenure

Housing and development working group presentation

National Planning Policy

The first part of the presentation from Ben Pinsent focussed on the government's National Planning Policy Framework which states paragraph 59: "it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed." And Paragraph 60. "To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance." This has been undertaken by Tunbridge Wells Borough Council in 2018. And – for us importantly... paragraph 77. "In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs." And... paragraph 78. "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services."

¹ The Masterplan is being developed with planning consultants AECOM, funded by Locality. See: <https://neighbourhoodplanning.org/about/technical-support/>

Tunbridge Wells Local Plan

As previously mentioned, TWBC is currently developing a new Local Plan and in the meantime, planning policy in the borough is addressed through the TWBC Local Plan 2006 and Core Strategy 2010 which states in Core Policy 6 Housing Provision:

6. “In the rural parishes, wherever possible, sites will be allocated to accommodate affordable housing to meet local needs in accordance with Core Policy.”

and...

7. “The size and type of both market and affordable dwellings will reflect both current and projected local housing needs² to ensure that proposed development contributes towards attaining a sustainable, balanced housing market.... achieving a sustainable mix of dwelling types that will meet the needs of all people...”

High Weald Area of Outstanding Natural Beauty (AONB) Management Plan

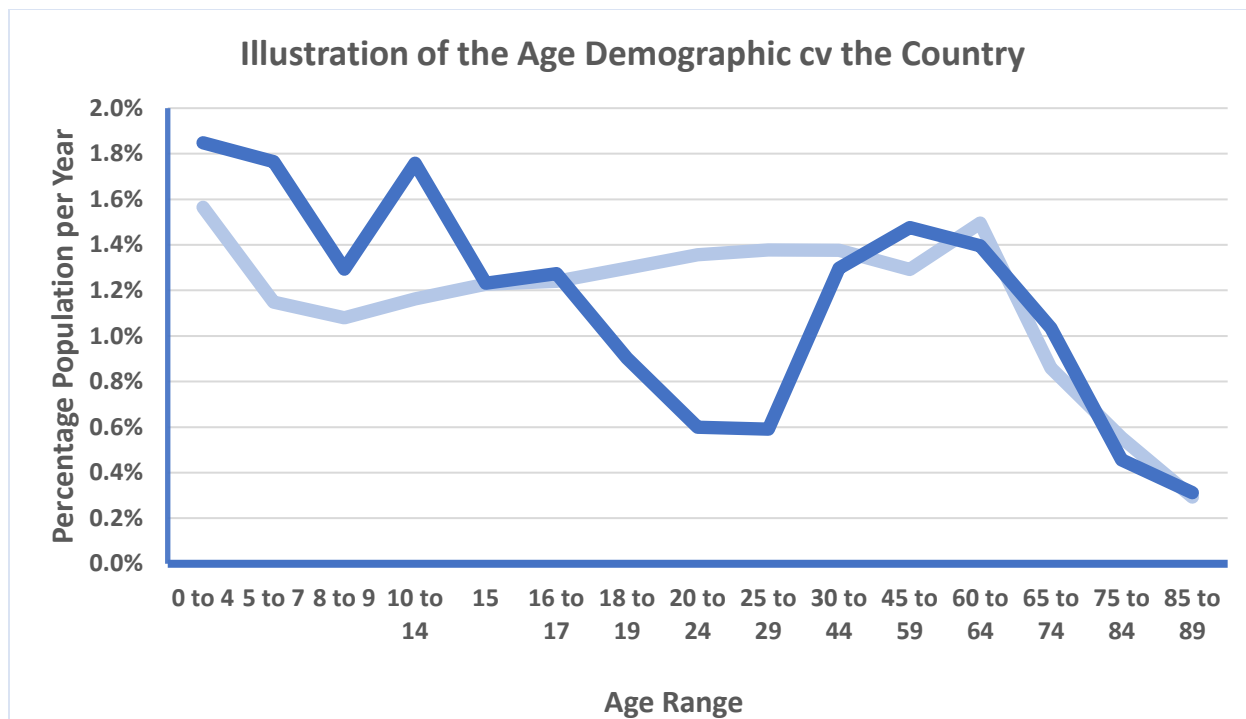
AONB’s have similar status in planning to National Parks and, although AONB’s don’t have direct planning powers, TWBC (the local planning authority or LPA) agrees to support the AONB management plans objectives in their planning and other decisions. The southern half of the parish is within the High Weald AONB, the main settlement and land to the north is outside and so might be considered more suitable for development. The group looked at the 2014-19 Management Plan which states page 51 that in relation to High Weald settlements, the “Top five issues” include:

“The erosion of character as a consequence of development (including large new and replacement properties, building modifications and boundary treatments) which fails to respect AONB character in terms of scale, form, design or materials, and is unrelated to local needs.”

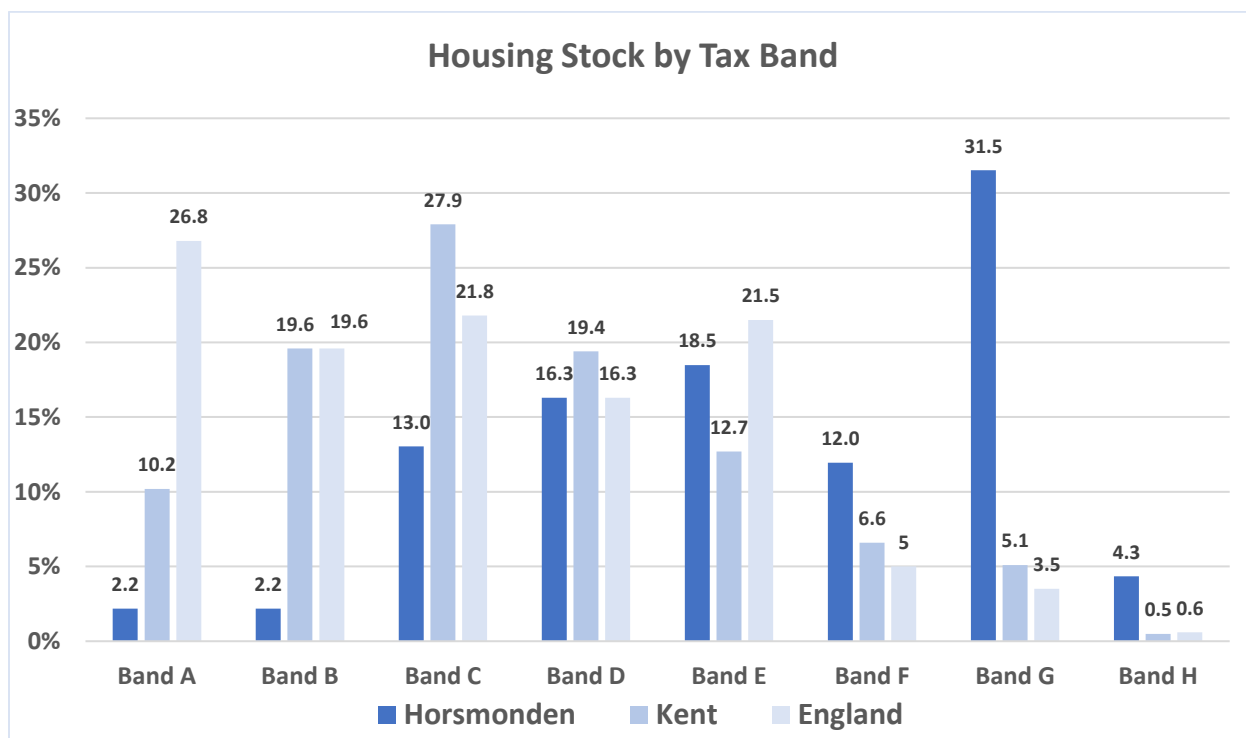
Village Questionnaire

Steve Crane then gave presentation of some statistics in relation to Horsmonden. The first of these looked at the low percentage of young adults in Horsmonden compared to the England average.

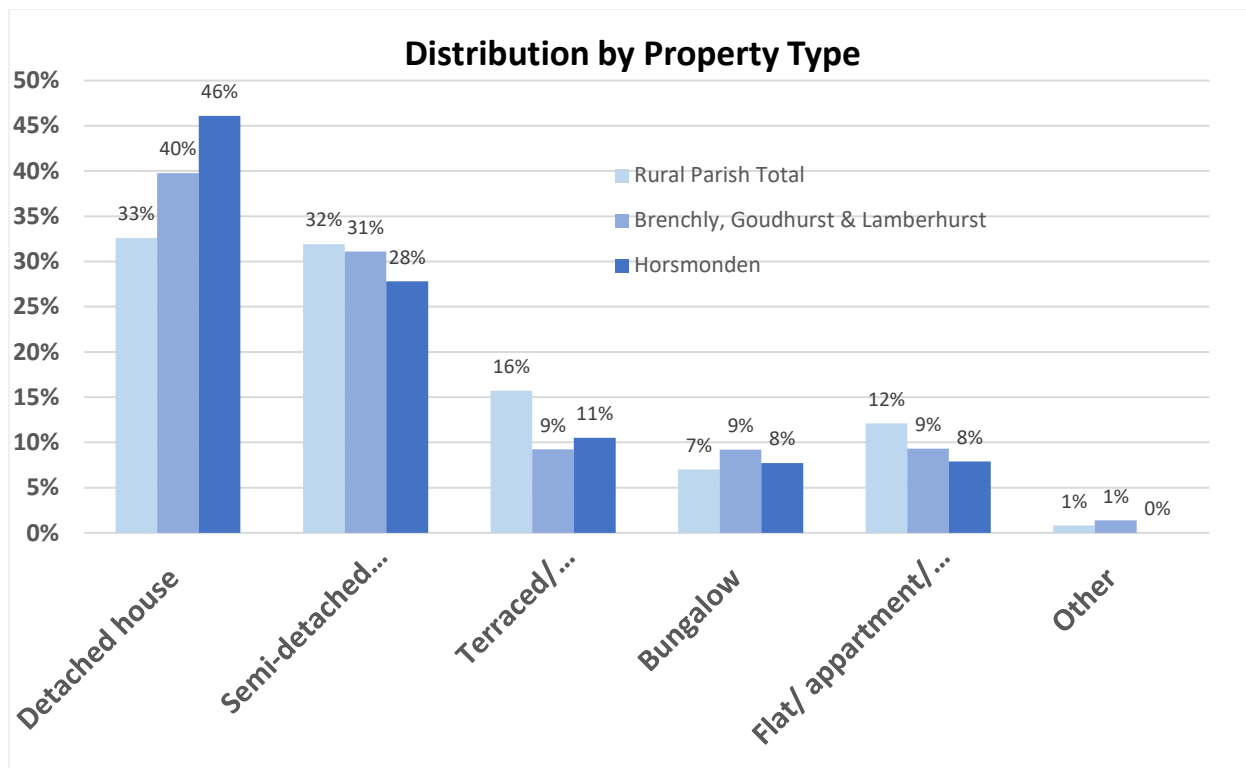
² A Housing Needs Survey is being commissioned from the Rural Housing Enabler from Action for Communities in Rural Kent (ACRK) for Horsmonden in the autumn. This will provide a fine grain of detail not possible in a borough wide survey.



Steve then compared the housing stock by council tax band:

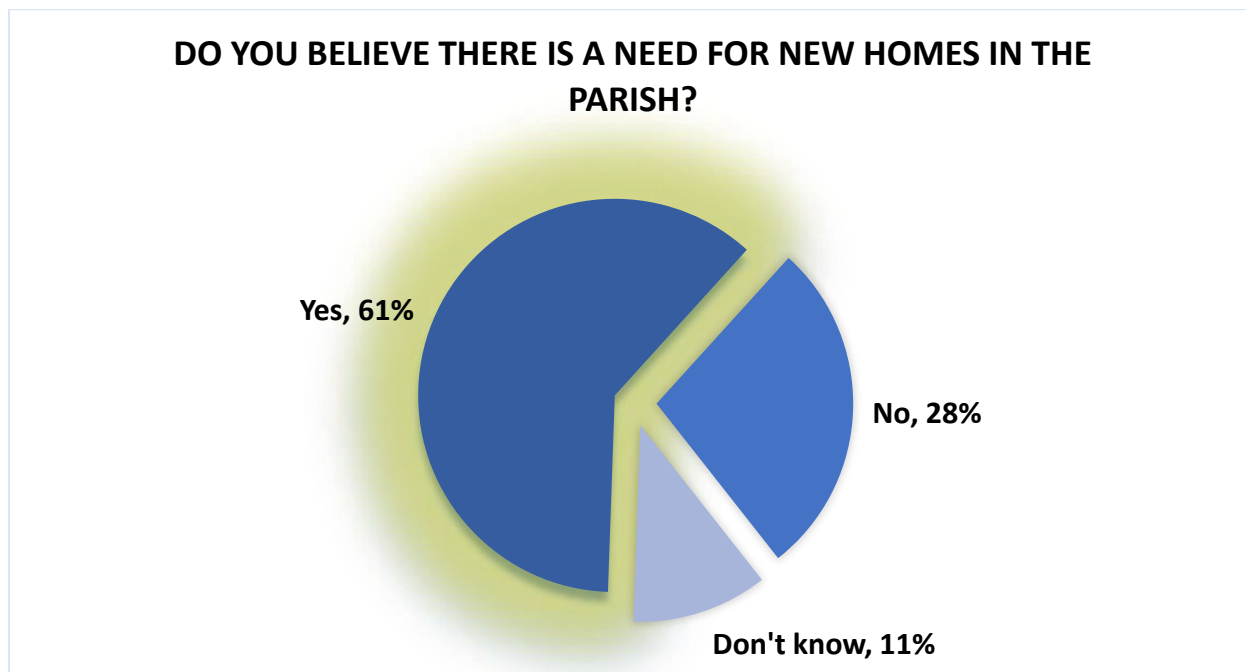


This showed that Horsmonden had a much higher percentage of its homes in the higher bands for council tax F, G and H than the Kent and England averages showing that the existing housing stock is generally much more expensive. Also 47% of homes in Horsmonden have four or more bedrooms. He also showed a slide comparing housing type in the parish compared to rural parishes as a whole:

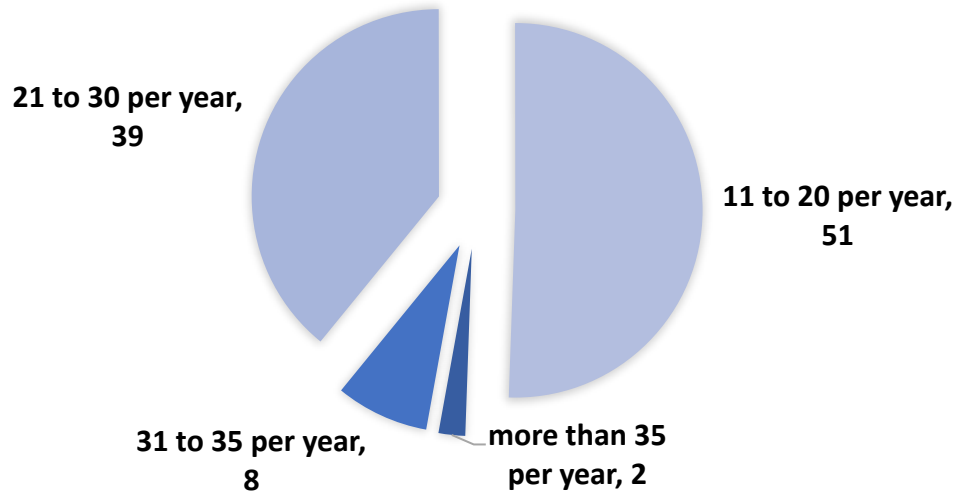


The working group interpreted this as meaning that future developments in the parish would need to include more smaller homes including semi-detached and terraced homes, bungalows and apartments rather than larger detached homes.

The next set of slides considered the Village Questionnaire undertaken in the winter of 2018-19.



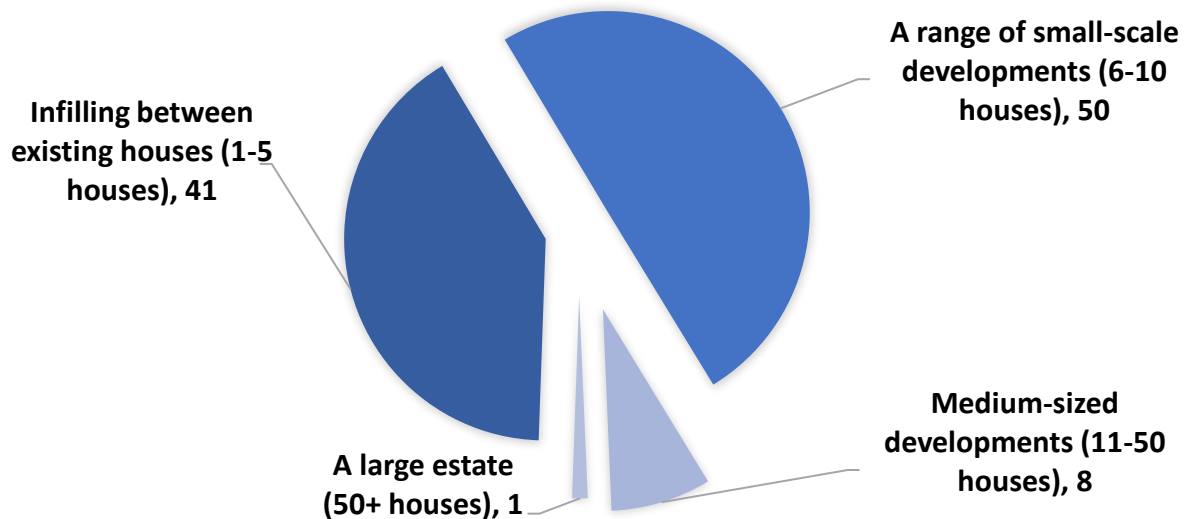
WHAT WOULD YOU CONSIDER TO BE THE RIGHT NUMBER OF NEW HOUSES EACH YEAR?



These two slides suggested that a majority (61%) accepted the need for new homes and that a narrow majority (51%) felt that this should be in order of 11-20 homes per year, which is a similar rate of building to previous years.

The next slide looked at the types of new development:

WHAT TYPE OF DEVELOPMENT IS APPROPRIATE TO ACCOMMODATE NEW HOMES IN THE PARISH?



Half thought that a range of small scale developments of 6-10 houses would be appropriate with 41% in favour of infilling with smaller developments of 1-5 homes. Only 1% supported the idea of large estates of 50+ homes.

Steve concluded by looking at house prices and affordability based on house-sales in the past two years.

The first of the two tables show that to rent a 3 bedroom house would cost a household £1,320 per

Property Rents in TN12 by Number of Bedrooms			
	No. of properties	Average rent	Median rent
One bedroom	12	£721 pcm	£689 pcm
Two bedrooms	12	£1,073 pcm	£886 pcm
Three bedrooms	19	£1,320 pcm	£1,326 pcm
Four bedrooms	3	£1,609 pcm	£1,426 pcm
Five bedrooms	4	£2,437 pcm	£2,500 pcm
Data from 'Home.co.uk Property Search Engine'			

calendar month. The second table shows that this is significantly more than the cost of a mortgage. This makes it very difficult for households on low or modest incomes to save for a deposit on a home.

To purchase a three bedroom home at £325,000 it would require a substantial

Purchase Price	£325,000
Personal Deposit 5%	£16,250
First Time Buyer 20%	£65,000
Total Deposit	£81,250
Mortgage	£243,750
Repayment Rate per Month - Range	£990-£1,080

deposit although aid for this can be provided in the form of an additional loan from the government under their First Time Buyer Help to Buy equity scheme.

Before the round-table discussions began, definitions of affordable housing including: affordable housing to rent, starter homes, discounted market sales housing and other affordable routes to home ownership were distributed (see Appendix B Affordable Housing Factsheet – from the Kent Housing Group’s ‘A guide to developing affordable homes in rural communities’, 2018).

Assessments and Options

Roger summarised the group’s findings so far: “Don’t forget that this development plan carries us right the way through to 2033! We’ve been averaging 11 houses per annum over the last 13 years, which, projected forward, would amount to a total of 154 new homes just at our existing rate.

We do, however, face the challenge of relatively high prices for homes in a village with poor transport connections and few local employment opportunities.

How fortunate we are that we can potentially influence the decision-making process for the first time... In the end it is going to come down to our own Referendum!!

In the meantime, our priorities therefore seem to be:

- Somehow use development(s) to make the village more attractive – and affordable – particularly for young adults starting out in life.
- We need more, smaller homes for our elderly and disabled. Having said that, it was expected – but not evidenced from the questionnaire – that this would be a major issue.

- We need to give a united and rational response to TWBC so that we receive their support to our proposals, especially as our village submitted many more ‘calls for development’ than our neighbours.”

Round table discussions

Following the presentations and armed with the affordable housing factsheets, the participants then spent the next 25 minutes in small groups at tables discussing the Strengths, Weaknesses, Opportunities and Threats in relation to the following topics:

1. Housing need
2. Housing mix
3. Housing tenure

Because of the larger numbers that attended this workshop, a further topic on

4. Housing type (size of estates)

was added at the last minute. To follow are the results of those discussions:

Topic 1: Housing Need

Strengths <ul style="list-style-type: none"> • Smaller properties ½ beds to keep young and old in village • Identifying needs supports the maintenance/social cohesion of the community 	Weaknesses <ul style="list-style-type: none"> • Smaller properties for young creates a commuter town – need to work • Social housing should be retained for local families
Opportunities <ul style="list-style-type: none"> • Provide housing to meet local social needs 	Threats <ul style="list-style-type: none"> • Commercial realities. Builders want to build, big – more profits • Too much development will exceed local facilities eg surgery, school • ‘Little and often’ building will not provide funding for infrastructure

Topic 2: Housing Mix

Strengths <ul style="list-style-type: none"> • Totally smaller units = less land take 	Weaknesses <ul style="list-style-type: none"> • Lack of jobs • Transport / car dependence • Need 1-2 bedrooms
Opportunities <ul style="list-style-type: none"> • 2 bed properties • Community land trusts • ‘steer’ development plans • Re-balance our housing mix • More planning for social ‘cohesion’ 	Threats <ul style="list-style-type: none"> • More large houses • Lack of will to build smaller

Topic 3: Housing tenure

Strengths <ul style="list-style-type: none"> • Previously local people have had priority in new affordable housing 	Weaknesses <ul style="list-style-type: none"> • Places of entertainment • Is there the local employment for young people?
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<ul style="list-style-type: none"> • People like Horsmonden for the [access to] open space • A mixed population in terms of age 	<ul style="list-style-type: none"> • Poor public transport ie you can't get to Paddock Wood by bus • Small and medium developments don't provide adequate subsidy ie for better public transport • Focus on ownership [of affordable housing] is a weakness • Parking in the village centre is a constraint
Opportunities <ul style="list-style-type: none"> • Modern almshouses for people from the village – run by the village, for the village – particularly for older people • Sheltered housing – would need a certain minimum size • If a larger block of housing is built, it could include a new school or doctors • Building closer to the village centre or [within] 400 yards 	Threats <ul style="list-style-type: none"> • How to guarantee housing goes to young people or those who need it • Developers are in it to make money • London boroughs purchasing cheaper housing for their tenants [is there any evidence of this in Horsmonden?] • Pressures on school places, doctors • To ecology and habitat

Topic 4: Size of developments / type

Strengths <ul style="list-style-type: none"> • Associated amenities (schools, surgery etc) • Thriving village through development • Support for services – business / shops 	Weaknesses <ul style="list-style-type: none"> • Planning department • Traffic congestion and parking • Overcrowded transport
Opportunities <ul style="list-style-type: none"> • Allotments • Almshouses? • Changed rules – 5 houses³ and affordable housing • Sheltered housing? • Serviced offices 	Threats <ul style="list-style-type: none"> • Managed / rate of development

Community, Leisure and Recreation

Jeremy Waters led the presentation from the Community, Leisure and Recreation Working Group by sharing the areas they had covered in their research and audit:

- Community buildings including halls, churches, social club and schools
- Sports facilities, indoor and outdoor
- Clubs and societies
- Healthcare

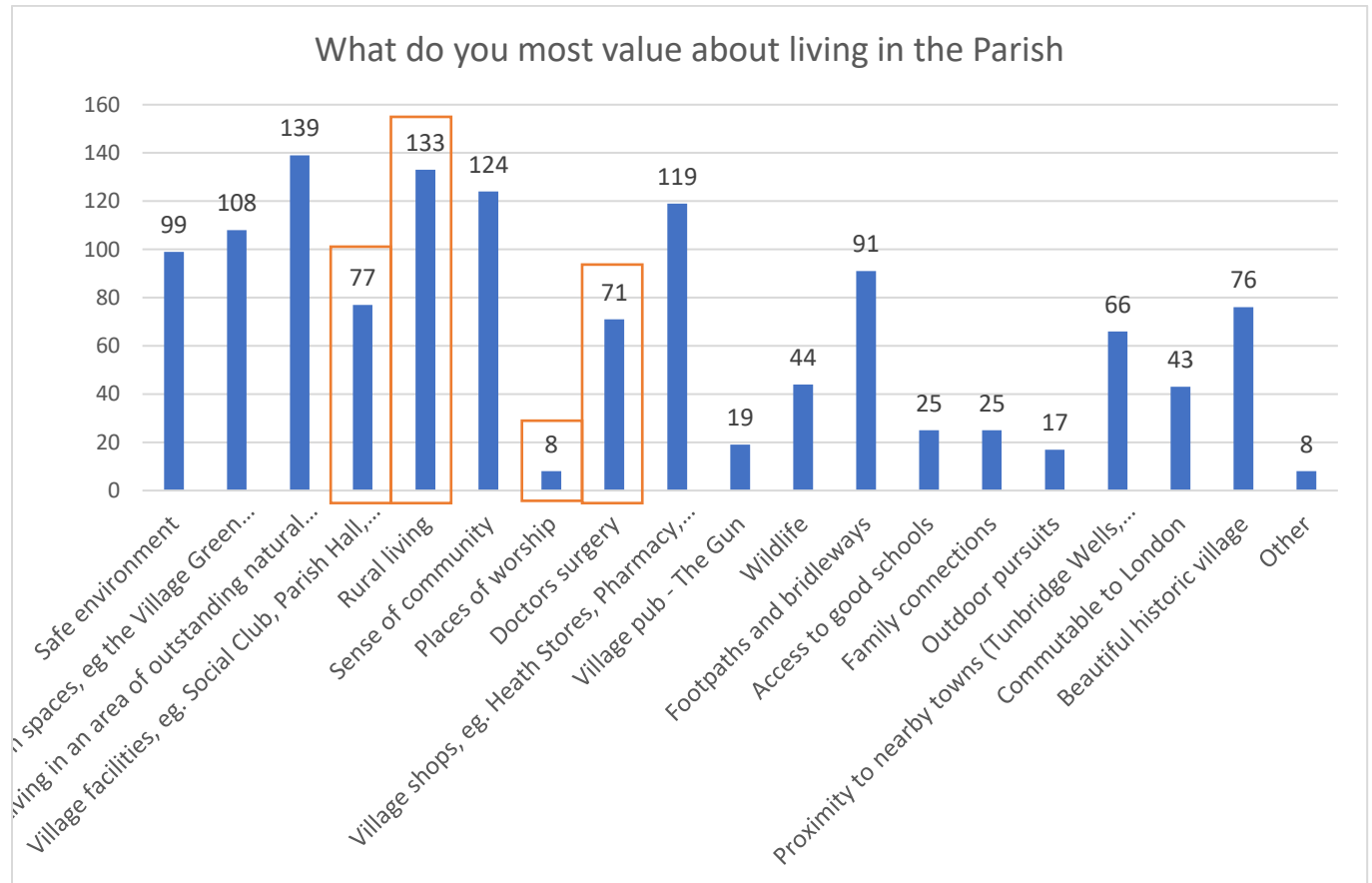
³ The new NPPF 2019 states paragraph 63: "Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer)."

For these, their objective was to assess their:

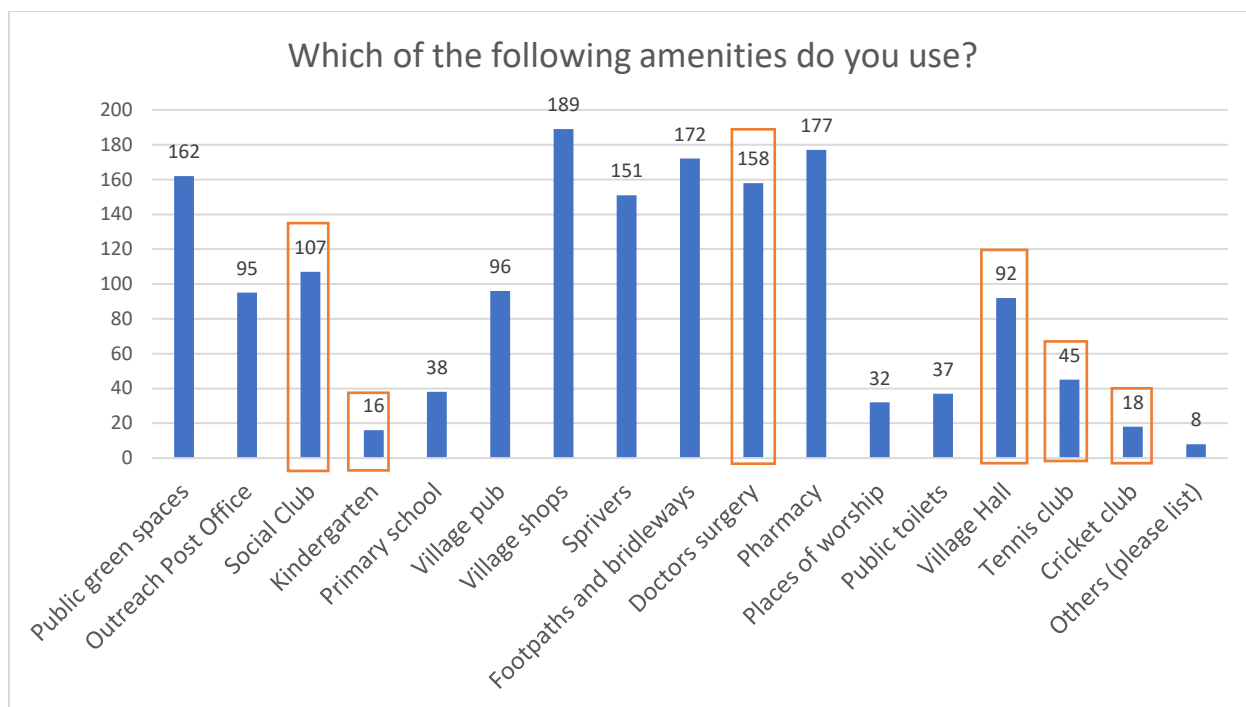
- Quality / condition or premises
- Capacity (whether sufficient or insufficient)
- Accessibility and parking
- Future requirements / aspirations

Village questionnaire

One of the first questions in the questionnaire was: “What do you most value about living in the parish”

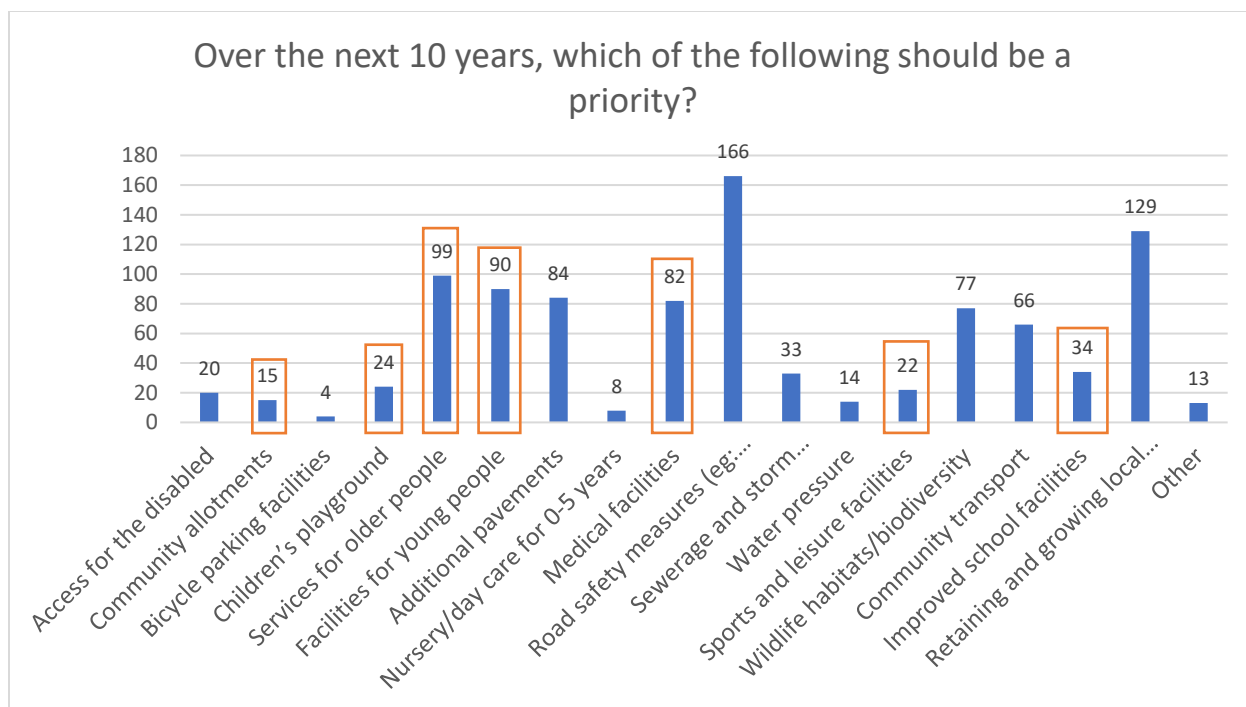


Jeremy highlighted the key areas for his working group and how these crossed over with the respondents' priorities: Village facilities, Rural living, Places of worship and Doctors' surgery.



When asked to prioritise which facilities of services residents would like to see improved, the key facilities were:

- Community allotments
- Improved play / recreation areas
- Sporting facilities and
- An outdoor gym



This question elicited a slightly different response with the following being considered a priority:

- Children's playground,
- Services for older people,
- Facilities for young people,
- Medical facilities,
- Sports and leisure
- Improved school facilities

The group then made the following points based on their assessments (a full version is on the slides Appendix A):

Health and social

Existing practice area

- Branchley and Horsmonden Practice has approximately 5000 registered patients living in the villages of Matfield, Branchley, Horsmonden and surrounding areas.
- Current clinical needs are met by 2 full-time equivalent GPs, 2 part-time practice nurses and a health care assistant and other associated clinical and non-clinical staff.

Increasing the patient list size

- There is little capacity to manage an increase in the number of patients registered at the practice, from both a clinical and building accommodation point of view.
- All appointments are fully utilised, and the popular on the day clinics meet the requirements for immediate and emergency access for the existing patient list.
- Recruiting GPs and nurses, particularly for rural practices and in the south east of England, is extremely difficult.

Impact of new housing

- The practice as it stands, would not be able to manage even a relatively modest increase in patient numbers without compromising accessibility to existing patients. This is clearly not acceptable.
- In order to accommodate new housing within Horsmonden village, there might need to be a reduction in practice area and/or the population's primary health provision being met by a much larger health centre in a town centre, a particular challenge in a rural area.

Conclusion [or options] for health and social care

- Whilst appreciating the need for housing in the villages, the building of a significant number of new units would necessarily mean that Brenchley and Horsmonden Surgery might have to attempt to redraw its boundaries, if allowed, to meet the increased number of residents seeking to register at the practice.
- The existing services offered at Brenchley and the branch surgery in Horsmonden may need to change given the problem of finding new GPs and clinical staff. Maintaining a clinically safe and manageable patient list is vital to the Brenchley and Horsmonden Surgery.
- Current government policy is to have practices working together in large purpose-built group premises which is a threat to having a practice within villages such as Horsmonden, and local residents would have to travel some distance to access such facilities.

Clubs and societies

The working group presented a series of tables setting out the limitations and aspirations of the various groups:

Name of Club / Society	Purpose	Membership	Facilities used	Adequacy / Limitations	Comments / Aspirations
HoVEC (Horsmonden Village Events Community)	Running community festivals in the village	n/a	The Green	The festivals are limited by the size of the Green	Would like to be able to continue using the Green for the various festivals rather than outgrowing it as they are central to the community
Football and Cricket Clubs	Sports	Football – 30 players Cricket – 50 senior and 50 junior members	Sports field with pavilion	Not enough room for an all-weather pitch. New members are welcome	The old pavilion needs replacing. Talk of combining forces with the adjoining tennis club for joint facilities.
Tennis Club	Tennis	640 members	5 courts and a tennis pavilion	None	No current issues with membership numbers or court availability.

Name of Club / Society	Purpose	Membership	Facilities used	Adequacy / Limitations	Comments / Aspirations
Fishing	Fishing	Various membership and non-members locations	Elphicks, Pittlands etc	None	
Short Mat Bowls	Bowls	24 max – usually 16 players	Village hall	None	
Name of Club / Society	Purpose	Membership	Facilities used	Adequacy / Limitations	Comments / Aspirations
Nostalgia Group	Conservation /preservation of local history	Events have been held to display photographs to the public attracting up to 200 visitors	Social Club and on the Green	None	Establishment of a Heritage Centre to archive and display items
Morning WI	Education, fellowship and fun	50 members	Social Club	Car parking issues	The current hall capacity is around 60 to allow for socialising, but if the village is to grow over-crowding could occur. One solution is to start a third group if leader could be found.
tWIlite	Education, fellowship and fun	40 members	Social Club	Car parking issues	As above
Table Tennis	Table tennis	10-20 players meet on any of 3 weekdays	Social Club	None	Club members and non-club members welcome
Snooker	Snooker	N/a	Social Club	None	Plays in the local league

This suggests that the only real issue is for the cricket and football pavilion and changing rooms and the suggested solution is a new larger pavilion shared with the tennis club although the latter is happy with its facilities.

Community Buildings including Halls and Schools

The working group then presented its findings for these again in table format:

Name of Hall	Quality / condition	Adequacy / limitations	Capacity	Accessibility by foot, car	Parking space	Comments / Aspirations
Village Hall	Good – refurbished in 2008	Single, large hall with stage. Good kitchen. Stage facilities need upgrading.	120 seated	Central but limited parking facilities	5 cars max.	The hall is heavily used during the week. Smaller meeting rooms would be of use.
St. Margaret's Church Hall	Poor quality and design	Small hall and kitchen. Very cold in winter with damp problems	25 seated	Central but limited parking facilities	3-4 cars with poor turning space	Would like to consider combining with the village hall on a new site as a multi-purpose hall.
Methodist Church Hall	Good	Adequate.	70 seated	Central	10 cars	Would welcome more community use
The Institute / Social Club	Good – recently re-furnished	Large main hall with bar. Separate snooker room	150 max	Central but limited parking facilities	Drop off area has 2 car spaces	Central to the village community life.
Tennis Clubhouse	Good	More than adequate for the tennis club needs	50 seated	Within walking distance on the edge of village	25 cars	Possible collaboration with the sports clubs to replace the pavilion as a shared venue
School Hall	?	?	?	Central	?	Details not available
Name	Age range	Capacity	Opening times	Quality / Condition of premises	Future requirements	Use of the village playground
Kindergarten	2 to 4 years	44 children Waiting list for	Mon–Fri 8.30am – 3.30pm	Good condition but in need of a refresh	More permanent resources, play equipment.	Not used often . The present equipment is more suitable for older

Name of Hall	Quality / condition	Adequacy / limitations	Capacity	Accessibility by foot, car	Parking space	Comments / Aspirations
		summer term but spaces in autumn term		after 10 years of use	Make more use of outdoor space	children. Would need to be larger and have suitable equipment for small children
St. Margaret's Church Playtime	0-4 years	10-15 children. Frequently full due to lack of space.	Thursday morning 9.00am-11am during term time	Hall is cold and damp in winter, Limited parking. Inadequate kitchen facilities	Present building is not fit for purpose. Would like to see a new multi-purpose hall in the village.	Not used as too far away and unsuitable equipment for young children.
Cheeky Monkeys Toddler Group	0-4 years	25 children. Currently around 10 attend	Mondays 9.45am-11.15am	Meet in the village hall. Adequate facilities		Make use of the kindergarten play equipment and also Locket's Green play area.
Primary School	5 – 11 years	Intake of 30 pupils per year – maximum capacity 210 pupils	Term times	School premises are tired and in need of updating in a number of areas	The school needs investment in its premises and IT facilities	School does not use the village playground

Also see TWBC assessment of indoor and built facility needs (see Appendix A Presentation)

Places of worship

Name	Quality / condition	Adequacy / limitations	Capacity	Accessibility by foot, car	Parking space	Comments / Aspirations
St. Margaret's Church	14 th Century Parish Church. Significant repairs needed to	No public transport link. No mains water No toilet facilities	160 seated	2 miles from village centre	Plenty of parking space but can get muddy in wet weather	Aspires to have kitchen and toilet facilities added and removal of some pews to facilitate wider use for

Name	Quality / condition	Adequacy / limitations	Capacity	Accessibility by foot, car	Parking space	Comments / Aspirations
	combat damp.	No kitchen No landline / poor mobile reception Inadequate heating				community events
Methodist Church	173 years presence in village. Good condition	Adequate for current and future use.	60 seated	Centre of village	10 cars	The church would welcome greater use of the facilities by the community. Increased numbers in the church would also be welcomed

Table-top workshop using SWOT analysis

At table in groups, the participants discussed a topic (1 of the above), wrote down key issues and ideas in the 'quadrants' for:

- Health and Social Care
- Clubs and Societies including Sports Facilities and Playground
- Community Buildings including Halls and Schools

The results were as follows:

Topic 1: Health and social care

Strengths <ul style="list-style-type: none"> • Parish Newsletter / Mag • Ready Call • Over 60s Club • Doctors Surgery • Chemist • Shop / Social Meeting Place • Social Club 	Weaknesses <ul style="list-style-type: none"> • Our aging population • Lack of social support / care • Impact of internet / social media on the interactions / interests of youths
Opportunities <ul style="list-style-type: none"> • Elderly support group – spend time with elderly residents, read paper etc • Youth Club • Over 80s Club • Enlarge welcoming pack 	Threats <ul style="list-style-type: none"> • Lose the practice • People living longer • Too many new houses

Topic 2: Clubs, societies and sports facilities

Strengths <ul style="list-style-type: none"> • Healthy voluntary environment • A lot her running very nicely as it is • Lots of sports facilities ie tennis, cricket 	Weaknesses <ul style="list-style-type: none"> • Lack of facilities for teenagers • But very dependent on older people [Healthy voluntary environment] • Younger people have less time / inclination to help out with clubs • Small group of the same people doing the bulk of the work • Aging committees • Link between kindergarten, school and social club is weak • Section 106⁴ money is only released after [50%] of development is built
Opportunities <ul style="list-style-type: none"> • Encourage people (particularly young people with families) to join in • Could older generation encourage younger people to get involved • To delivery community [benefits / social capital] using national policy • Community Infrastructure Levy (CIL)⁵ • Allotments, Nostalgia / Heritage Centre, new pavilion, play facilities • Disability access provided for all facilities 	Threats <ul style="list-style-type: none"> • Becoming a commuter / dormitory community – with less time to run clubs • Smaller developments won't provide investment in the community • Improvements always lag behind development • Builders gaming the numbers on small developments to avoid S106 contributions

Topic 3: Community buildings including halls and schools

Strengths <ul style="list-style-type: none"> • Several community halls available • Community activities needing somewhere to go 	Weaknesses <ul style="list-style-type: none"> • Lack of parking especially in village centre • All facilities need further investment • Lack of small meeting rooms (as alternative to the pub) • Limited play equipment
Opportunities <ul style="list-style-type: none"> • Getting more people involved to gives organisations a stronger base • Combining facilities to get a better standard • Selling off existing sites to finance new one(s) and reduce running costs • Working with a developer / S106 agreements • Working with schools 	Threats <ul style="list-style-type: none"> • Dependency on a few community minded individuals • Finding suitable site (s) for new facilities • Financial stability of community building owners

⁴ Developer contributions negotiated at planning permission by TWBC to improve facilities and infrastructure to cope with the new development.

⁵ A possible successor to S106 which provides a contribution per new dwelling with 25% going to the area if it has a Neighbourhood Plan in place.

Conclusions and recommendations

This was a well-attended event, particularly the first session on housing. Both the working groups had put in a huge amount of effort to research their topics and gave excellent presentations of their findings and some options to address them. The participants seemed to pick up on all of the challenges or 'wicked issues' and weren't afraid to make radical suggestions to address them including providing opportunities for older residents to down-size to modern almshouses and to rationalise the number of community halls to provide a single modern facility with good parking. The following are some recommendations, based on the findings and discussions, to include in the draft chapters of the emerging Neighbourhood Plan:

- A. **HOUSING NEED** – To meet the housing need in the parish by providing affordable housing for local families [people with a connection to the parish] including those who have had to move away in recent years because of lack of provision / supply. This would most likely focus on young and older residents but the precise need has to be substantiated by a detailed Housing Needs Survey in the autumn.
- B. **HOUSING MIX** – Build smaller units to rebalance the supply of homes in the parish away from larger 4-5 bedroom / higher council tax bands to smaller semi-detached, terraced homes, bungalows and apartments.
- C. **HOUSING TENURE** – To ensure that affordable homes remain affordable in perpetuity using either almshouse, exception site policies and covenants or else through a Community Land Trust. Also, to provide sheltered housing.
- D. **SIZE OF DEVELOPMENTS** – The new NPPF suggests that small and medium rather than larger developments should be encouraged in rural areas and this is the preference of residents who responded to the questionnaire as well. However, the NPPF considers small and medium developments as 1 hectare or over – but at a density of 30 dwellings per hectare this may be larger than most residents would consider small or medium size. The NPPF makes provision for very small developments of 5 or less homes still to make a contribution to the provision of affordable housing in rural areas. The Masterplanning team at AECOM should work with residents to explore if larger developments could be given the 'feel' of smaller developments through street lay-out and design and a policy should be developed to ensure developer contributions or provision of affordable housing on smaller windfall developments of five homes or less or even on slightly larger sites as well.
- E. **HEALTH AND SOCIAL CARE** – There is a real risk that a substantial increase in housing in the parish 150 homes + could overwhelm existing services including the doctors' surgery. National Health Service policy is to concentrate primary healthcare including GP surgeries in larger practices particularly in towns, rather than small practices in rural areas. This needs to be explored further with the Clinical Commissioning Group as TWBC have suggested there may be scope to provide land for a new surgery or health centre as part of a larger development should one go ahead.
- F. **CLUBS, SOCIETIES AND SPORTS FACILITIES** – Despite a very healthy voluntary environment with well attended clubs and societies (including sports clubs) there is a strong feeling that the organisation of these falls on the shoulders of a few very older volunteers. Engaging younger people with families is challenging. Despite the challenges there is enthusiastic support for a range of projects that could benefit from developer contributions or even provision in new development including for:
 - a. Allotments
 - b. Nostalgia / Heritage Centre
 - c. New pavilion (for cricket and football – possibly shared with the tennis club)

- d. Play facilities
- G. COMMUNITY BUILDINGS INCLUDING HALLS AND SCHOOLS – Lack of parking at the village hall and other halls including the social club and church halls are a limiting factor. Similar issues arise in terms of ‘dependency on a few community minded individuals’. The condition of some buildings is also a concern. It was proposed that combining facilities – even selling off existing sites to finance a new one (s) with reduced running costs / combining facilities to get a better standard, is an option that needs to be explored.
- H. GENERALLY – all these options should be weighed up and fed back to TWBC in preparation for their Local Plan workshop and included as part of the Masterplanning exercise with AECOM – both in the Autumn (see below).

Next events – September & October (provisional):

- Access & Movement + Business & Employment – 7th September
- Housing site allocations (TWBC) – 28th September
- Masterplanning (AECOM) – 5th October