



---

# DESFORD

## Neighbourhood Plan Review

### Consultation Summary

22 April 2023

## Introduction

Desford Parish Council Neighbourhood Plan Steering Group organised a drop-in event on Neighbourhood Planning at the Village Library in Desford which was held on Saturday 22 April 2023 between 10:00 am and 1:00 pm.

The aim of the event was to help engage the community in the Neighbourhood Plan and to seek comments on the emerging review topics – including important open spaces and environment; community facilities and amenities; housing and design; transport and employment.

The drop-in event was promoted through posters placed around the village, social media postings and through word of mouth.

In total, 85 people attended the event.



## Format of Event

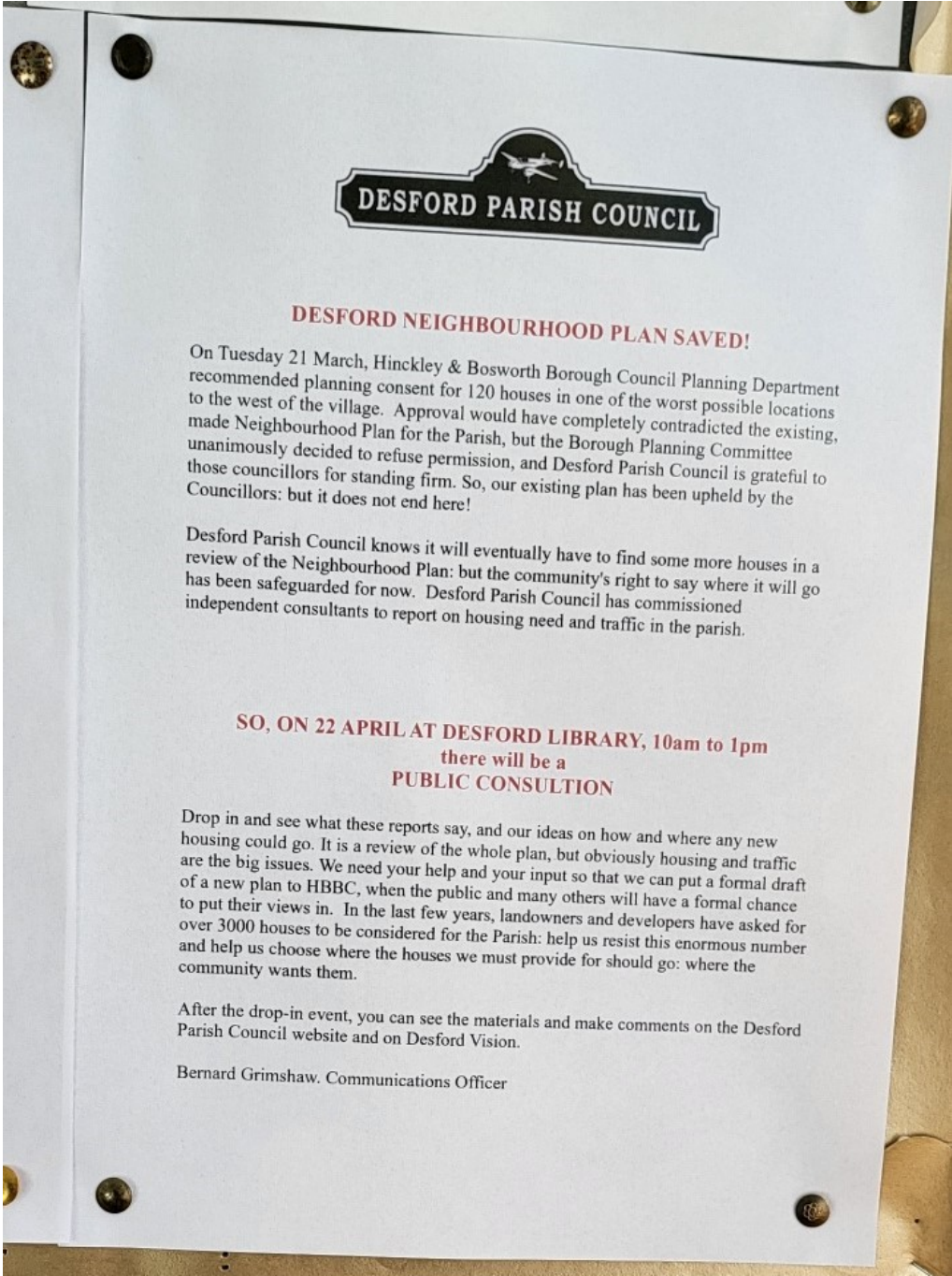
Attendees were welcomed on arrival and asked to complete a contact sheet or to tick a box to record their attendance. The arrangements for the day were explained.

The first displays introduced neighbourhood planning and described the process that is being followed by the Parish Council. Copies of explanatory booklets were available for reference and a copy of the draft Neighbourhood Plan and appendices were available for people to read as they walked around the displays.

## Consultation on key issues

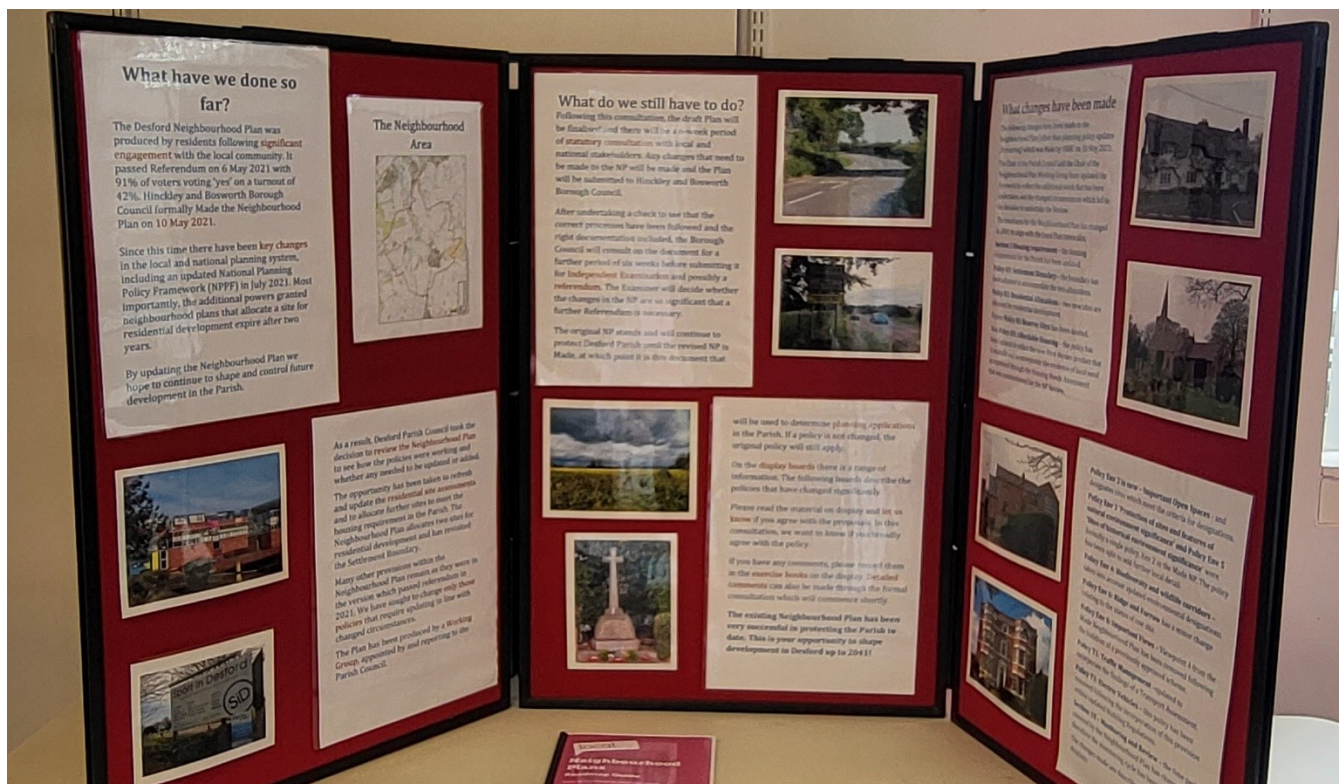
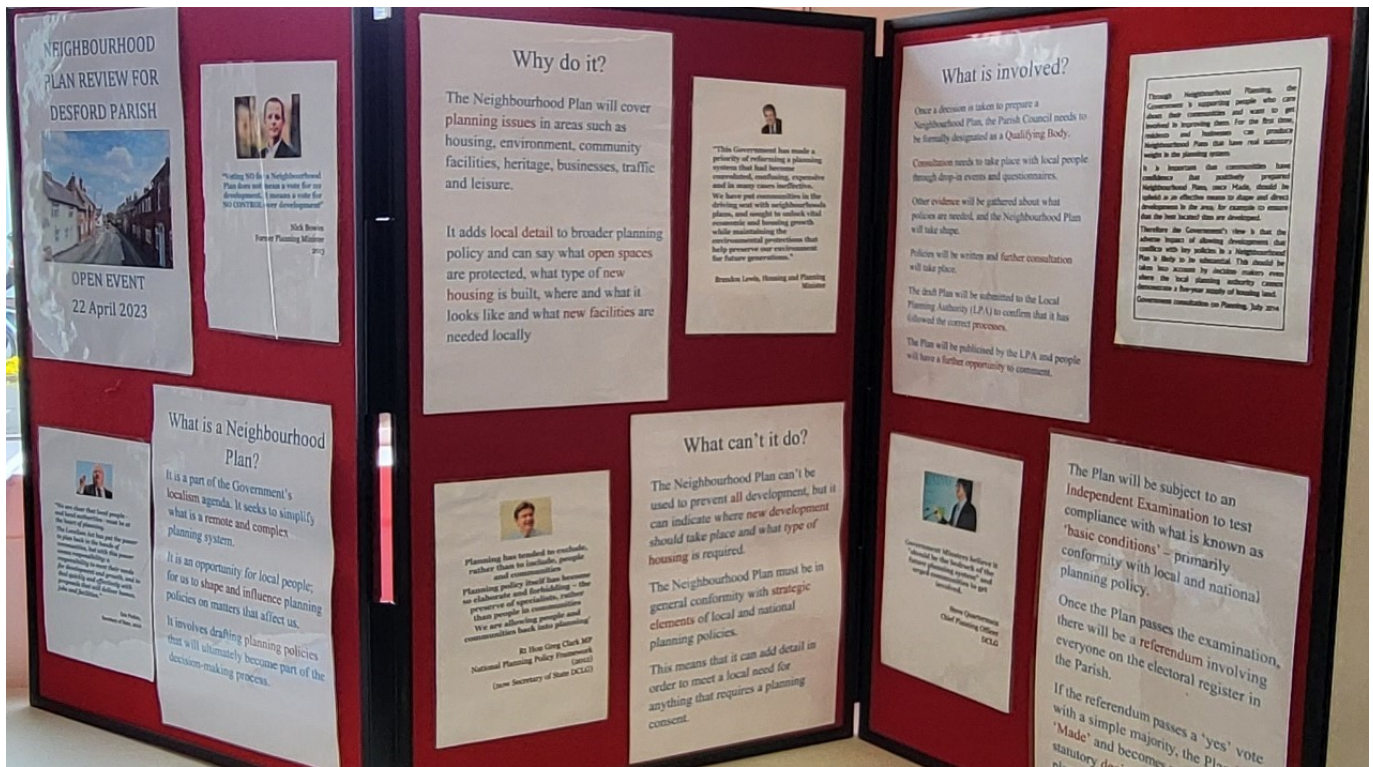
A series of display boards were spread across the room, describing the process that has been followed and explaining the new policies, which included the new residential allocations, settlement boundary, affordable housing, important open spaces, sites of natural environment significance, biodiversity and wildlife corridors, ridge and furrow, important views, traffic management and electric vehicles.

People were invited to read the displays and the information available and say whether or not they approved of each of the new policies, including the residential allocation. Notebooks were available for people to record their comments, but people were encouraged to comment when the Neighbourhood Plan reached Regulation 14 stage.



### Display Boards

The following pages give a sample of the boards that were on display at the event. The boards posed questions which people were invited to comment on.



### HOUSING REQUIREMENT


The Housing Needs Assessment recommends an overall housing needs figure of 265 dwellings for Desford Parish, which equates to 14 dwellings per year between now and 2041 (completions have been deducted). Of these 265 dwellings, 137 are already committed, leaving an outstanding 128 uncommitted dwellings to be accommodated. Extending the Plan period to 2041 adds an additional 28 dwellings to the requirement, minus 10 for windfalls, leaving a net additional housing requirement of 18.

Taking into account the agreed level of windfall development of 5 dwellings per annum up to 2041 (5 x 18 years) takes a further 90 dwellings off the total leaving a net housing requirement of 66.


Allocating sites for above this number helps to future-proof the NP against increased need.

#### Landowner interest

The following sites were put forward for consideration in the Neighbourhood Plan by landowners/developers:



#### Residential allocations



Assessments of each of these sites were undertaken using independent professional support. Two sites were selected as allocations in the Neighbourhood Plan. By allocating sites for development, the NP remains active even when the Local Plan (as it now) is out of date and unable to offer any protection.

This extends the powers that were so effective in the appeal for development at Ashfield Farm being withdrawn.

**Do you support the allocation of these two sites to meet the housing requirement and to housing requirement and to continue to protect the community from unwanted development? Please let us know your thoughts.**

#### Settlement Boundary

The Neighbourhood Plan confirms the designation of a Settlement Boundary for Desford. This updates the Settlement Boundary in the Made NP.

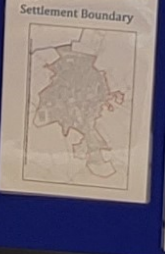
Focusing development within the agreed Settlement Boundary will help to support existing services within the village and help to protect the countryside and the remainder of the Plan Area from inappropriate development.

The policy says: development proposals within the Plan area on sites within the Settlement Boundary as identified in figure 2 (below), will be supported where they respect the character of Desford.

Land outside the defined Settlement Boundary will be treated as open countryside, where development will be carefully controlled in line with local and national strategic planning policies.

**Do you agree?**

#### Settlement Boundary



#### Settlement Boundary

The policy sets out to be allocated for residential development at site 12 (land off Barrow Way) for around 100 dwellings and site 13 (land off 24 Lindridge Lane) for 5 dwellings.

Development will be supported at all Barrow Way subject to the following criteria:

- 1) The housing need shall accord with Policy 14.
- 2) The design should comply with the design quality principles included in Policy 16.
- 3) Where possible, affordable units should be available for rent or shared ownership.
- 4) The affordable units should be visually indistinguishable from the market housing and be provided as clusters of dispersed units.
- 5) Where possible, all of the units to be developed will achieve Part B (2) of the 2016 Building Regulations.
- 6) Where possible, a minimum of 10% of the units developed will achieve Part M.
- 7) 10% of the 2016 Building Regulations.
- 8) 90% of the affordable units developed should be provided as 'social rent' or 'affordable rent' housing to be managed and managed by a housing association or charitable organisation.
- 9) The first houses will be offered at a full market discount of 20%.
- 10) Development will be supported at site of Lindridge Lane, subject to:
- 11) The housing mix shall accord with Policy 16.
- 12) The design should comply with the design quality principles included in Policy 16.

**Do you agree?**

#### Affordable Housing 10%

The NP (2021) defines affordable housing as housing for rent or for shared ownership which are set to the current housing policy. It provides a minimum of 10% of the total housing to be affordable housing. The definition of affordable housing is set out in the NP. The definition of affordable housing is set out in the NP. The definition of affordable housing is set out in the NP.

The policy has been updated to reflect the new NP. The policy has been updated to reflect the new NP. The policy has been updated to reflect the new NP.

The policy has been updated to reflect the new NP. The policy has been updated to reflect the new NP. The policy has been updated to reflect the new NP.

**Do you agree?**

#### Living through First Homes (a subset of the NP)

The NP (2021) defines affordable housing as housing for rent or for shared ownership which are set to the current housing policy. It provides a minimum of 10% of the total housing to be affordable housing. The definition of affordable housing is set out in the NP. The definition of affordable housing is set out in the NP. The definition of affordable housing is set out in the NP.

The policy has been updated to reflect the new NP. The policy has been updated to reflect the new NP. The policy has been updated to reflect the new NP.

The policy has been updated to reflect the new NP. The policy has been updated to reflect the new NP. The policy has been updated to reflect the new NP.

**Do you agree?**

### Important Open Spaces

A range of sites scored highly in the inventory under the relevant criteria for their community values. They have been identified in folklore, community consultations and in Parish records. These sites have been identified on Figure 3 (below).

These sites are:


- Rural and semi-rural open space
- Adults and young people
- Children and young people
- Outdoor sports facilities
- Amenities
- Cameraries and churchyards

The value as open space within and close to the built-up areas and for their value as formal or informal community assets, is recognised in this Policy.

The policy says development proposals that result in the loss of, or have a significant adverse effect on, the following open space, sport and recreation sites (as set out in draft NP Review documents) will not be supported unless the open space is replaced by equivalent or better provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer valued or required by the community.

**Do you agree?**

#### Important Open Spaces



#### Ridge and Furrow

From around the 12th century, Desford was surrounded by open fields, in which each man farmed one or more strips (see map).

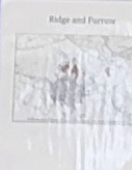
The working of this agricultural system, until the Enclosure of Desford's open fields in 1760, left its mark on the ridge and furrows which survive, where fields have not been ploughed, right up to the present day. With the building of recent housing estates, Desford has lost many fine examples of ridge & furrow, as it is important to retain surviving examples.

The policy has a minor change relating to 1 site.

The policy says areas of ridge and furrow examples to be mapped here are non-designated heritage assets. Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided, the demonstrable benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.

**Do you agree?**

#### Ridge and Furrow



#### Important Views

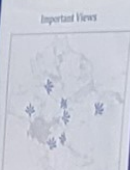
A number of sites scored highly in the inventory under the relevant criteria for their community values. They have been identified in folklore, community consultations and in Parish records. These sites have been identified on Figure 4 (below).

The value as open space within and close to the built-up areas and for their value as formal or informal community assets, is recognised in this Policy.

The policy says development proposals that result in the loss of, or have a significant adverse effect on, the following identified locally important and valued views (see map) will not be supported unless the proposal includes mitigation and is designed to secure long-term protection of the views and appearance of the area.

**Do you agree?**

#### Important Views



#### Wildlife Corridor

The policy says All new development proposals in the Plan Area will be required to safeguard habitats and species including those of local significance, and to enhance biodiversity and green infrastructure. It is to be demonstrated that the development will not have a significant adverse effect on the biodiversity and green infrastructure of the area.

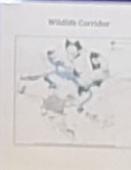
The policy has been updated to take into account the latest environmental designations.

The policy says All new development proposals in the Plan Area will be required to safeguard habitats and species including those of local significance, and to enhance biodiversity and green infrastructure. It is to be demonstrated that the development will not have a significant adverse effect on the biodiversity and green infrastructure of the area.

The policy has been updated to take into account the latest environmental designations.

**Do you agree?**

#### Biodiversity and Wildlife Corridors



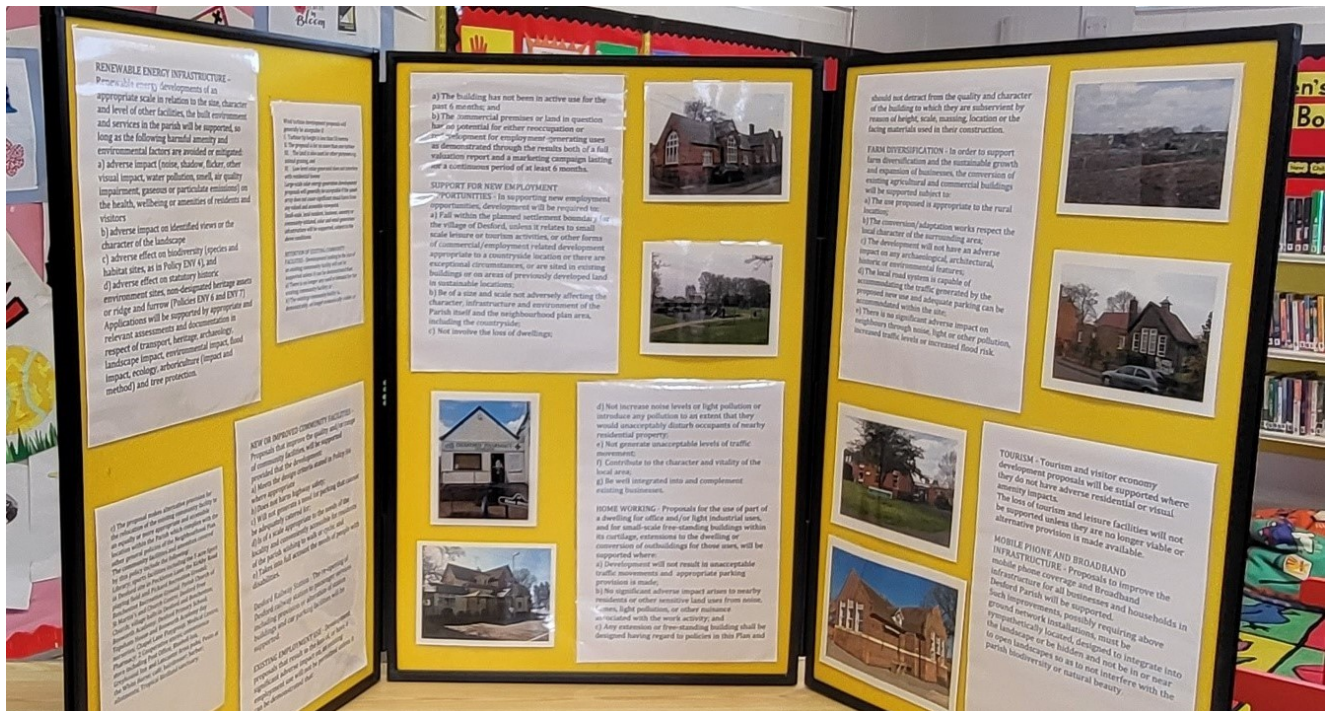
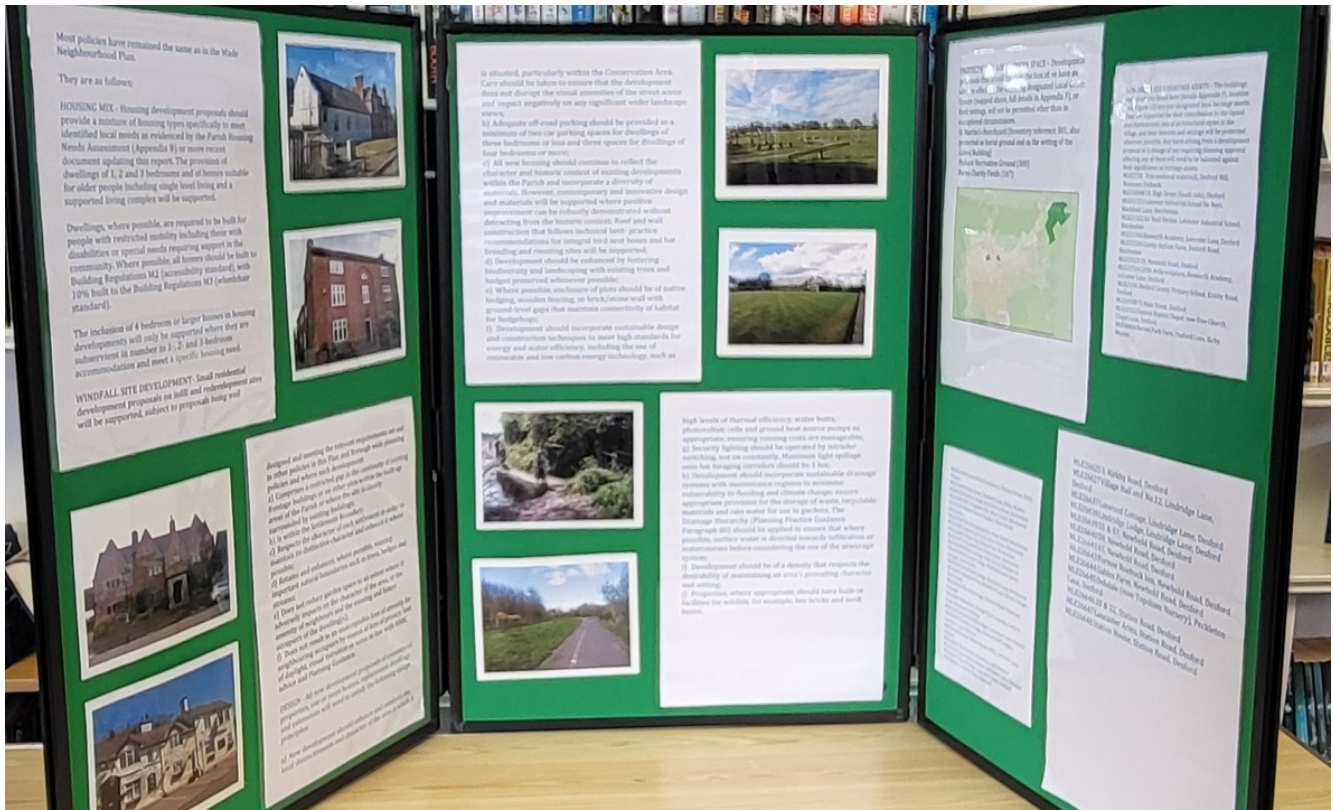
#### Traffic Management

The policy has been updated to incorporate the findings of a Transport Assessment undertaken as part of the Neighbourhood Plan Review.

The policy has been updated to incorporate the findings of a Transport Assessment undertaken as part of the Neighbourhood Plan Review.

The policy has been updated to incorporate the findings of a Transport Assessment undertaken as part of the Neighbourhood Plan Review.

**Do you agree?**



Having read the displays, attendees were asked to say whether or not they agreed with each of the new policies. These are the responses:

Housing allocations – 46 yes, 1 no  
Settlement boundary – 45 yes, 3 no  
Affordable housing – 41 yes, 3 no  
Important open spaces – 54 yes, 0 no  
Natural environment significance – 55 yes, 0 no  
Ridge and furrow – 48 yes, 0 no  
Biodiversity – 47 yes, 0 no  
Important views – 47 yes, 0 no  
Traffic management – 66 yes, 1 0  
Electric vehicles – 42 yes, 1 no.

Comments:

- We need single level living housing for older people who could then sell their large homes to younger people.
- Also affordable housing for our younger residents.
- I agree with the above comments. Also it is imperative and building is on Leicester side of the village to avoid increasing the traffic flow through it. How will the infrastructure cope?
- Infrastructure to support the number of homes in Desford is key but at the moment comes last. Homes for older or less mobile residents also need to be nearer to the facilities.
- Ridge and Furrow should be kept.
- Our open spaces should only be allocated as a very last resort. Wildlife should be respected.
- Traffic can be at a standstill now so no more housing without infrastructure is essential.
- FULLY SUPPORT. HOUSING AND TRAFFIC THROUGH VILLAGE ARE MAIN COINCERNS.
- Minor amends to the inventory need to be made. This is to reflect changes to the first plan. Thanks.
- Policy 5 – how can we protect areas of environmental value so that we do not get a repeat oif the tree chopped down by the Griffen development?
- Traffic through village my major concern. Also many roads now used as ‘rat runs’. The speeding on 30 miles an hour roads needs to be addressed.
- Add Newbold Road to traffic management.

### Summary of findings:

There was overwhelming support for all of the Review policies. Concerns that were expressed include the need for better infrastructure to accompany any new housing and the impact of traffic if housing is inappropriately located. Neighbourhood plan priorities for smaller housing and bungalows for older people is specifically referenced.

Images of the event are shown on the following pages:







