

WCC 'Housing Growth' - Denmead Neighbourhood Plan

9th March 2022

Present:

Jill Lee (WCC)

Cllrs Andreoli, Jones, Langford-Smith, Searle, Whibley (DPC Members)

Mark Strachan (DPC Ops Manager)

The presentation started with the recommended spatial strategy which uses the central government methodology for calculating growth.

This determined WCC housing requirements need at 665 houses per annum to 2036.

WCC had undertaken a consultation across the district to determine peoples preferences on where development should take place.

There were four options:

- 1) Distribute the allocation in accordance with the sustainability of settlements
- 2) Focus the development on WCC
- 3) A new strategic allocation (i.e. a new village)
- 4) Disperse in proportion to size of settlements

WCC have chosen a mix of 1, 2 & 4 with a request to plan for a range of housing to allow a degree of flexibility could be affected by levelling up.

This means Denmead has a new allocation of 90-100 dwellings to 2039 above the existing allocation and windfall sites.

WCC recommended that when considering potential areas for development:

- that Brownfield land be considered as a first option but also that
- employment and infrastructure should be considered and also green sites to ensure biodiversity.
- to walk, cycle or bus to facilities and services to decrease the need for cars
- landscape sensitivity
- that rural roads are unsuitable for pedestrians and cyclists
- sites have to be deliverable

PLS

15/03/22