

Grafton Underwood Neighbourhood Plan

Introduction

We are currently working on drafting the Grafton Underwood Neighbourhood Plan, and one of the issues raised at the consultation events in May 2022 concerned new housing in the village.

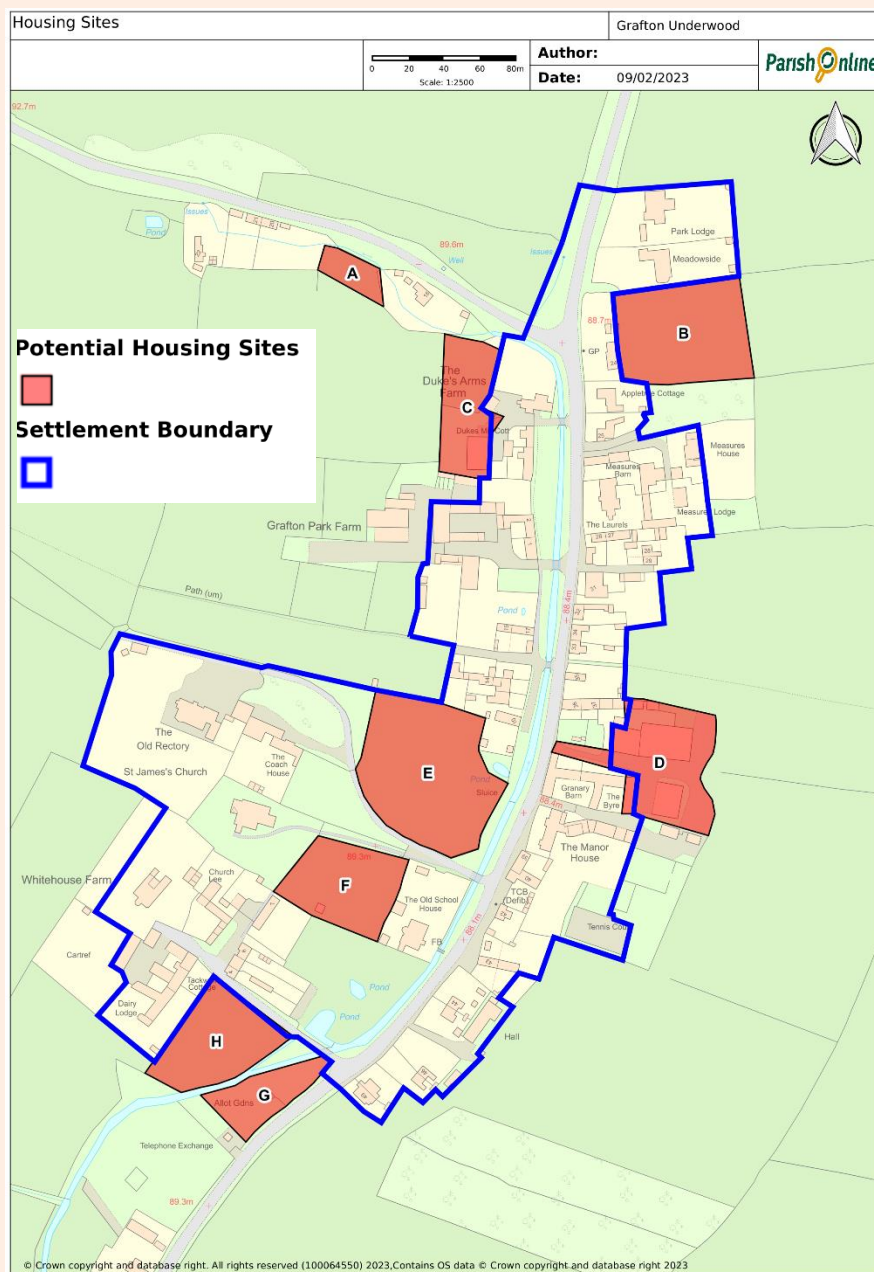
Site Options

Eight potential housing sites have been identified with basic information gathered for each site. Factors such as heritage, nature conservation and landscape have been considered. The background documents can be downloaded from the Parish Council's website.

Some of the sites would involve the development of important green spaces (E, F, G, H), are subject to flood risk (C, G, H) or would extend the Settlement Boundary (B, C, D, G, H). Sites E and F could have an unacceptable impact on adjoining Listed Buildings. There may be highway access problems with sites C, F and H. Site A is very small, prominent and away from the main part of the village.

Preferred Site

Of all the sites, Site D (cattle sheds to the rear of Main Street) is considered to be the best because it involves the redevelopment of existing agricultural buildings which are no longer in use. There are no significant constraints. The site could accommodate up to six new homes.



Why allocate a housing site?

There is no requirement for the Neighbourhood Plan to allocate any housing sites. The Local Plan restricts development to infill within the Settlement Boundary.

However, the opportunities for young people to live in the village are limited and unaffordable. Some responses to our May 2022 consultation events said that a few more homes are needed to improve the vibrancy and viability of the village.

First Homes

If we allocate a site, we could make sure that some, or all, of the houses are First Homes- a specific kind of discounted market sale housing (see <https://www.gov.uk/guidance/first-homes>).

The national standards for a First Home are:

- a First Home must be discounted by a minimum of 30% against the market value;
- after the discount has been applied, the first sale must be at a price no higher than £250,000; and,
- the home is sold to a person who meets certain eligibility criteria. For example, we can make sure that people with a local connection are prioritised.

Consultation

We want your feedback on the issues raised by this leaflet. Please answer the questions below and reply by 5pm Monday 13th March 2023.

1 Do you support the allocation of a housing site in Grafton Underwood?

- Yes, but only if they were First Homes
- Yes, without any requirement for First Homes
- No

2 If 'yes', what is the best site?

- Site D (cattle sheds to the rear of Main Street)
- Another site option (please state which option)-
- Another site entirely (please indicate on map where)
- No preference
- None of the sites are suitable

3 Any comments:

Please return this form to: Alastair Wildgoose at Whitehouse Farmhouse or Penny Sneddon at 26 Grafton Underwood

The deadline for comments is: 5pm on Monday 13th March 2023