**Wilmcote Neighbourhood Planning Group**

**Private Housing Sector sub-group**

**Minutes of Meeting Number 1**

**Held at The Spinney at 4.00pm Thursday 20th March 2014**

**In attendance:**

John Singleton (leader), Steve Howell (deputy), Jackie Bates

**Apologies:**

Peter Howard

Circulation all the above plus Alan Griffiths

1. **Communications**
   1. Everyone is receiving the minutes of the main WNPG meetings, and this meeting is held to discuss the actions required from the last minutes, section 6 Sector Review.
2. **Information gathering** 
   1. Everyone has a copy of the Wilmcote Parish Plan Dwelling Data dated 20~12~13. This was discussed and significant features were recognised, such as the skewed age distribution of residents and the very low level of additions to our housing stock in recent years. It was agreed that the biggest single lack of data was whether there was any latent demand for additional dwellings in the parish, and, if so, what type of dwellings.
   2. It was agreed what data should be requested from SDC via The Chairman, and he will be sent an email listing this.

Action JS

* 1. The areas of further data that need to be gathered was discussed and included getting a copy of the (old) Wilmcote and Pathlow plan, any knowledge of areas which have been or are being considered or suggested for development, and finding out if anyone knows of demand for additional housing in the parish (including any young who have left the village due to lack of suitable accommodation).

Action All

1. **Issues for the private housing sector**
   1. Currently the largest issue is believed to be finding out the range in the number of dwellings that have to be built in The Parish to meet the SDC Core Strategy, assuming there is one.
   2. Other issues are:

Should we build dwellings to support the amenities we have and to increase the possibility of getting increased facilities.

Should we build dwellings which will help to level the age profile in The Parish.

Since there is unlikely to be sufficient space to build many dwellings without encroaching on Green Belt land, are we prepared to build on Green Belt.

1. **Questions for the public questionnaire**
   1. Possible questions were suggested, both verbally and by email. A relevant selection of these is listed in the requested 2 column format after these minutes.
2. **Next meeting.**

The date for the next meeting of this sub-group will be decided after the next WNPG meeting on 1st April; it will probably be held at the same time and place.

**ISSUES Questions**

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| Should we build dwellings to support the amenities we have (e.g. school, shop, pub, station) and to increase the possibility of getting increased facilities (GP surgery, more buses).  Should we build dwellings which will help to level the age profile in The Parish.  Since there is unlikely to be sufficient space to build many dwellings without encroaching on Green Belt land, are we prepared to build on Green Belt. | Would you like to see more dwellings in the parish?  Would you like any one development site to be limited to a) up to 10 dwellings?  b) up to 20 dwellings?  c) up to 40 dwellings?  What % should be affordable housing   1. 35% (recommended minimum)? 2. 35% to 65%? 3. More than 65%?   Should any dwellings built be more suitable for renting (social or private)?  Should any dwellings built be principally   1. 2 bed detached houses? 2. 3 bed detached houses? 3. 4 bed detached houses? 4. semi-detached houses? 5. terraced houses? 6. apartments?   Are you happy to have most new dwellings built on green belt on the edge of the village?  Have you any preference for where the major development should be located? |