
STOP PRESS

Recent Information Regarding SODC Proposed Local Plan

On the 28th March members of the South Stoke Housing Development Group attended a consultation meeting held by SODC on their proposed Local Plan that will govern housing development in the district, and will replace the existing Core Plan in Summer 2018 if approved by Central Government. Some new information was learned that may impact the current consultation on the Housing Development in South Stoke.

The new information given at this meeting does not fundamentally affect the presentation material and the advantages of a development on the Glebe still stand ie the village has significant control of the layout and design of any development and will benefit from a considerable contribution to village community projects in the case of a larger development.

The new information does perhaps allow for another option on the way forward. We learned that for small villages across the District there would be a general target of 500 new homes and that there was a target for small villages of 5-10% of existing housing stock. If we assume South Stoke fits into the lower end of this range ie 5%, then this tallies with the numbers presented of 11-12 new houses for South Stoke during the period covered. If we assume the 10% target then this equates to about 23 new homes.

What we also learned is that the Local Plan will cover the period from 2011 to 2033 - not from 2014, as we had previously been informed - and the start of the count for new homes will apply to any new house or dwelling built during or after 2011. Furthermore it will include any homes built as in-fill and any 'windfall' homes (houses

built on an ad hoc basis).

For South Stoke, SODC advise a net gain of 6 houses since 2011. Considering these dwellings and the existing identified in-fill sites (as shown in the presentation material) then it could be argued that the 5% target could be reached with additional houses on in-fill sites. The 10% figure of 23 new houses would require new housing on unidentified sites.

Therefore the assertion in the presentation material that 'If we have this target it is unlikely to be fulfilled by development on infill areas alone' which was based on our previous understanding, is not necessarily valid under the new information. There is a possibility that no new housing would need to be built on the Glebe Field to fulfil our targets under the Core Plan as asserted for Option 1. Options 2 and 3 ie the developments of 16 houses and 25 houses on the Glebe, are unaffected by this new information and the pros and cons still stand as presented.

If your preferred option is for no new housing on the Glebe (we will still be subject to any planning applications put forward on In-fill Sites) then please tick 'Other' on the Questionnaire/Exit Poll and make a comment in the Comments Box below to that effect.

For those who have already completed the form and would like to change their option choice because of this new information, then please fill in a new form (either the downloadable form on the Parish Council website) or the copy in the Newsletter and we will replace your previous version.

South Stoke Housing Development Group