

Marshfield Parish Council. Position on new housing development Jan 2016.

In response to emerging South Gloucestershire Council (SGC) planning policy, Marshfield Parish Council (MPC) has set out its position with regard to new housing in the parish:

In order to sustain the vitality of the parish, MPC recognises the need for building a limited number of new homes to meet the needs of local people in the current Policies, Sites and Places plan period (until 2027). An independent Housing Needs Survey (2013), as accepted by SGC, identifies a need for up to 37 houses for people with a proven local connection.

MPC expresses a strong preference for any local requirement housing to be provided within the current settlement boundary, but recognises that few sites exist and these may not become available. Restricted building on a site beyond the settlement boundary may therefore be necessary. For this reason and to keep options open, MPC endorse SGC's planning policy stance for an 'exception site'ⁱ. This would allow a small-scale development, under local control, to potentially come forward.

MPC will therefore potentially support a small-scale housing scheme, preferably led by a community initiative, which delivers a small number of local requirement homes to meet the identified need only. Any new homes should be secured in perpetuity for local people and for this reason MPC favours rented accommodation.

Any scheme should be well designed and should not cause harm to the character of the village and will in all other ways conform to national and local planning requirements including full public consultation.

MPC does not recognise the need for large scale open market housing, will not support any such proposals and will strongly resist them.

ⁱWhat is an 'Exception Site'? South Gloucestershire Council Core Strategy policy CS19 – Rural housing exception sites:

'Proposals for permanent affordable housing to meet an identified local need (including a small element of market housing where this will facilitate the successful delivery of the affordable housing) will be permitted as an exception on sites where market housing would not normally be acceptable. Proposals should be:

- Supported by an approved housing needs survey;
- Well related to a rural settlement;
- Modest in scale and in keeping with the form and character of the settlement and local landscape setting; and
- Supported or initiated by the appropriate Parish Council.

Permission will be subject to conditions, or a legal obligation will be negotiated, to ensure that the affordable housing is reserved in perpetuity for those in local affordable housing need.