

# Barrow upon Soar Housing Background Paper

## 1 Introduction

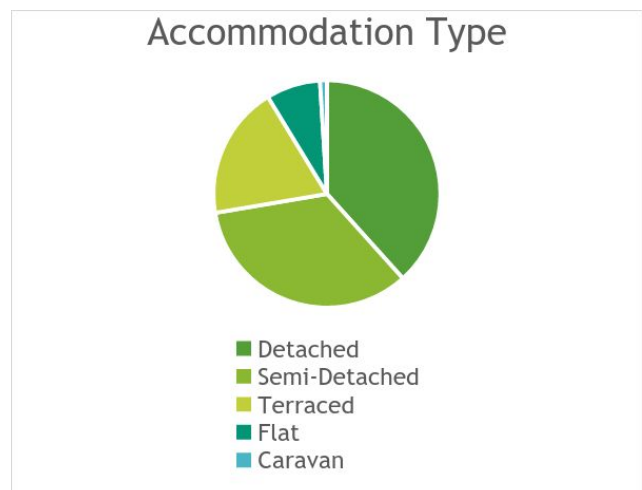
The Barrow upon Soar Neighbourhood Plan must be in general conformity with the strategic policies of the Charnwood Local Plan 2006 to 2028 (Core Strategy). In particular, the Neighbourhood Plan should not promote less development than set out in the Core Strategy or undermine its strategic policies. This report considers the scale of housing provision for the Barrow upon Soar Neighbourhood Plan within the context of the Charnwood Core Strategy and the type of housing that should be planned for.

## 2 Profile

Barrow upon Soar is a large village in northern Leicestershire, in the Soar Valley between Leicester and Loughborough. In 2011 it had a population of around 6,000 and is part of Charnwood borough.

The 2011 Census shows that the resident population of 5,956 were from 2,523 households. Six people lived in a care home. 6% of the population were under five years old, 13% were aged 5-15, 63% were 16-64 years old and 17% over 64.

79% of households were owner-occupied, 9% were social rented or in shared ownership and 10% private rented.



## 3 The Charnwood Local Plan 2006 to 2028 (Core Strategy)

The Charnwood Core Strategy was submitted to the Secretary of State on the 20 December 2013 for Independent Examination. The Secretary of State appointed Inspector Kevin Ward BA (HONS) MRTPI to conduct an Examination to determine whether the Core Strategy is sound. The Hearings for the Charnwood Core Strategy examination were held between 9th December 2014 and 16th January 2015.

Inspector Ward has written to the Council to confirm that the Core Strategy as submitted is capable of being made sound through modifications.

Policy CS1 of the Pre-Submission Draft Core Strategy makes provision for at least 17,380 homes in the Borough by 2028. At least 3,170 of these homes are to be provided in seven Service Centres- Anstey, Barrow upon Soar, Mountsorrel, Quorn, Rothley, Sileby and Syston.

Over the period 2006-2014, 2,224 homes had been built in the seven Service Centres and a further 1,942 homes had planning permission (at 31 March 2014). This means that for these places, the Core Strategy housing provision has been met.

#### 4 Housing Supply in Barrow upon Soar

Of these 4,166 homes, 476 had been built in Barrow upon Soar and 472 had planning permission. Below are the details of the larger sites.

Address/location	Developer	Details	Planning application reference	SHLAA reference	Status	Remaining to be built at 31-3-14
Land at 148 and rear of 146 Cotes Road	Paul Bott Homes	Site for the erection of 2 two-storey dwellings and 10 bungalows following demolition of dwelling and stable.	P/07/1487/2	PSH220	Under Construction	1
Land off Nottingham Road		Residual Local Plan allocation			Local Plan allocation	10
Strancliffe Hall, Cotes Road	Barwood Homes	Erection of 76 dwellings and associated access. & Erection of 33 Dwellings subject to S.106(11 additional dwellings to application P/11/2540/2)	P/11/2540/2 & P/14/0750/2	PSH89	Detail	87
Land at 95 Nottingham Road	David Wilson Homes &	Erection of 71 dwellings	P/13/1023/2	PSH10	Detail	71

	Miller Homes					
Land at Melton Road	Jelson Homes	Site for residential development with associated access.	P/10/1518/2	PSH103	Appeal	300

## 5 Strategic Housing Land Availability

Local authorities are required to carry out a Strategic Housing Land Availability Assessment (SHLAA) to identify future sources of land for housing. These assessments are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes.

Across the whole borough, 409 sites were submitted by site promoters for assessment for their potential for housing. Of these, 214 sites were excluded because they had been built, superseded by later submissions, too small (less than 5dw) or did not meet one or more of the site assessment criteria. Of the remaining 195 sites assessed, 5,340 new homes were deemed to be 'deliverable' within the next 5 years, and a further 15,136 classed as 'developable' beyond the next 6-15 years.

	Number of Sites	Deliverable Dwellings	
		Years	
		0-5	6-15
Barrow upon Soar	16	308	664
Charnwood Borough	195	5,340	15,136

In Barrow upon Soar there are 16 sites that have been identified with a capacity to accommodate about 660 homes. Four of these already have planning permission and are included in the table in Section 3, the remaining 12 sites are set out below:

Address/ location	SHLAA reference	BuS Consultation reference	Area	Capacity (dwellings)
Cotes Road	PSH177	1	4.1	122

Land adjoining 84 Melton Road	PSH242	6	0.6	18
Land and Cotes Road, 3.0ha 56 dwgs overlaps PSH177	PSH280	2	0.0	0
Meadow Farm Marina, Huston Close	PSH281	8	1.2	35
Land off Nottingham Road	PSH282	4	1.7	50
123 Cotes Road	PSH283	3	0.4	13
Sibley Road	SH18	7	0.5	14
Land off Nottingham Road	SH22	5	0.3	10
Land to the rear of 91-93 Cotes Road	PSH307		0.4	12
Land to the rear of 111 Cotes Road	PSH308		0.3	8
Land off Cotes Road overlaps PSH177, PSH280, PSH283, PS H308, PSH307	PSH321		7.9	237
Land to rear of 125 Cotes Road	PSH326		0.2	5

There is some overlap between sites, but the overall capacity of those sites without planning permission for housing development is about 370dw. Outline planning permission for the erection of up to 70 dwellings on land off Cotes Road (SHLAA reference PSH280) was refused on 26 November 2014 (P/14/0685/2).

## 6 Services and Facilities

Planning policies should aim for a balance of land uses within the area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities. For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, key facilities such as primary schools and local shops should be located within walking distance of most properties.

The table below identifies the range of key services and facilities in Barrow upon Soar.

Service/facility	Barrow upon Soar
Primary school	Hall Orchard C of E Primary School
Secondary school	Humphrey Perkins School

<b>GP surgery</b>	Barrow Health Centre
<b>Pharmacy</b>	Boots Pharmacy
<b>Supermarket</b>	The Co-operative Food
<b>Post Office</b>	Barrow Upon Soar Post Office
<b>Community hall</b>	X
<b>Place of worship</b>	Holy Trinity Barrow Methodist Church Barrow upon Soar Baptist Church
<b>Library</b>	Barrow Upon Soar Library
<b>Sports and recreation ground</b>	Millennium Park King George V Park The Slabs Mill Lane playing field
<b>Public house</b>	Soar Bridge Inn The Blacksmiths Arms The Boat House The Hunting Lodge The Marina The Navigation The Three Crowns
<b>A daytime (i.e. 7am to 6pm) bus service, Monday-Saturday with a frequency of at least once an hour</b>	Kinchbus 2 Leicester - Birstall- Sileby- Barrow upon Soar - Loughborough Roberts Coaches 2 Loughborough - Barrow upon Soar - Mountsorrel - Syston - Thurmaston
<b>Train</b>	East Midlands Trains Leicester - Lincoln
<b>Employment</b>	Sileby Road Hay Hill Barrow Railhead Room to Work Perkins Yard

Barrow's centre, focussed on High Street and North Street, performs a role as a District Centre helping to address the needs of village residents and the immediate area. The village centre contains a supermarket, and other convenience stores, non-retail services such as take-aways, a library and health centre. There is also a newsagent, post office a pharmacy. There are very few vacancies, but the opportunities for expanding the centre are limited.

We have contacted the Highway Authority, Education Authority and Severn Trent Water regarding the scale of development in Barrow upon Soar. No response has been received to date.

## 7 Leicester and Leicestershire Strategic Housing Market Assessment

The Strategic Housing Market Assessment (SHMA) for Leicester and Leicestershire provides an assessment of future housing need and the required mix, size and tenure of households, with the intention that this will inform future development of planning policies across the sub-region and within its constituent local authority areas.

The following table sets out the SHMA's strategic guidance on the mix of market and affordable housing in Charnwood.

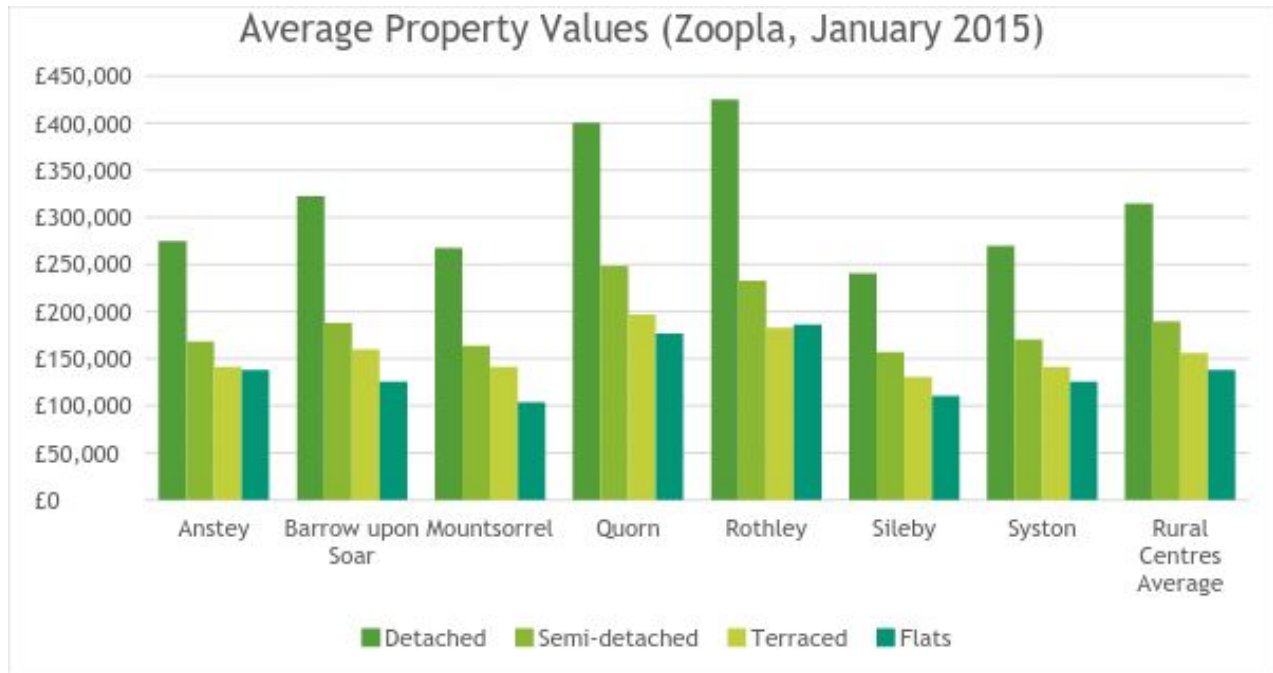
Dwelling size	Market	Affordable
1 bedroom	5-10%	35-40%
2 bedroom	30-35%	30-35%
3 bedroom	40-45%	20-25%
4+ bedroom	15-20%	5-10%

## 8 Market Signals

The amount of housing provided in Barrow upon Soar could be adjusted to reflect appropriate market signals, as well as other market indicators of the balance between the demand and supply of dwellings.

### 8.1 House Prices

Over the last year, the average price paid for a house in Barrow upon Soar was £208,983 (based on 592 sales). Over the last year the value of housing has increased by 10.53% and by 11.43% over the last five years.

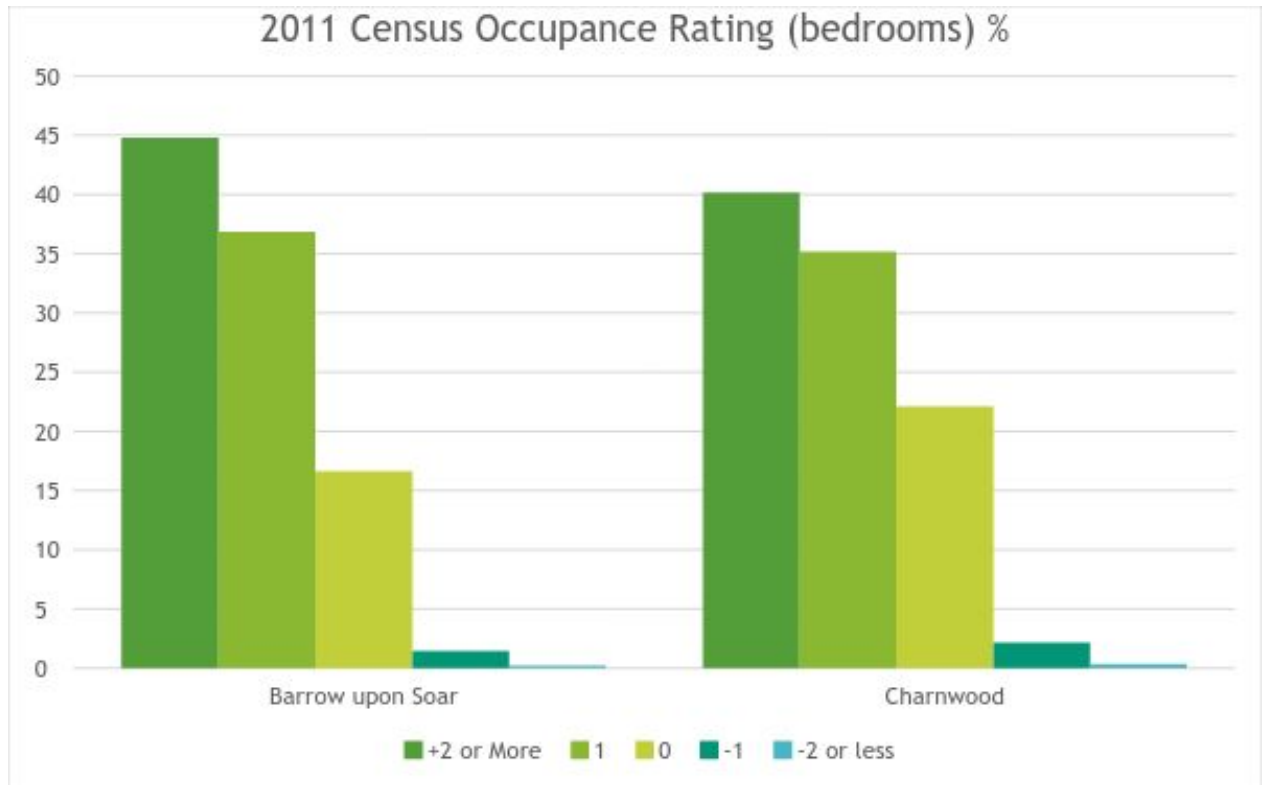


Among the seven Service Centres, house prices in Barrow upon Soar are very close to average. Quorn and Rothley are 26-35% higher than the Service Centre average which may indicate an imbalance between the demand for and the supply of housing in those places. Rents also provide an indication of the cost of consuming housing in the area, but there is insufficient activity in Barrow upon Soar to compare.

## 8.2 Overcrowding

Indicators on overcrowding, concealed and sharing households, homelessness and the numbers in temporary accommodation demonstrate un-met need for housing.

Occupancy rating provides a measure of whether a household's accommodation is overcrowded or under occupied. The ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula. The number of bedrooms required is subtracted from the number of bedrooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room/bedroom than required, whereas +1 implies that they have one more room/bedroom than the standard requirement.



Although Barrow upon Soar show higher levels of under-occupancy compared with the Charnwood borough average, there is very little difference in terms of overcrowding.

## 9 Housing Need

To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, we need to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes).

### 9.1 Household Composition

The size and composition of households is a key factor which is likely to influence demand for different types of homes.

Household Composition	Barrow upon Soar	Charnwood
All Households	2,523	66,516
One Person Household; Total	27%	28%



One Person Household; Aged 65 and Over	12%	12%
One Person Household; Other	15%	16%
One Family Only; Total	69%	65%
One Family Only; All Aged 65 and Over	10%	9%
One Family Only; Married Couple; Total	40%	36%
One Family Only; Married Couple; No Children	16%	13%
One Family Only; Married Couple; One Dependent Child	7%	6%
One Family Only; Married Couple; Two or More Dependent Children	12%	10%
One Family Only; Married Couple; All Children Non-Dependent	6%	6%
One Family Only; Cohabiting Couple; Total	11%	10%
One Family Only; Cohabiting Couple; No Children	6%	6%
One Family Only; Cohabiting Couple; One Dependent Child	2%	2%
One Family Only; Cohabiting Couple; Two or More Dependent Children	3%	2%
One Family Only; Cohabiting Couple; All Children Non-Dependent	0%	0%
One Family Only; Lone Parent; Total	8%	9%
One Family Only; Lone Parent; One Dependent Child	3%	3%
One Family Only; Lone Parent; Two or More Dependent Children	2%	2%
One Family Only; Lone Parent; All Children Non-Dependent	3%	3%
Other Household Types; Total	4%	7%

Other Household Types; With One Dependent Child	1%	1%
Other Household Types; With Two or More Dependent Children	1%	1%
Other Household Types; Other	0%	2%

Using data from the 2011 Census Household Lifestage table for Barrow upon Soar parish and comparing this with the overall picture for Charnwood borough shows that the parish is fairly close to the overall profile. Barrow upon soar had 2.1% more married couple households with no children and 3.6% fewer 'other households'. These households consist of two or more people who share the same private dwelling, but who do not constitute a census family, for example, room-mates or relatives such as siblings, cousins, aunts or uncles.

## 9.2 People wishing to build their own homes

The Government wants to enable more people to build their own home and wants to make this form of housing a mainstream housing option. Additional local demand, over and above current levels of delivery can be identified from the 'Need-a-Plot' information available from the Self Build Portal. However this suggests that there is no evidence for this form of housing in Barrow upon Soar.

## 10 Neighbourhood Plan Consultation Survey

In September 2014, local households and businesses were consulted on some of the key issues that the Barrow upon Soar Neighbourhood Plan should address. Over 400 responses to the questionnaire were received.

The survey showed that local people place a high value on protecting the character and appearance of the village. 98% of replies considered that the countryside should be protected to help keep the separation between villages. 91% valued the views on the approach to the village. 98% felt that the parks and open spaces were important.

The questionnaire survey invited also respondents to identify the type of housing needed in Barrow upon Soar and their preferred development sites. The responses identified a preference for semi-detached houses and bungalows- 3 bedroom properties were a particular priority.

Notwithstanding the questions set by the survey, many people took the opportunity to express their opposition to more housing growth. Others identified thought that there

should be housing to meet the needs of the elderly- especially the building of bungalows.

## 11 Conclusion

Policy CS1 of the Charnwood Core Strategy requires Barrow upon Soar and six other Rural Centres to provide for at least 3,170 homes over the period 2006 to 2028. This requirement has already been met by housing already built and permitted.

Notwithstanding, the Barrow upon Soar Neighbourhood Plan can look at making additional housing provision- the Charnwood SHLAA identifies sufficient deliverable sites for around 370 more dwellings in the village.

Having considered market conditions, there is no evidence to suggest that a higher level of housing development should take place in Barrow upon Soar than that required by the Core Strategy. Growth is not required to help support the viability of most local services and facilities. Furthermore, early consultation with local residents and businesses shows little support for housing growth, although people do have their views on the type of housing that is required.

The presumption is that the Neighbourhood Plan should not plan for further significant housing growth. However, ongoing community consultation could be used to explore whether local people are prepared to support more housing if it helped deliver a new, multi-use community centre and/or homes that met specific needs e.g. older persons housing.