

LEIGH and COOMBE HILL (The Leigh Parish)

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The parish wishes to promote a level of housing growth that is proportionate to the size of the settlement and designed to enhance and maintain the character of LP, ensuring that the new accommodation provided is in a suitable range of sizes, types and tenures, meeting assessed local needs for market and social homes, remaining attractive to incomers and facilitating local people being able to live out the whole of their lives within our community

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LP understands the needs for growth, both from within our community and across the Tewkesbury District Council area. Housing growth should be accommodated in a sensitive way. Sprawl into the surrounding rural area should be avoided, as should designs and layouts that are urban in their nature. Open spaces, skylines, and dark skies need to be retained

New development should not damage the parish's nature and special qualities, and growth should reflect LCH's unique character and demographics whilst being proportionate, sustainable and of good design.

It should be clearly demonstrated that all developments coming forward within the village represent a unique design response to the particular site. Housing densities should be appropriate to the setting and parish as a whole.

Historically, the parish has developed organically through small scale incremental growth, and it is essential that this continues to be the case in LP in order for new development to harmonise with the existing character of their settings and buildings, and social structures of the village are not undermined.

Small or individual development on land adjacent to other development will provide for LP's housing needs without significant damage to its character of an ancient rural settlement. This pattern of relatively slow and piecemeal development will ensure new dwellings contribute to the attractive appearance and character of LP, an ancient rural settlement, and its sense of community..

It is therefore, necessary to control the rate at which new housing is delivered. Development should take place at a relatively even rate between 2016 and 2035 in order to meet continuing local needs in a proportionate and sustainable way, ensuring a small supply of new homes are available to meet housing need in the parish at any particular time.

It would be appropriate for the area to develop in a phased manner over time rather than one or two larger developments which would immediately change the character of the area.

Disproportionately larger developments have been shown to disrupt settled communities, and integration into these communities has taken many years, even decades, and in some cases communities have split and never recovered. Growth and development based on rapid, larger scale, inappropriate development in excess of objectively identified local need should not be supported

The supply of new homes in the village and wider parish must be realised in accordance with the distinctive features, scale and character of the local area. Housing estates, and generic 'estate' type buildings and site layouts are unlikely to be acceptable.

Self building on individual sites by owner occupiers could be supported, as a future stakeholder in the community owners have more motivation to produce homes that integrate in and often enhance the local area. Self build has shown to more often encourage superior design, sustainability, innovation, affordability and integration into the wider community and landscape.

(Ideally new housing should not exceed four dwellings per annum to reflect steady growth and integration. At this rate of growth 80 new dwellings would be provided over 20 years, ...more than required.)

*“Rural living has changed considerably over recent times not least by the activities of developers and higher authorities, rather than by indigenous rural dwellers
The single most common strand is that most rural dwellers choose to live there and wish to remain there for as great a part of their lives as possible. The current models, whilst possibly well suited to the urban situation, do not permit this and at times of increasing dependence force the elderly and otherwise infirm) to move from their communities through distress relocation based on clinical need alone. It is contended that communities should have a mechanism to rise to the challenge of allowing their elderly to remain within their own rural community for the whole of their lifetime with all the many benefits to the elderly, their relatives and friends.
and contribute to a whole community spirit”*

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The Leigh wishes to support its ageing population within its own parish, to facilitate this The Neighbourhood Development Plan will support, promote, enable and implement the provision of accommodation and/or facilities to encourage the elderly (or otherwise infirm or disabled) population to remain within our parish community for the whole of their lives where that is their wish. This would in particular avoid late stage distress and relocation due to deteriorating mobility and health, whilst simultaneously facilitating downsizing and release of larger properties.