

Tatsfield Parish Council

Report Title: Housing	Agenda Item: 8a
Meeting: Tatsfield Parish Council	Date: 10 February 2014
Report by: Cllr. Susan Smale	Document Number: TPC/AH/

Summary

This report updates Parish Councillors on any issues relating to Housing.

We have been waiting for the results of the Village Appraisal before we formalise our strategy on housing. Bearing in mind the response rate for the survey was 44% there is still the need for further feedback to inform our decisions.

The recommendations for action by the Parish Council are as follows:

- Continue to resist poor quality design and control new development to retain the characteristics of the village that people recognise and value.
- Initiate with TDC the process of preparing a Village Design Statement.
- In conjunction with local landowners to identify preferred locations for new development which should reflect the need for more affordable housing and smaller dwellings suitable for the elderly and young people.
- With TDC take more effective measures to advise residents of impending planning applications, improve publicity and understanding.
- Explore the implications of developing a Neighbourhood Plan, learning from the experience of others that have already embarked on the process.

In addition respondents were offered a chance to there overall hopes and fears.

186 (58%) responded to the question about **fears and hopes** for the village which was the opportunity to voice any other issues or worries. Of these 77 (41%) specifically referred to a **fear** of overcrowding/too much development. Many specifying the danger of loss of the 'green boundary' between the village and Biggin Hill.

Some more specific quotes about housing were:

"no new houses built for next generation of Tatsfielders; more houses for elderly and young, not big houses (small & middle sized); Smaller properties are rare for new starters or downsizing; restrict conversion smaller houses to keep stock for downsizing; affordable housing for young who wish to stay in village, now turn attention to elderly (resident warden, nursing care etc) in next 5-10 years; allow new development, life never stand still;"

I propose that we examine these results in detail and prepare a presentation for further consultation at the Annual Village Meeting in May.