

**Objective 2 - To promote a sustainable housing strategy which will be sensitive to the needs of our community, protect our landscape and be of a scale, density and design which retains the distinctive character or a semi-rural parish.**

*What respondents said:*

## **Housing Policies**

### **Size and Location of New housing**

97% of respondents agreed that brownfield sites should be considered before green field sites for development. 57.58% of residents strongly agreed, and over 12% of respondents either disagreed or strongly disagreed that infill sites should be given priority for development.

Most respondents wanted to see small developments of fewer than 10 dwellings (42% of respondents). The next largest percentage was for medium developments of 10-20 houses. Almost 20% of respondents preferred very small developments of 1 or 2 houses, with almost 8% preferring large developments. Comments included:

*'Infill properties should reflect the design of their locality.'*

*'Although choice of housing development size is important, it is also important to address the question of how much development should be permitted (in total) in order to preserve the character of the village'*

**A policy will be drawn up to state that other than sites allocated by Cheshire East (if any) in their Cheshire East Local Plan Strategy Part Two: Site Allocations Document, new housing will be supported that is on brownfield sites, appropriate infill, conversions, and replacement dwellings. New housing should not impact on the natural environment unless the site is a rural exception for affordable housing. New housing should be small scale.**

### **Housing Mix and Type**

There was strong support for the provision of affordable housing, with 178 respondents answering that they thought this should be developed. The next highest answer was semi-detached, followed closely by sheltered and bungalows. Less respondents favoured terraced or flats/ apartments (96 and 73 respondents out of 221). In all cases, other than detached and semi-detached, respondents favoured dwellings with 1-2 bedrooms. Comments included:

*Affordable homes and the need to broaden choice were supported as priorities for new development.*

*'Affordable housing for young professionals and those starting a family'*

*'Any new developments should also bring the opportunity for residents to work in the village, and for the younger residents to continue to live in the and buy or rent housing, - not have to leave because it's unaffordable'*

*'What the village needs is three-bedroom social rental housing so as families grow they can move from 2 bedroom social accommodation but stay within their community.'*

*'Priority should be given to younger residents inhabiting the village since childhood who may wish to leave home but remain in the village, by way of making housing affordable to them. We must ensure the promotion of diversity within the village'*

*'Starter homes with shared ownership and to rent is a priority. Peaks and plains are similar organisation. Not more £500,000 and £600,000 houses until this area is sorted.'*

*'There isn't a wide enough choice of housing in the village. Too many 4 or 5 bed properties in relation to smaller properties. No new property should be allowed to be more than 3 beds with no further extension allowed to convert to 4 beds. The village has become a place only for those who can afford large houses'.*

*'More bungalows for senior residents to 'downsize' to. Not all seniors want to live in apartments!!'*

*'A lot of former Chelford residents have had to move out of the village because of a lack of suitable, affordable housing. This needs to be considered on future developments.'*

**The Neighbourhood Plan Housing Policy will ensure that new developments provide a mix and type of housing, which is appropriate to Chelford. This will probably be for smaller housing which will help people to downsize and free up family homes and may be more affordable for younger people starting out. There was a lot of support for affordable housing, so housing developments must ensure the provision of affordable housing. The policy may include a percentage requirement for each type of housing. Evidence from the census and the Housing Advice Note will also help to justify this policy.**

## **Housing Design**

All the ideas for characteristics of new housing development in Chelford were well supported. These covered issues such as the height of buildings, building materials, parking, storage, boundaries, sewage and garden size. Comments included:

*'Parking could be an issue when houses now can have 3 or more cars'*

*'Developments should include electric charge points'*

*'Any new developments must include their own green and open spaces in keeping with the rest of the village.'*

**The Neighbourhood Plan Housing Policy will state what design requirements new developments in Chelford will have to comply with. These will include those mentioned, plus will be heavily informed by the Landscape and Character Settlement Assessment, and census information on car ownership. For example, developments are overall spacious and open, and this should be encouraged. Energy efficient housing was raised and will be covered in the policy.**

# Objective 2: Housing

## Questionnaire outcomes:

