

HOUSING

Shearsby is described as a 'Sub-Selected Rural Village' by Harborough District Council which means that it will be expected to contribute an unspecified number of new houses up to 2031 to help meet housing demand across the District. This will apply irrespective of whether it prepares a Neighbourhood Plan.

The Neighbourhood Plan can produce policies on the type; size and location of any new housing in the Parish – executive houses, family houses or starter homes. Expensive homes or affordable homes. Specialist housing for older people or people with support needs. It cannot affect the number of new homes required which is determined by Harborough District Council. It does not have to say where new housing should go – but doing so helps to protect special areas in the Parish from development



The Advisory Committee has considered the housing need in the Parish and looked at the best location for any new housing.

It has recommended that modest housing growth takes place to meet the needs of the Parish up to 2031 and to help balance the housing stock.

- 15 new homes proposed
- North of Back Lane (x2 bed bungalows)
 - Mill Lane (x2 bed terrace)
 - Church Lane (x2-3 bed)

- The consultation findings indicate that:
- Smaller homes are preferred
 - Traditional build is favoured
 - Energy efficiency measures are supported
 - Starter homes are welcomed
 - Parking provision is needed within new homes

DO YOU SUPPORT THIS HOUSING MIX AND PROPOSED LOCATIONS? ARE THERE OTHER SITES YOU THINK ARE BETTER?
Write on the post-it notes below

PROFILE OF HOUSING IN SHEARSBY (240 residents 95 houses)

Type
 Detached - 72% (Harborough 48%)
 Semi - 21% (Harborough 29%)
 Terrace - 6% (Harborough 15%)
 Flats - 1% (Harborough 7%)

Tenure
 Owner Occupied - 81% (Harborough 78%)
 Affordable Housing - 5% (Harborough 10%)
 Privately Rented - 8% (Harborough 11%)

Bedrooms
 One - 3% (Harborough 6%)
 Two - 9% (Harborough 22%)
 Three - 43% (Harborough 37%)
 Four - 30% (Harborough 26%)
 Five plus - 14% (Harborough 8%)



DESIGN

The Neighbourhood Plan will consider the quality of design in new housing within the Parish

This can include policy on:

- Density;
- Style of development;
- Materials used;
- Renewable energy;
- Space standards;
- Car Parking;
- Size of gardens.

WHAT SHOULD ANY NEW DEVELOPMENT LOOK LIKE?
Write on the post-it notes below

The Neighbourhood Plan can help to preserve and enhance the built environment.

9 buildings in the Parish are listed as being of special architectural or historic interest:

- Barn Lane, Shearsby Conservation Area
- Church Lane, Shearsby Conservation Area
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ARE THERE ANY OTHER BUILDINGS THAT THE PLAN SHOULD SEEK TO ENHANCE OR PROTECT?
HOW ELSE MIGHT THE PLAN PROTECT AND ENHANCE THE BUILT ENVIRONMENT?



Affordable Housing



Housing

Handwritten notes on yellow sticky notes, including phrases like 'I support the mix of housing types' and 'I support the proposed locations'.



Printed document with highlighted sections, likely a planning application or consultation document.