

STRETTON UNDER FOSSE HOUSING NEEDS SURVEY

Conducted by Stretton-under-Fosse

Parish Council

September 2012

SUMMARY

In 2007, a survey of housing needs was commissioned by Stretton under Fosse Parish Council in partnership with Warwickshire Rural Community Council and Warwickshire Rural Housing Association. The results and conclusions were reported in a document entitled "Stretton under Fosse Housing Needs Survey" dated August 2007.

The purpose and methodology of the survey are described in that document, together with a recommendation to carry out repeat surveys from time to time to reassess the continuing validity or otherwise of the conclusions.

The Parish Council conducted a repeat survey in September 2012 and the following is a comparison of the 2012 and 2007 data. These comparisons can only be regarded as approximate in that there may well be differences in the respondent group.

There was a good response rate; 44 of 90 households, compared with 39 in 2007.

The survey covered a range of topics about life in the village and invited comments on housing needs.

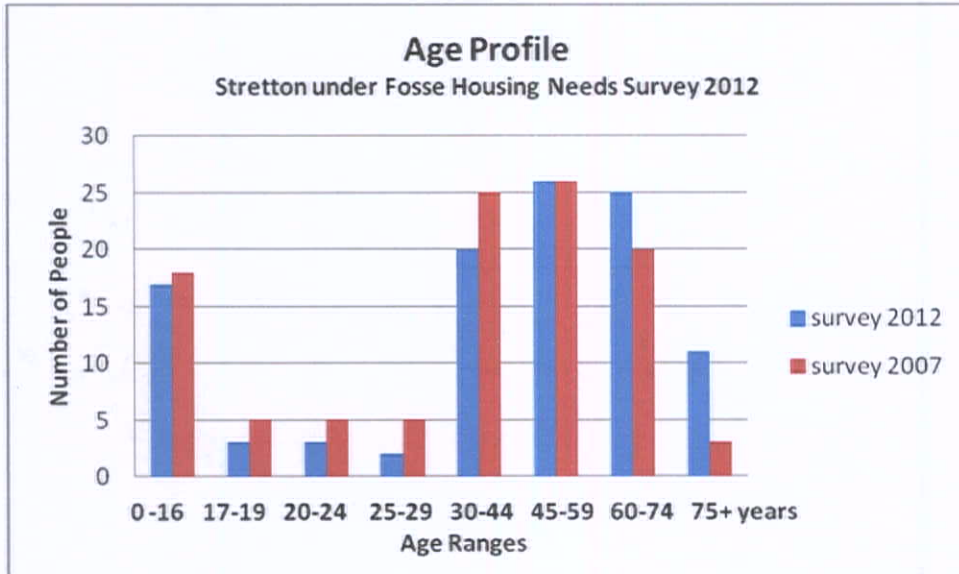
In this respect support for a small development of affordable starter/retirement homes has reduced somewhat but is still significant.

Three people, who can be regarded as "local" as defined in the core strategy, completed part 2 of the latest survey and identified a specific housing need for "affordable owner occupied properties". The previous survey had concluded that there were no people in this category.

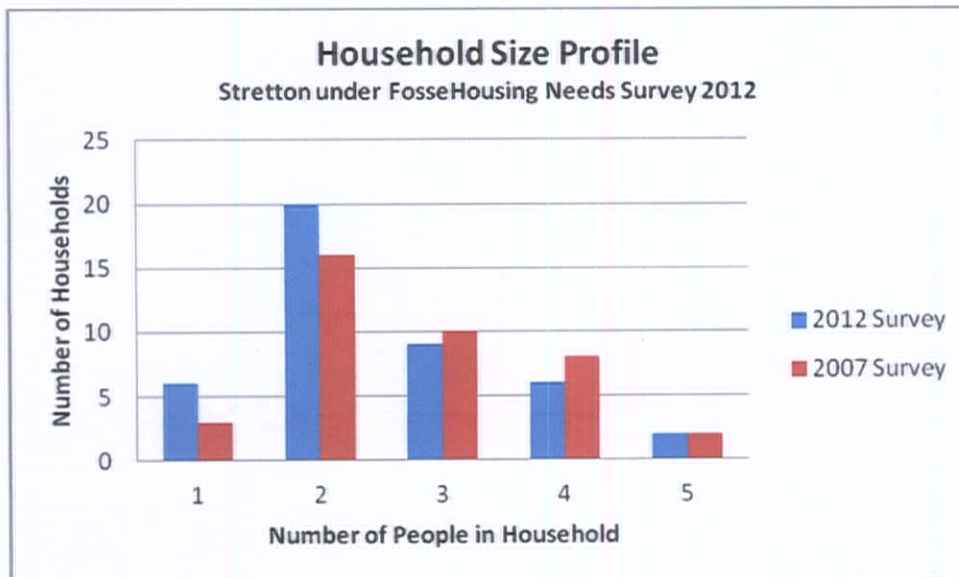
In the latest survey therefore it must be concluded that a need has been identified for this type of housing in Stretton under Fosse.

Appendix 1 contains extracts from the Rugby Core Strategy for housing development to provide background information.

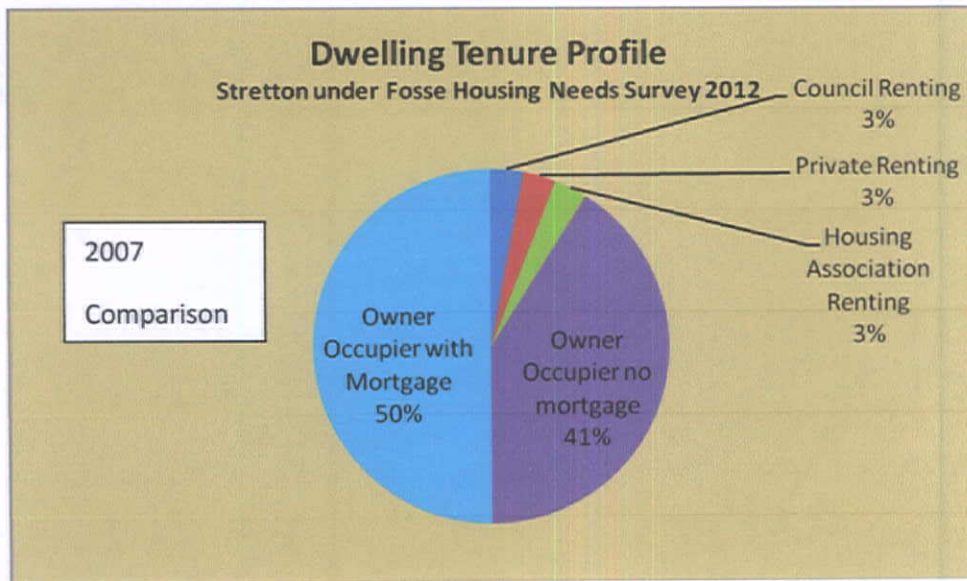
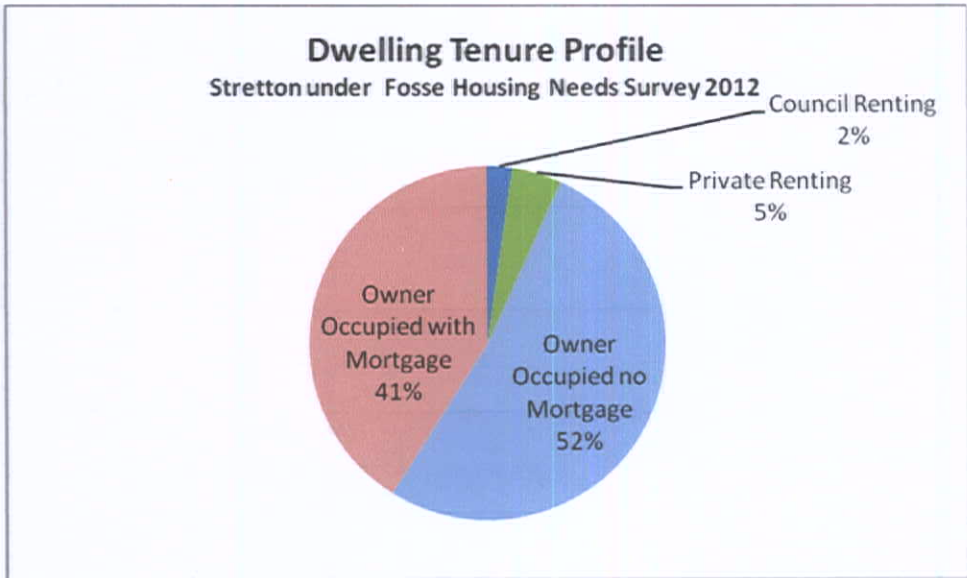
Comparison of 2012 and 2007 Surveys



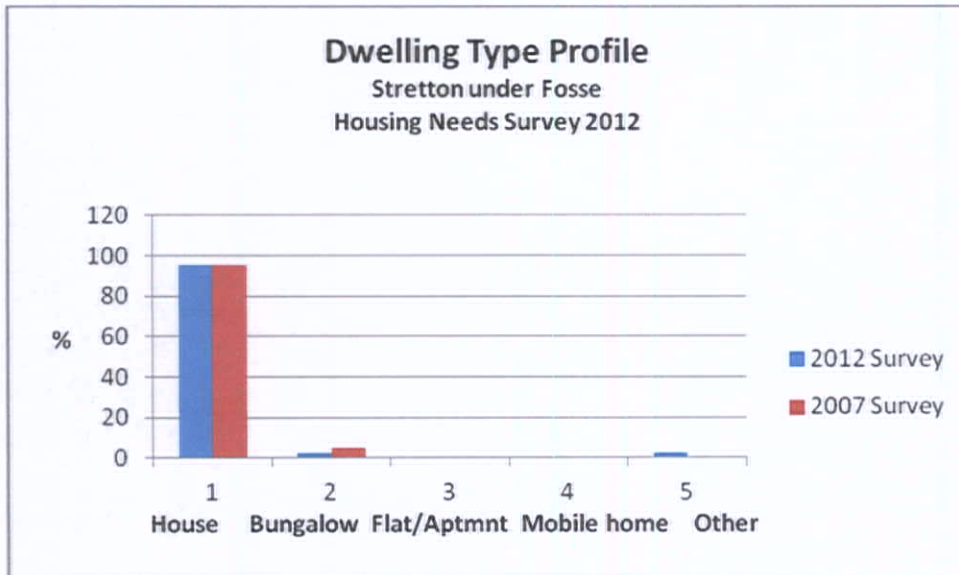
Age Profile: The distribution is similar to that of 2007, albeit there are slightly fewer people in the younger age group and a few more people in the older groups.



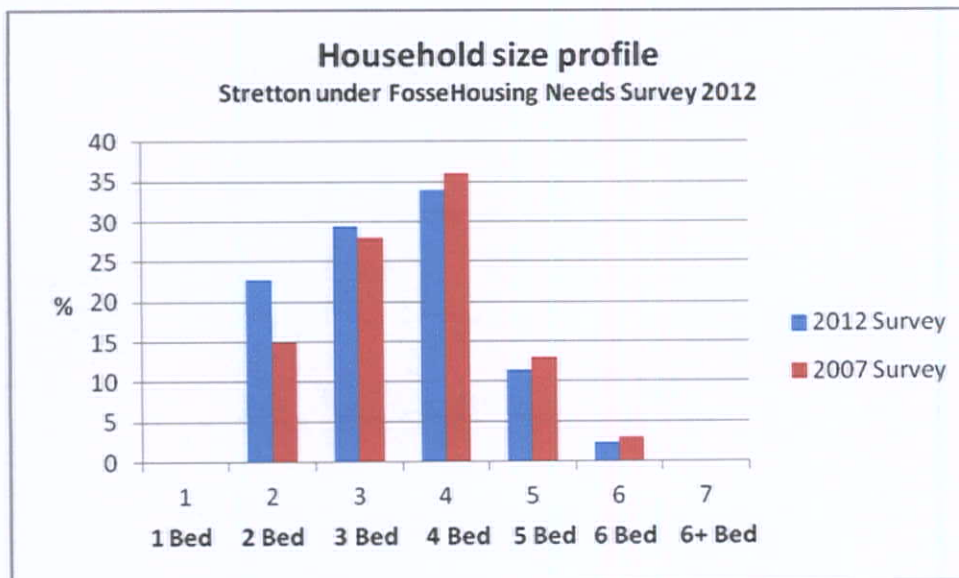
Household Size Profile: One and two person households have increased whereas three and four person households have diminished.



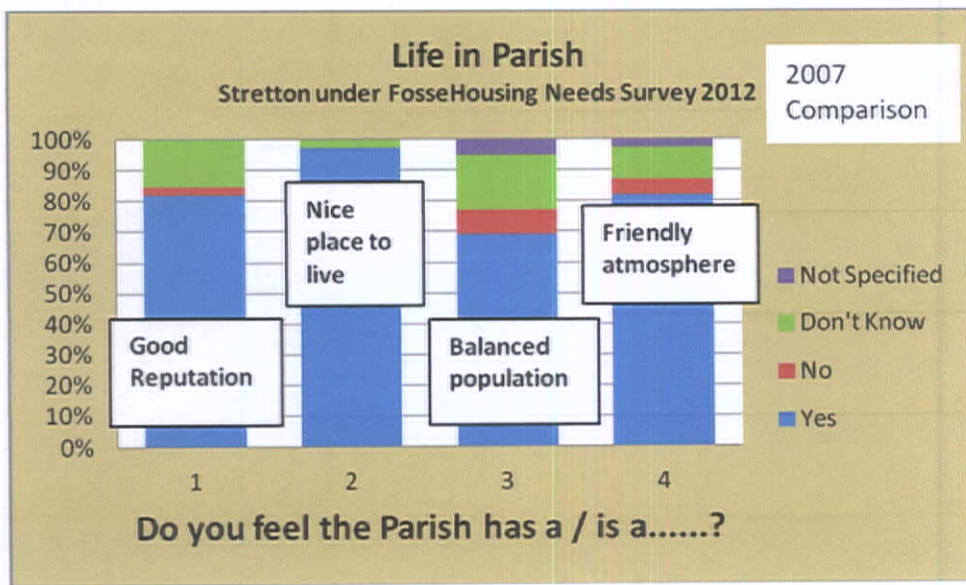
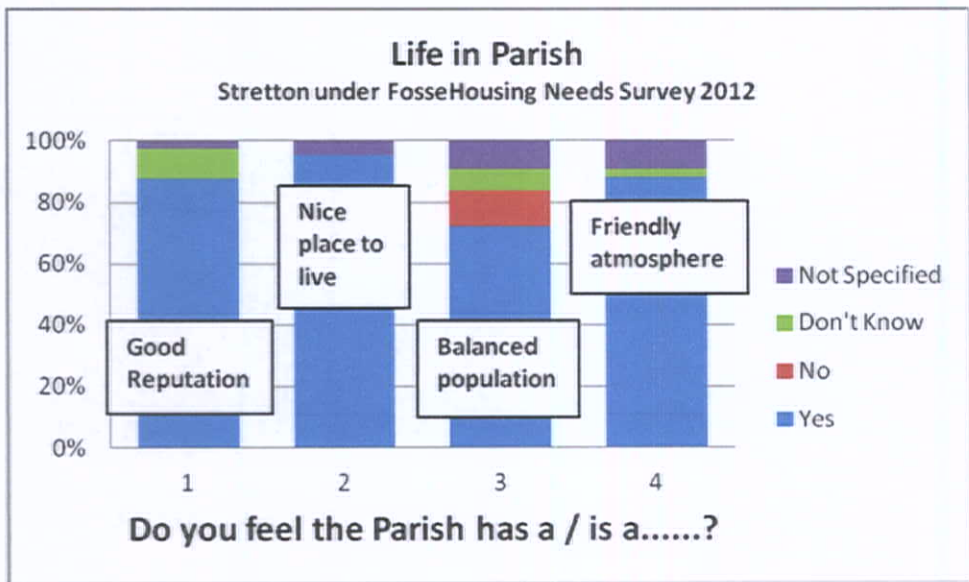
Dwelling Tenure Profiles: There is a definite trend towards Owner occupiers who no longer have a mortgage.

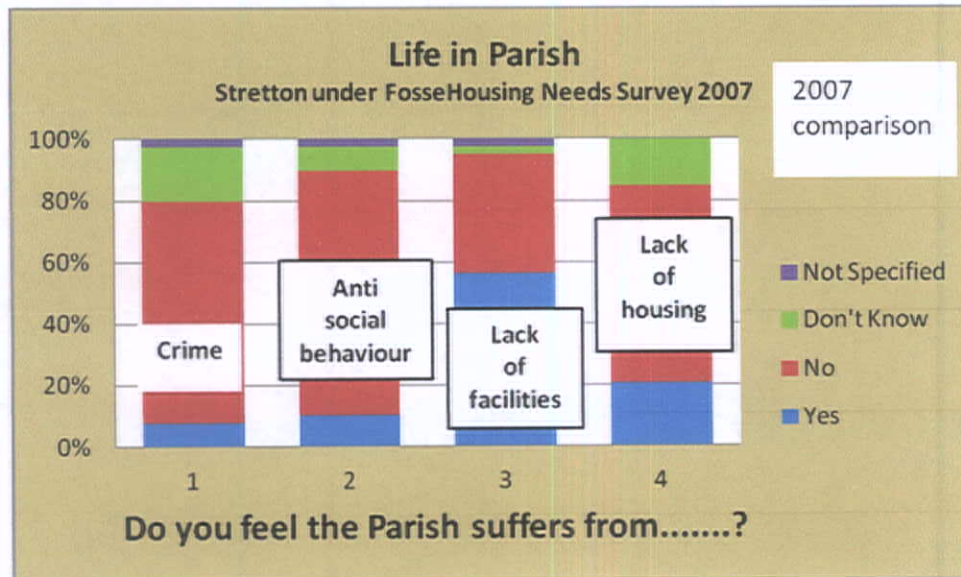
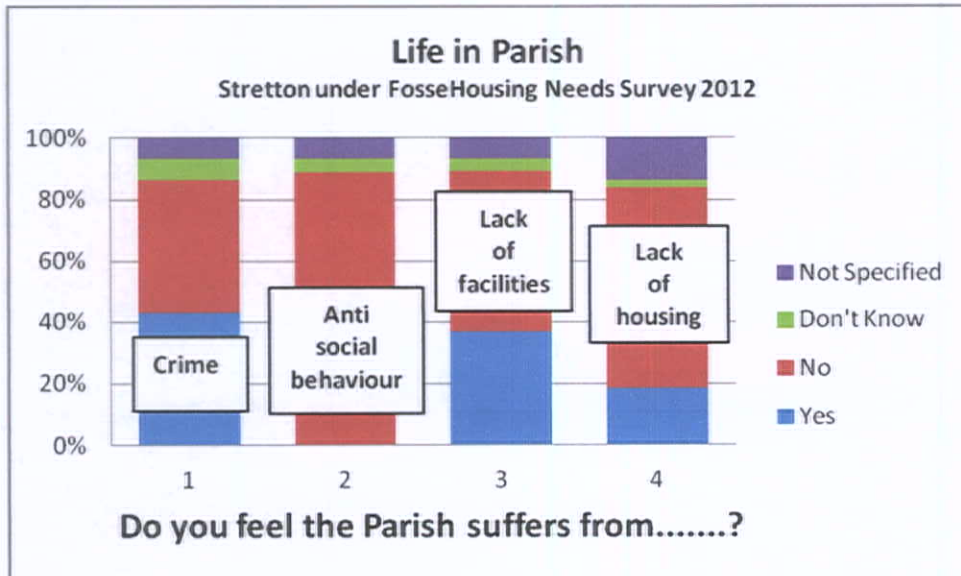


Dwelling Type Profile: Virtually no change



Household Size Profile: The profile shows an increase in the 2 bedroom category but this probably reflects a different respondent group.





Life in Parish: As far as “Reputation”, “Nice place to live”, “Balanced Population” and “Friendly Atmosphere” are concerned there is very little change.

There is however a marked increase in the perceived incidence of “crime”, but an improvement in antisocial behaviour.

Comments on “Lack of Facilities” have decreased and the comments on “Lack of Housing” show no change.

Lack of Facilities Comments:

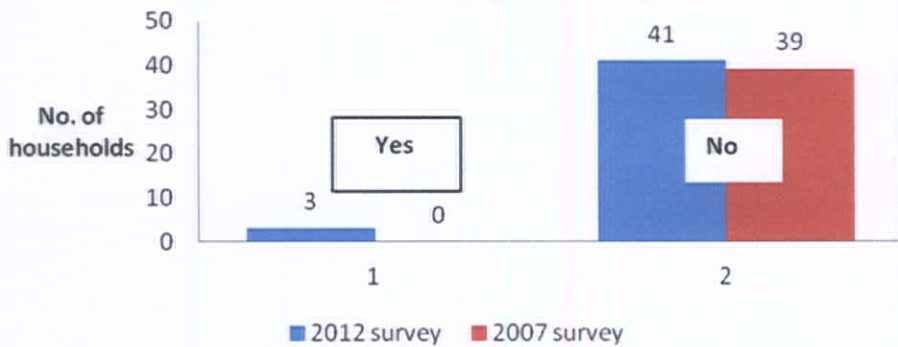
	2012	2007
Childrens play area/park	(11)	(6)
Shop/Newsagents	(2)	(5)
Pub	(6)	(14)
Car Park	(1)	
Allotments	(1)	
Bus service	(1)	(1)
Post Office	(1)	(5)
Playgroup	(1)	

Lack of Housing Comments

Strongly supportive of need for family home/flats	(1)	
Need bungalow/apartments with walk in shower	(1)	
Affordable housing for younger people	(4)	
Lack of low cost accommodation	(1)	
Retirement bungalows	(1)	
Low cost starter homes for present residents	(4)	
Do not need more houses in Stretton under Fosse	(1)	(2)
Affordable housing is a good idea but it will in time be extended and made unaffordable.		
A landowner would have to be willing to sell land for new homes.	(1)	

Households where someone has had to leave the Parish in the last 5 years for lack of affordable/suitable housing

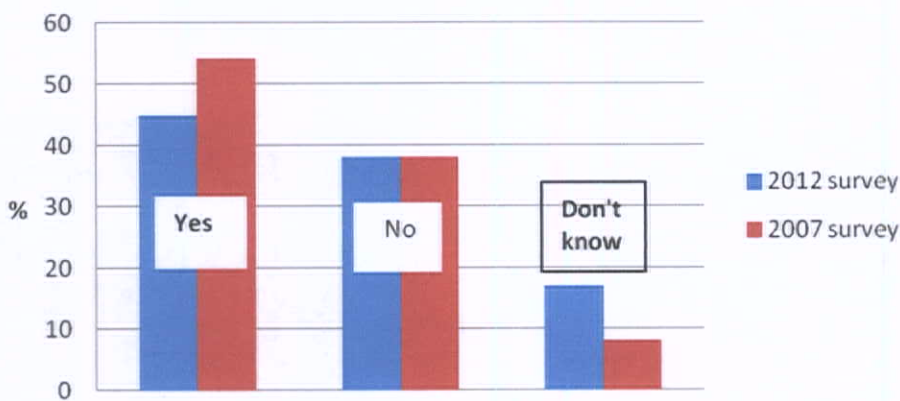
Stretton under Fosse housing needs survey 2012



Households where someone has had to leave the Parish in the last 5 years for lack of affordable/suitable housing: This shows a 7% increase

Support for the building of up to 6 affordable houses for local people

Stretton under Fosse Housing Needs Survey 2012



Support for the building of up to 6 affordable houses for local people: Support for this idea has reduced, with a higher proportion of "Don't Knows"

Other Comments

Break ins more frequent (2)

Need additional dog mess bins

Blocked drains

Speed bumps/chicanes needed

Specific Requests for Affordable Homes:

Three residents/former residents identified a need for affordable starter homes in order to be able to stay/return to the village to be near family. All three require "affordable owner occupier housing"

One resident expressed a wish to build a smaller retirement home on their land.

Conclusion

44 out of 90 households responded.

3 residents/former residents identified a need for affordable "owner occupier" properties.

Circa 44% of respondents would support the building of up to 6 affordable houses for local people.

Appendix 1

These surveys have to be read in conjunction with the Rugby Borough Council Core Strategy on housing development. Stretton under Fosse is identified in this document as a Local Needs Settlement, and the following extracts from the Core Strategy are relevant.

9.15. *In Local Needs Settlements the only housing that will be permitted will be that which is meeting a locally derived need as set out in policy CS1, CS20 and the Housing Needs SPD.*

9.16. *Evidence of local housing need will be identified within a Housing Needs Survey that has been produced through engagement with, or led by, the local community or the Borough Council. In cases of the local housing need of an individual, this will be identified in line with CS20 and the Housing Needs SPD.*

Policy CS20: Local Housing Needs

In Main Rural Settlements permission for Local Housing Needs development will be granted where it is proven to meet the identified needs of local people.

In Local Needs Settlements permission for Local Housing Needs development will be granted on sites smaller than 0.2 Hectares.

Need will be judged with reference to the circumstances of the proposed resident including:

The suitability of present accommodation to meet the need and whether it could be converted to meet it; and

Whether the need can be met from the existing housing stock

There must be an established local connection for those local people that claim to be in housing need. Local people will include:

A person or persons and their dependants residing permanently in the parish or adjoining parish, for at least 5 years or more in the previous 20 years;

A person or persons required to live close to another person who satisfies the above criteria and is in essential need of frequent attention and/or care due to age, ill health and/or infirmity;

A person or persons required to live close to their place of work in the parish or an adjoining parish.

In all cases where a local need has been clearly identified arrangements for the management and occupation of dwellings must be made to ensure that all dwellings provided will be, and will remain available for occupancy by eligible local people both initially and in perpetuity.

In circumstances where the provision of this requirement is likely to threaten the financial viability of a development scheme, the council will consider a reduced provision.

LOCAL NEEDS SETTLEMENTS • Small scale development to meet

local housing needs permitted within existing village boundaries.

- *A threshold of 0.2 Ha applies.*

- *Development will not be permitted if the site could reasonably form part of a larger developable area.*

COUNTRYSIDE • New development will be resisted; only where national policy on countryside locations allows will development be permitted.

GREENBELT • New development will be resisted; only where national policy on Green Belt allows will development be permitted.

Local Needs Settlements

2.7. Local Needs Settlements will not play a role in helping to deliver Rugby Borough's strategic growth. The level of services within Local Needs Settlements is more limited than that of Main Rural Settlements and as such the development strategy affords Local Needs

Settlements a greater restriction limiting new development to that which meets an identified local housing need on sites smaller than 0.2Ha in size within existing settlement boundaries.

It is expected that local housing need will be identified within a Housing Needs Survey (see 9.17). Because of the strategic importance of meeting local housing needs, in exceptional circumstances, affordable housing developments will be permitted through the application of Rural Exception Sites Policy, on the edge of Local Needs Settlements in the Countryside or Greenbelt where it can be demonstrated that there are no suitable sites within existing boundaries.

9.4. The SHMA revealed that the need for affordable rented homes is especially critical in some rural areas of the Borough. Across the rural areas of the Borough, the Council considers that the most appropriate approach to delivering Affordable Housing is through Local Housing Needs Surveys. It is expected that Parish Council's will work with Warwickshire Rural Community Council in determining the requirements for market and non market housing within Main Rural Settlements and Local Needs Settlements. The development strategy does not generally allow for new-build housing to be provided outside the limits of any defined settlement within the Borough. However, reflecting the advice in national policies and the extent of the affordable housing need in the rural area, Policy CS21 sets the criteria under which applications for Rural Exception Sites will be considered.

Policy CS21: Rural Exceptions Sites

The development of affordable housing that meets the needs of local people, as defined in policy CS20, will be permitted as a Rural Exception

Site adjacent to defined rural settlement boundaries, where development is normally resisted, if all of the following criteria are met:

- It is clearly demonstrated that there is a local need for affordable housing which outweighs other policy considerations;*
 - It is demonstrated no alternative suitable sites exist within the defined settlement boundary;*
 - The development consists exclusively of affordable housing;*
 - Developments do not have an adverse impact on the character and/or appearance of settlements, their setting or the surrounding countryside;*
- In all cases arrangements for the management and occupation of dwellings must be made to ensure that all dwellings provided will be, and will remain available for occupancy by eligible local people at an affordable cost and at a range of tenures, both initially and in perpetuity.*