

Report to	Southern Community Area Board
Date of Meeting	1/05/2019
Title of Report	Response to 14 th March Area Board discussion on housing

1. Purpose of the report:

- 1.1. The purpose of this report is to present the main points that were raised as part of the discussion on housing and to propose actions to address them.

2. Main Considerations

- 2.1. The discussion on housing need in the Southern community area Board meeting on the 14th March raised a number of points. They are listed below with a response and proposed actions.

1. Whiteparish would want only infill or exception site, and believe Housing Association or Wiltshire Council are best placed to meet the need.

RESPONSE: Whiteparish is listed as a large village in the Wiltshire Core Strategy. At Large Villages settlement boundaries are retained and development will predominantly take the form of small housing and employment sites within the settlement boundaries

ACTION: Officers to meet parish Council to ascertain if there are any development opportunities in the Parish.

2. Must ensure that priority is being given to key workers needs, including care workers.

RESPONSE: Unless there is a housing need in line with the Council's allocation policy this will be difficult to achieve. The solution could be Community Led Housing (CLH) where not all allocations would need to go through the Council's allocation scheme.

ACTION: Officers to explain to Community Land Trusts or groups looking to establish CLH the way in which nomination agreements / allocation policy could work to provide the CLH group flexibility in meeting local housing needs that are not demonstrated in the Council's allocation scheme. If identification of a suitable site under the current development plan proves problematic, a neighbourhood plan or neighbourhood development order could be prepared to enable land to come forward under a CLT scheme.

3. How to prioritise the needs of the elderly who want to stay in the village they live in, despite the size of their household being bigger than their need.

RESPONSE: The local community could potentially help to facilitate the provision of 1 or 2 bed homes/bungalows, for elderly people to down size,

through the allocation of a site in a neighbourhood plan or through a neighbourhood development order.

Small schemes (5 or fewer homes in rural areas or less than 10 dwellings everywhere else) can be 100% market housing but anything larger will be required to include a proportion of affordable housing (which those wishing to downsize are less likely to qualify for). It is probably worth exploring whether community led housing schemes, such as those managed by a CLT, could potentially provide a long term solution, where the sale of homes is carefully managed to ensure that they remain available for those wishing to downsize either via control of onward sale or long term rental agreements

ACTION: Rural housing needs surveys will be required to evidence the need. Officers will investigate if there are ways in which the Neighbourhood planning process can be used to address this issue.

4. To submit the most informed views on housing need, each location needs to be fully aware of the details of its demography.–

ACTION: the affordable housing needs can be addressed via rural housing needs surveys. Parish Council's can also add in a sheet of their own questions if they wish to determine a greater level of detail regarding the needs for the open market housing in the parish. The position on housing needs surveys in parishes is as follows,

Alderbury & Whaddon – last survey carried out 2013 but was not approved by Parish Council, and therefore not finalised and published.

Britford – no survey

Clarendon Park – no survey

Coombe Bissett – survey completed May 2018

Downton – survey completed January 2014

Firsdon – no survey

Grimstead – no survey

Landford – survey completed July 2010

Laverstock, Ford & Old Sarum – survey completed Nov 2013

Odstock /Nunton – no survey

Pitton & Farley – survey currently in process

Redlynch (including Nomansland) – last survey 2010.

West Dean – no survey

Whiteparish – last survey 2006

Winterslow – survey completed Nov 2017

It is for parishes to decide if they wish to commission a survey.

5. Agricultural land outside exception sites to be sold at a premium for development for affordable housing.

RESPONSE: The Local Plan Review is looking into whether there is scope for a more flexible rural exception site policy in order to better enable proposals that local communities want to come forward. However, land sold at a

premium could potentially impact on the viability of a scheme, so may not necessarily achieve the desired result. We would welcome comments on how the current rural exceptions policy could be amended to help deliver developments that communities need

ACTION: Housing needs surveys will identify the need to justify such an approach. Further dialogue with rural communities on revisions to policy will be undertaken as part of the local plan review.

6. Redlynch and Alderbury want smaller houses and definitely no more 4 bed houses.

ACTION: Housing needs surveys could identify the housing required.

7. Local people want to see that developers are providing what the community needs not what the developer wants to build.

ACTION: Rural housing needs survey will identify the housing that is needed

8. Alderbury and Whaddon need to see improvements in the local infrastructure of roads and services before they would want to accommodate more housing

RESPONSE: Generally the provision of improvements to local infrastructure should reflect the scale of development involved, and the extent that the improvements are justified (i.e. they must be directly related to the development and necessary to make the development acceptable). Local communities can request that specific infrastructure projects be included in the council's infrastructure delivery plan, although there is no guarantee that those projects will be given priority to receive CIL funding. Also, Parish councils do receive a proportion of CIL monies from housing development in their area and this money can be used by the parish councils to support or enable the delivery of infrastructure projects, where it is needed.

ACTION: Further dialogue with rural communities on local housing needs and associated infrastructure requirements will be undertaken as part of the local plan review.

4. Recommendation

- 4.1. Parishes consider commissioning Rural housing needs surveys where they are out of date or do not exist.
- 4.2. Parishes engage with Community led housing project to investigate Community led housing . CLH team to proactively engage with parishes over next twelve months . communityledhomes@wiltshire.gov.uk

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