

LONG MARSTON HOUSING NEEDS SURVEY

**Commissioned by Marston Sicca Parish Council
in partnership with
Warwickshire Rural Community Council**

**Analysis by Sarah Brooke-Taylor
Rural Housing Enabler
Warwickshire Rural Community Council**

December 2014

CONTENTS

1. **Summary of Results**
2. **Introduction**
3. **Planning Context**
4. **Results – Contextual Information**
 - i) Age Profile
 - ii) Household Size Profile
 - iii) Housing Tenure Profile
 - iv) Housing Type Profile
 - v) Housing Size Profile
 - vi) Housing Type and Size Profiles Cross Referenced
 - vii) Life in the Parish : Positive and Negative Aspects
 - viii) Outward Migration from the Parish
 - ix) Support for One or More Small Housing Schemes Based on Local Needs
5. **Results - Housing Needs Information**
 - i) Reasons for Housing Need - Breakdown
 - ii) Local Connection - Breakdown
 - iii) Housing Register - Breakdown
 - iv) Preferred Tenure - Breakdown
 - v) Preferred Size and Type - Breakdown
6. **Determination of Specific Housing Needs**
7. **Conclusions**
8. **Recommendations**
9. **Acknowledgements**
10. **Contact Information**

Appendices A1, A2, B, C and D

1. Summary of Results

Approximately 180 Housing Needs Survey forms were distributed and 75 forms were returned. This equates to a response rate of 41.67%, which is considered to be excellent for a survey of this type.

Seven respondents expressed a need for alternative housing.

The specific need is for:

Housing Association rent (1)

1 x 2 bed flat or house

Local market ownership (6)

4 x 2 bed house

1 x 2 bed flat or house

1 x 4 bed house

2. Introduction

Marston Sicca Parish Council commissioned a local Housing Needs Survey in November 2014.

The aim of the survey was to collect accurate housing needs information for Long Marston parish. This information can be used in a number of ways, but perhaps the most important is to help justify a small scheme of new homes, especially affordable homes, for people with a local connection. This type of scheme is referred to as a 'Rural Exception' scheme, because the development of new homes in rural areas is an exception to normal planning policy.

The survey forms were essentially standard documents used in parishes across Warwickshire. A survey form was delivered to every home in the parish and additional copies of the form were available for people not currently living in Long Marston parish. A copy of the covering letter and survey form can be seen as Appendices A1 and A2 to this report.

All households were requested to fill out Part 1 of the survey form. The first segment in Part 1 was designed to collect information on household composition and property tenure, type and size. The second segment was an opportunity for residents to comment on specific issues in order to build up a profile of positive and negative aspects to life in the parish. The final segment asked whether any member of the household had left the parish to find affordable or suitable accommodation and whether or not they would be in favour of a small scheme of new homes to meet locally identified housing needs.

Only households with or containing a specific housing need were asked to complete Part 2 of the survey form. This asked for the respondents name and address and other sensitive information, eg financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed survey forms were posted via a 'Freepost' envelope to the Rural Housing Enabler and analysis of all the information provided took place in December 2014.

3. Planning Context

Planning policy at all levels (national, regional and local) imposes considerable restraint on new housing development in rural areas. There is, however, capacity for this restraint to be relaxed in exceptional circumstances, but only where new homes are intended to meet locally identified needs.

Policy CTY.5 of the Stratford-on-Avon District Local Plan 1996-2011 provides the local planning policy mechanism for 'Rural Exception' schemes. The policy states;

"The development, in exceptional circumstances, of affordable dwellings to meet local housing need in perpetuity may be permitted in settlements where residential development is normally resisted.

Such schemes will be supported within or adjacent to existing settlements provided that;

- It has been demonstrated that there is a local and long-term need for affordable housing,
- The content of the scheme reflects and can reasonably be expected to meet identified local need,
- The scheme has been initiated from within the local community and has the support of the relevant Parish Council, or is identified in an adopted Parish Plan (or equivalent),
- Satisfactory prior arrangements for the management and occupation of the properties have been made to ensure that the homes to be provided will meet identified local housing needs, both initially and in perpetuity, and
- The need to ensure that other relevant policies of the Plan are not undermined in the location and design of the scheme".

Stratford on Avon District Council's Intended Proposed Submission Core Strategy of July 2013 effectively extends Policy COM.1 currently in the Local Plan 1996-2011 to those areas covered by Policy CTY.5.

Housing schemes brought forward under Policy COM.1, referred to as 'Local Choice' schemes, can include both affordable housing and local market housing.

It is intended that similar housing schemes brought forward under the Intended Proposed Submission Core Strategy, referred to as 'Local Needs' schemes, can also include both affordable housing and local market housing.

'Local need' refers to need originating or relating to a particular village. For parishes that contain more than one village, the housing needs of each village must be considered separately.

A household is considered to have a local connection if it meets one or more of the following 'Local connection criteria';

- An individual who was born in the parish,

- An individual who currently lives in the parish and has done so for at least 12 months,
- An individual who was resident in the parish for at least 3 continuous years but has left in order to find suitable accommodation,
- An individual who works full time in the parish and has done so for at least 12 months,
- An individual with a close family member, ie mother, father, brother or sister, son or daughter resident in the parish for at least 3 continuous years.

‘Affordable housing’ is defined as homes available to rent through a Housing Association at a low (subsidised) rent or homes available on a shared ownership basis. Shared ownership (sometimes known as ‘Homebuy’) is a middle ground between renting a property and full ownership. A ‘shared owner’ buys a share of the property, typically 50% initially, and pays rent to a housing provider, usually a Housing Association, on the remaining share. A ‘shared owner’ can usually increase their share of the property up to a certain limit, but they are not able to buy the property outright (under current legislation).

‘Local market housing’ or ‘Owner-occupier housing’ is defined as homes available to buy outright.

All new homes provided as part of a ‘Rural Exception’ or ‘Local Choice’ scheme would be subject to a planning obligation, referred to as a **‘Section 106 Agreement’**. This limits occupation of the homes, including any local market homes, to people with a local connection in the first instance and ensures that the affordable homes remain ‘affordable’ in perpetuity.

4. Results – Contextual Information

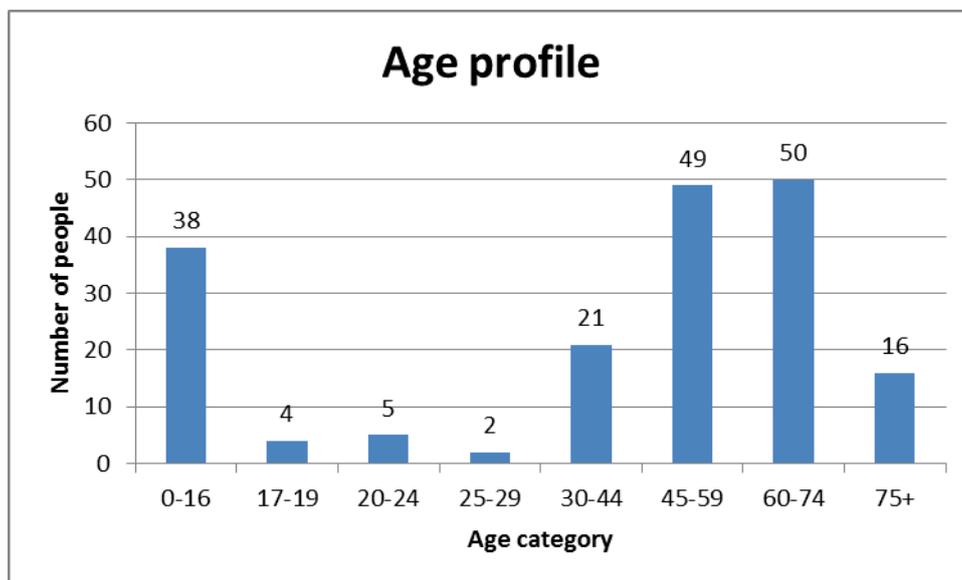
A total of 75 Survey forms were returned equating to a response rate of 41.67%.

This level of response is considered to be an excellent achievement for a survey of this type because people generally respond for one of three reasons;

1. To express a housing need,
2. To offer support in principle to the idea of a small housing scheme to meet local needs,
or
3. To state opposition to the idea of a housing scheme.

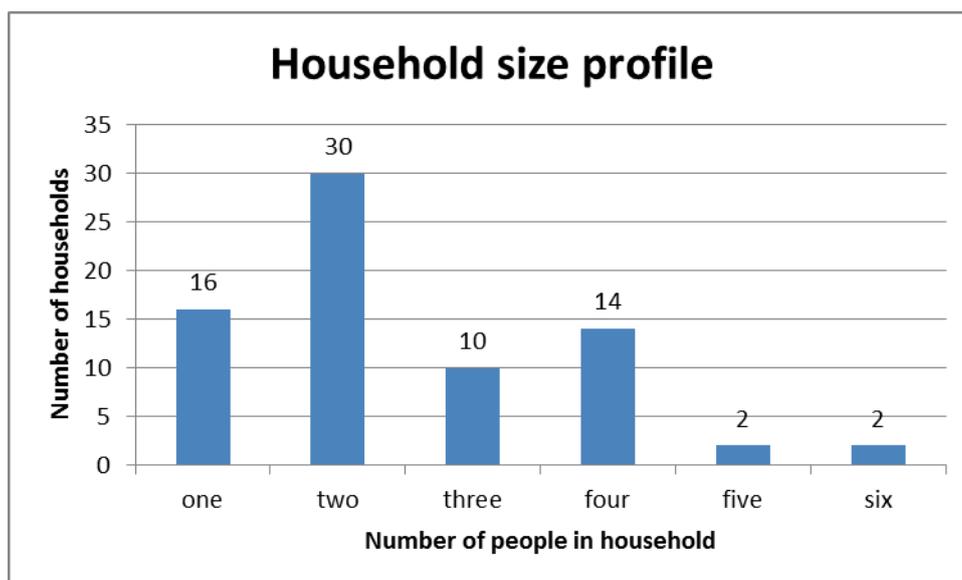
i) Age Profile (74 responses, 185 people)

The following chart shows the age profile captured by the survey returns. The chart shows an ageing population, with 115 out of the 185 people aged 45 and above. It is noticeable that the age groups 17-19 years, 20–24 years and 25-29 years are very small in number, suggesting an imbalance in the age profile which may have repercussions for the long-term sustainability of the parish.



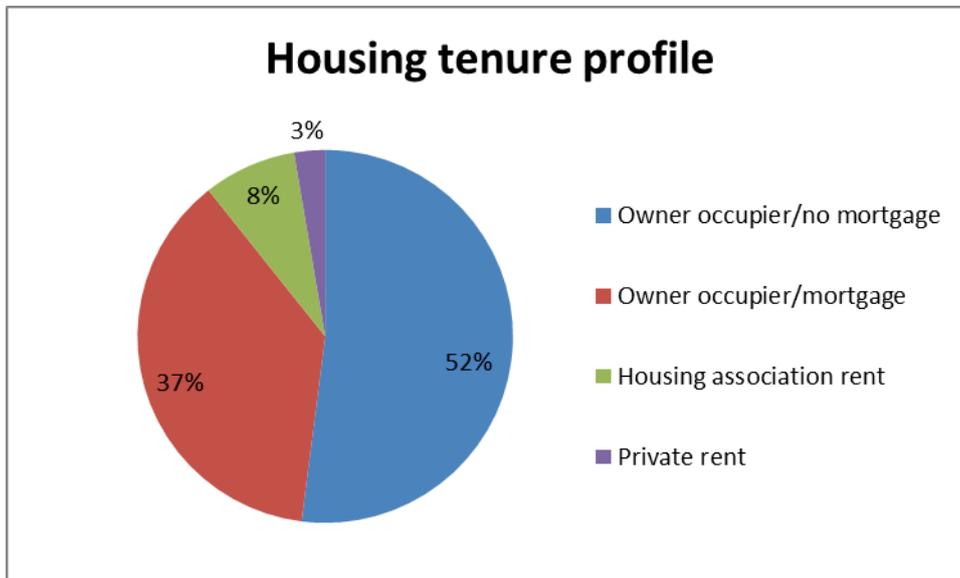
ii) Household Size Profile (74 responses)

The information collected from the age profile can also be used to create a profile of household size, as shown in the following chart. The chart shows a dominance of two person households as indeed do the majority of parish Housing Needs Surveys. The mean average household size is 2.5 people, slightly higher than the 2011 Census figure of 2.48 people (436 usual residents in households divided by 176 dwellings).



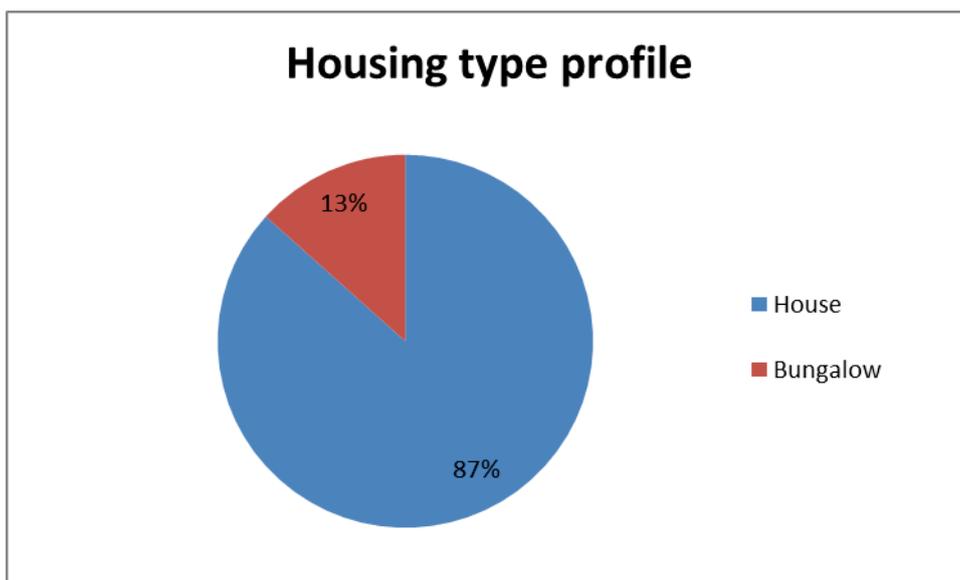
iii) Housing Tenure Profile (75 responses)

The following chart shows the housing tenure profile for the survey respondents. In a pattern typical for villages in south Warwickshire, owner-occupiers represent 89% of the total. Tenures traditionally considered within the 'social sector' represent just 8% of the total.



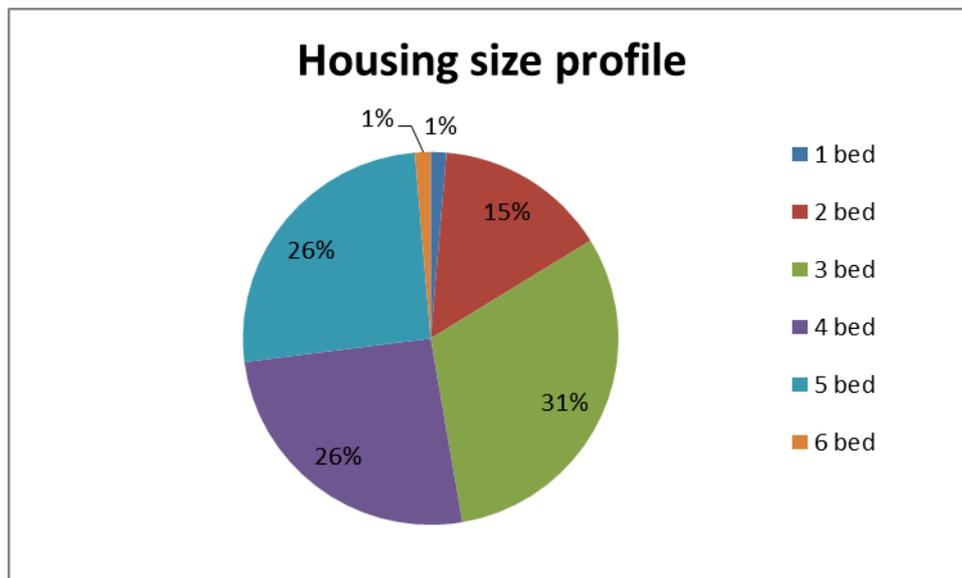
iv) Housing Type Profile (75 responses)

The chart below shows the types of homes that the survey respondents live in. Unsurprisingly houses represent the largest factor.



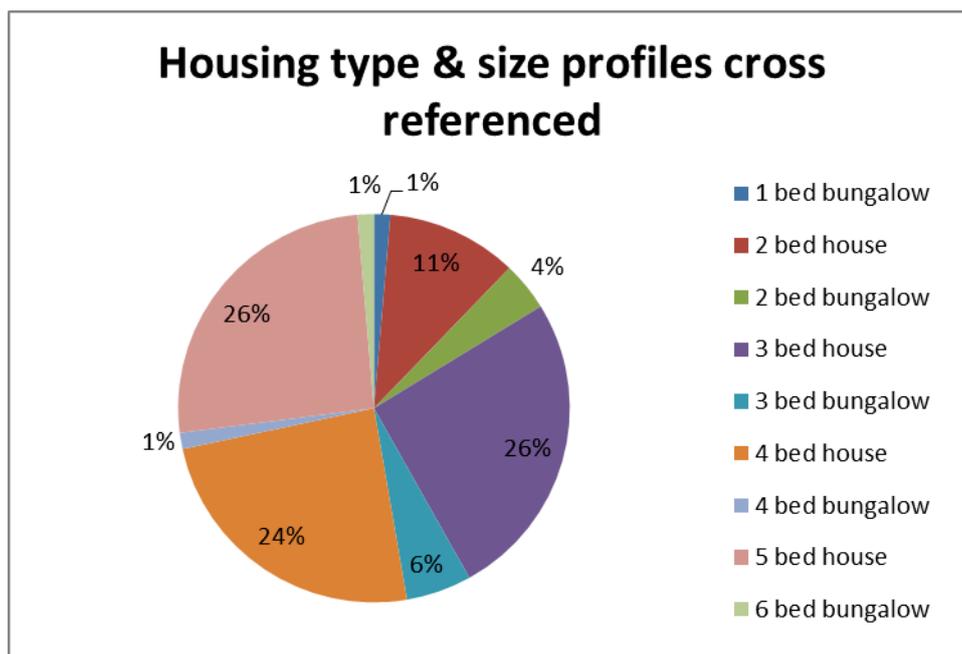
v) Housing Size Profile (74 responses)

The following chart shows the sizes of homes that the survey respondents live in.



vi) Housing Type and Size Profiles Cross Referenced (74 responses)

Cross-referencing the data from 4.iv and 4.v provides a combined profile of type and size. 3 and 4 bedroom dwellings emerge as the largest factors. When compared to 4.ii above, ie a dominance of 2 person households, these results suggest an issue of dwelling under-occupation in the parish.

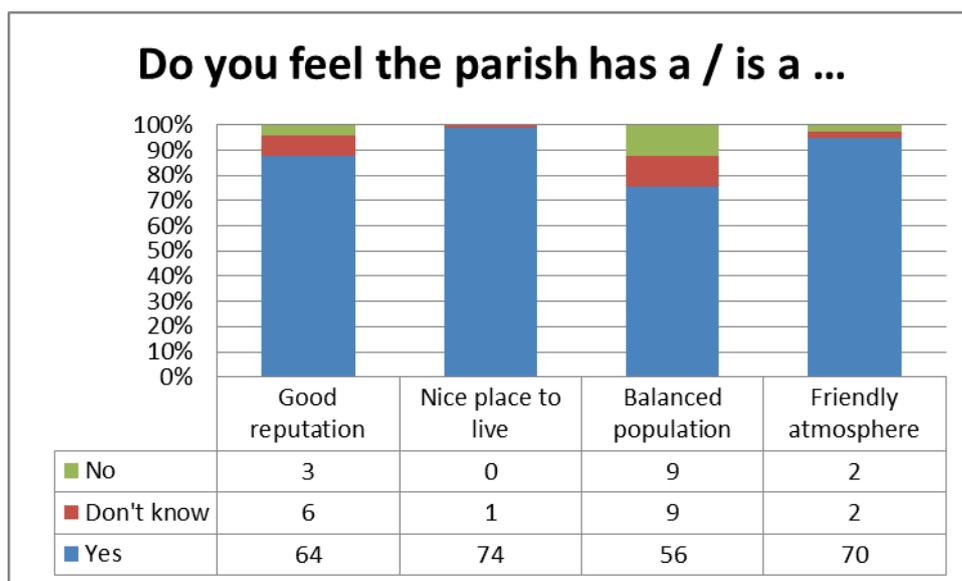


vii) Life in the Parish: Positive and Negative Aspects

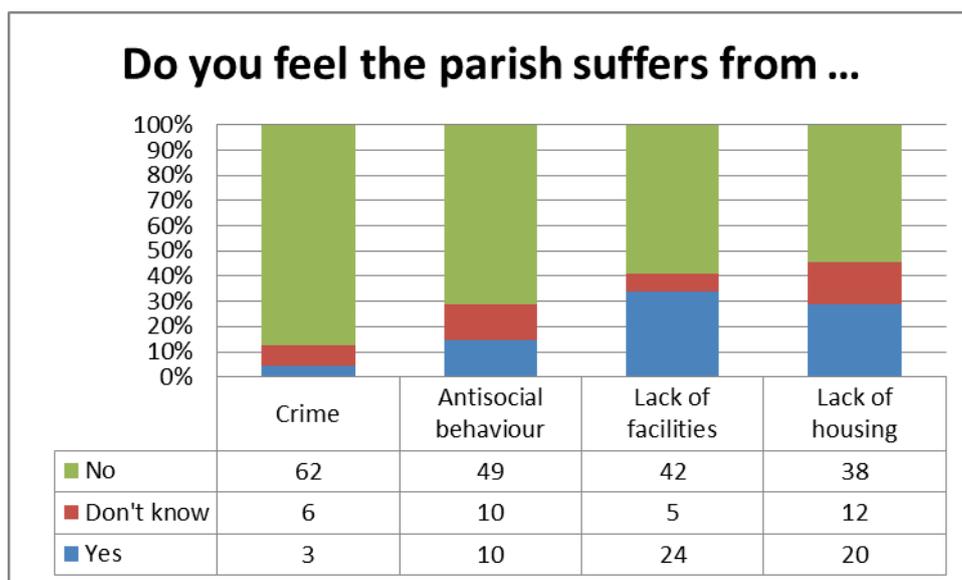
The survey respondents were asked a series of questions in respect of the perceived positive and negative aspects to life in Long Marston parish.

Information relating to the sustainability of a parish is important to assess whether any homes that are subsequently provided will be 'sustainable'. Ensuring that people will occupy them is a crucial consideration when proposing new homes for local people.

The first chart shows respondents' views on the benefits to living in Long Marston parish. The majority of respondents thought the parish had a good reputation, was a nice place to live, had a balanced and varied population, and a friendly atmosphere.



The second chart shows respondents' views on negative issues that exist in the parish. The majority of respondents thought there was not an issue with crime or anti-social behaviour, no lack of facilities or a lack of housing.



The survey respondents were asked to elaborate on their views regarding a lack of facilities and a lack of housing. Certain key issues emerged, as described below.

Lack of Facilities comments:

Twenty one respondents made comments relating to the lack of children's play area, playing fields or youth club. Other comments included lack of mains gas, parking area at end of the Greenway on Station Road, public transport in the evening, primary school and fuel station.

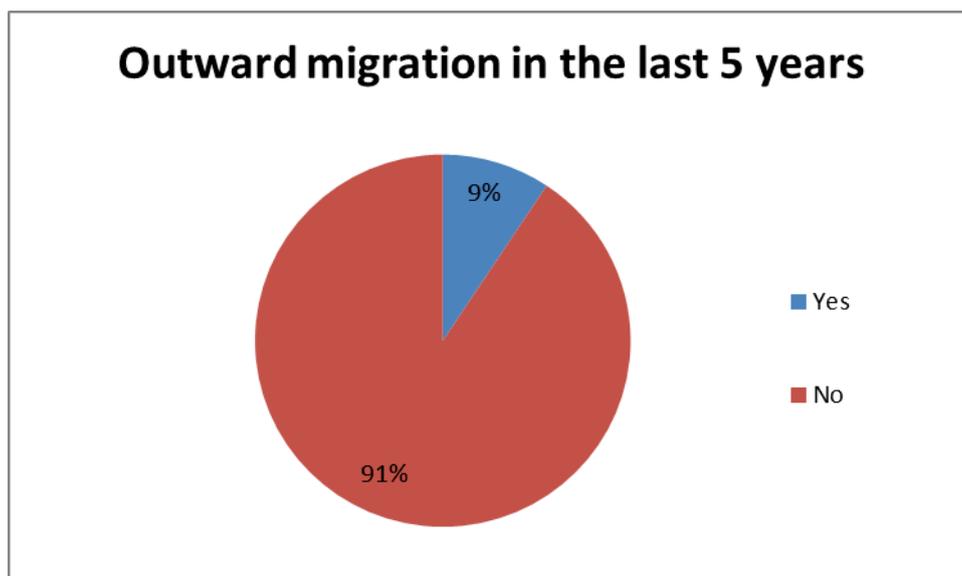
Lack of Housing comments:

The comments received are reproduced below, whole and verbatim,. The order of the comments reflects emerging themes.

Comments
<ul style="list-style-type: none">• Starter homes.• Starter homes for young people.• Smaller, affordable.• 1 Affordable. 2 Suitable for "downsizing".• Affordable housing for first time buyers/ low income families.• Affordable.• Affordable for young people.• Affordable housing for local people.• Affordable housing for young people.• Affordable housing for young people and older people.• Cheap housing for young people.• Cheaper housing for young people/families.• Old people's bungalows.• <u>ONLY</u> small 2-bed starter/retiree houses.• Small 2 bed or bungalows/ to buy or rent.• A mixture.• All types (social, affordable, open market, bungalows).

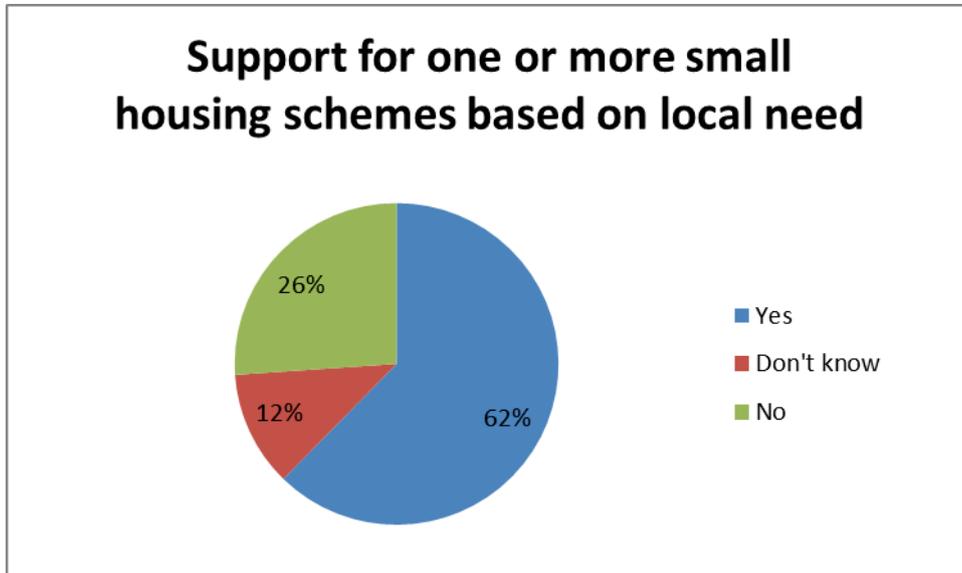
viii) Outward Migration from the Parish (75 responses)

The survey respondents were asked whether anyone in their household had had to leave the parish in the last 5 years because no affordable / suitable housing was available. Seven respondents stated this had happened in their household.



ix) Support for One or More Small Housing Schemes (69 responses)

The chart below shows the level of support amongst survey respondents for one or more small housing schemes to meet the needs of local people being built in the parish. The chart shows that the majority of respondents support such a scheme. Comments received from respondents in respect of this matter are reproduced as Appendix B to this report.



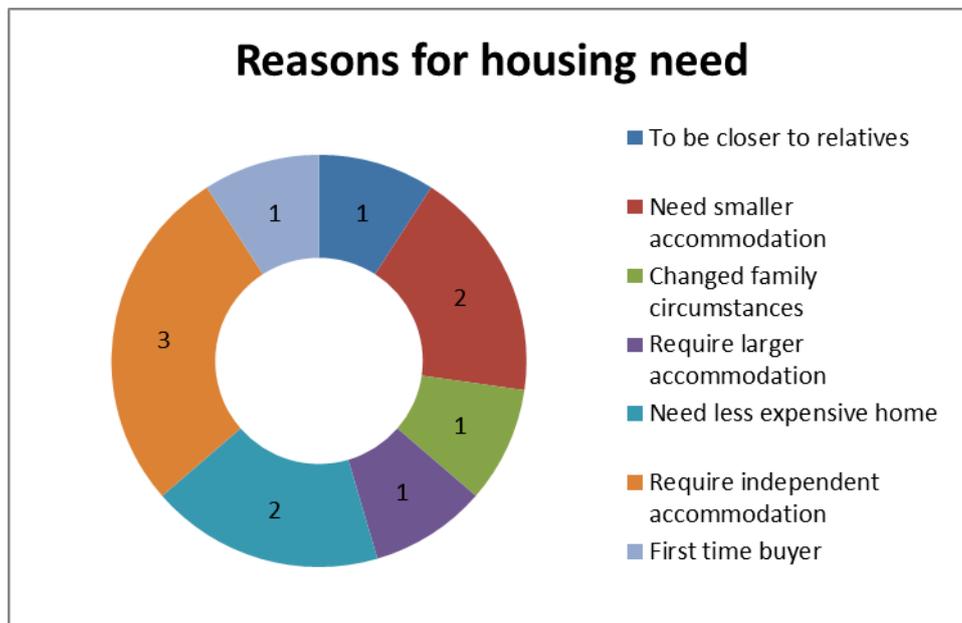
5. Results – Housing Needs Information

Out of the 75 responses to the survey, seven individuals or households expressed a need for alternative housing.

Section 5 provides a detailed breakdown of information from these respondents.

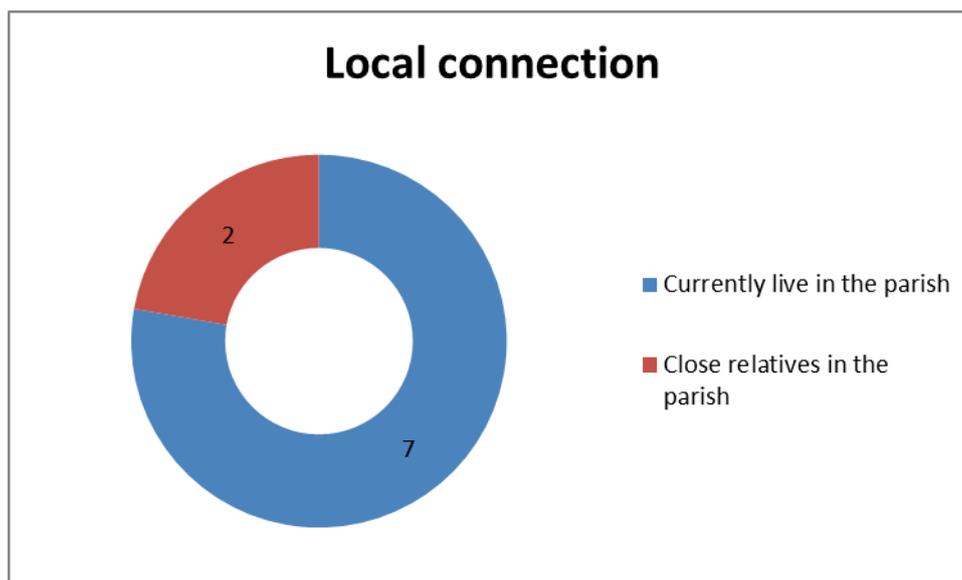
i) Reasons for Housing Need – Breakdown (7 responses)

The following chart shows the reasons for the seven respondents' housing needs. Respondents were able to indicate more than one reason for need.



ii) Local Connection – Breakdown (7 responses)

The chart below shows the types of local connection that the respondents have. Respondents were able to indicate more than one type of local connection.



iii) Housing Register – Breakdown (0 responses)

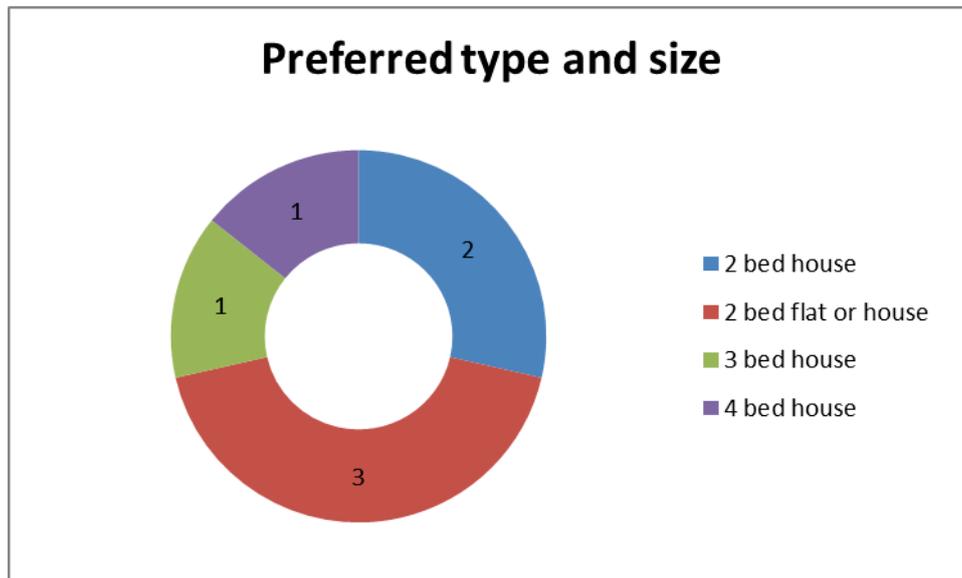
None of the respondents indicated that they were registered on either the local authority housing register or a housing association register.

iv) Preferred Tenure – Breakdown (7 responses)

Six of the seven respondents are seeking local market properties and the remaining respondent is looking for a housing association rented property.

v) Preferred Size and Type – Breakdown (7 responses)

The preferred types and sizes of accommodation expressed by the seven respondents are shown in the following chart.



6. Determination of Specific Housing Needs

If respondents indicate a preference for 1 bedroom accommodation they are reclassified as being in need of a 2 bedroom home. There are three reasons for this; (1) The possibility of a 1 bedroom home sitting vacant for a period of time, (2) The extra flexibility that a 2 bedroom home provides and (3) The possibility that a household will grow and require additional space in the future.

Past experience of providing 1 bedroom affordable homes in rural areas has often proved to be problematic. The needs that exist in the short term may change significantly in the medium and long term. The consequence of these changes is that 1 bedroom homes, especially older homes, can be difficult to let and therefore sit vacant for periods of time.

In reality a 1 bedroom home can accommodate only a single person or a couple, whereas a 2 bedroom home can also accommodate a small family. This increased flexibility, weighed up against the relatively small extra cost and extra space associated with building a 2 bedroom home, is a strong argument for providing the larger unit.

A full breakdown of the needs can be seen as Appendix D to this Report.

7. Conclusion

There is a need for seven new homes in Long Marston parish for people with a local connection.

The specific need is for:

Housing Association rent (1)

1 x 2 bed flat or house

Local market ownership (6)

4 x 2 bed house

1 x 2 bed flat or house

1 x 4 bed house

8. Recommendations

It is recommended that an exercise is carried out to identify a suitable piece of land to meet the seven housing needs identified by this survey.

Partners in the land identification exercise should include;

- The Parish Council
- Stratford on Avon District Council
- Warwickshire Rural Housing Association
- Local landowners
- Rural Housing Enabler for Warwickshire Rural Community Council

Any new homes that are intended to meet the needs described in Section 7 should be accompanied by an appropriate planning obligation to restrict occupancy of the homes to people with a local connection, as described in Section 3 of this Report.

9. Acknowledgements

Gratitude is expressed to Cllr Mrs J Matthews, Chairman of Marston Sicca Parish Council, and all those who helped to deliver the survey forms.

10. Contact Information

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Warwick Enterprise Park
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Warwickshire CV35 9EF
Tel (01789) 842182
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Marston Sicca Parish Council
Housing Needs Survey

November 2014

Dear Householder

The Parish Council is aware that a lack of affordable and suitable housing is an issue for many rural communities, which can lead to local people being forced to move away.

To assess whether or not this is a problem in Long Marston we are carrying out a detailed Survey to identify the types and sizes of homes that local people need. **The Survey is for everyone, however, not just people in housing need.** The issues in the first part of the Survey form will help to compile a profile of residents and some general points about life in the parish. **We need your help and ask all households to complete a survey form.**

- People who are not in housing need are requested to complete Part 1 only of the **WHITE** form.
- People in need of affordable housing are requested to complete both parts of the **WHITE** form.
- People in need of local market homes (freehold homes for local people) are requested to complete both parts of the **YELLOW** form.

The Survey is being carried out in partnership with Warwickshire Rural Community Council (WRCC). When the Survey is complete the Parish Council will consider the results and work together with WRCC and Stratford-on-Avon District Council to explore how any needs can be addressed.

PLEASE NOTE that people in housing need do not have to be living in Long Marston parish at the present time. They do, however, need to have a strong local connection, eg they work in the Parish **or** they have close relatives (mother / father / son / daughter / sister / brother) in the Parish **or** they were born in the Parish **or** they previously lived in the Parish but moved away to find suitable housing. If you know of anyone with a strong connection to the Parish but currently living elsewhere, please encourage them to contact Sarah Brooke-Taylor, the Rural Housing Enabler for Warwickshire Rural Community Council, on (01789) 842182 or email sarahbt@wrccrural.org.uk so that a survey form can be sent to them.

All information you give will be treated in strict confidence and the Parish Council will not see individual replies. The analysis will be carried out independently by WRCC and it will retain all Survey Forms.

Forms should be returned by 6th December 2014 in the 'Freepost' envelope provided.

Thank you for your help in conducting this Survey.

Yours faithfully

Councillor Mrs Joan Matthews
Chairman of Marston Sicca Parish Council

Appendix B.

Respondents were invited to provide additional comments. Although intended to focus on housing issues the comments relate to a range of subjects. The comments are reproduced below, whole and verbatim, except where a reference was made that could identify the individual concerned or in the case of defamatory remarks.

- Suffers from some anti social behaviour
- There are schemes already passed they should be within those. Incorporated into those schemes already in planning stages. No more please.
- We are a village, not a town, so inevitably we cannot meet all housing need. If we were large enough to provide a home for everyone who wanted to live here we would not be a village! And building a mass of low-quality, small footprint affordable housing would lose the village any exclusivity, and hence devalue what we have worked so hard to afford. There is lots of affordable housing at Meon Vale.
- Would be in favour of one housing scheme, but there seems to have been a flood of planning applications recently which if all are approved will change the dynamics of this village!
- We have had 3 developments approved, another one pending and more are in the pipeline. Why can't it be left as a village. Long Marston is being ruined.
- In favour of one or more SMALL schemes
- Small housing schemes only - too many spoils the atmosphere of village life and is not desired. I have not heard one person agree to large developments.
- Planning consent already been given in the last few months for a number of small developments. Village cannot sustain more.
- Local surgery seems too busy, it's weeks to get an appointment, other than an emergency one!
- There are several properties in the parish which are vacant. Could better use be made of these existing properties?
- Too many housing schemes around already.
- We do not see the need for additional housing in this village!
- In favour of SMALL housing schemes
- Very often housing for local people is abused and becomes for anyone at the best price
- The parish is being ignored by the District who continue to approve large, inappropriate and unsustainable housing developments. Start LISTENING!
- Long Marston is, at present, a small village , but with an ever increasing number of planning applications being approved, our village will be a village no longer. I am not against more housing here - but let us make it affordable for our youngsters.
- Wish we could stop the speeders through the village
- Long Marston is a small VILLAGE - let's keep it that way. NO MORE HOUSES NEEDED!! From life long villager.
- With a small town being built on the ex army base I see no need for more housing in this parish. There is a real danger of this area being over developed and becoming a suburb rather than a rural community.
- The housing tenure question is offensive. It bears no relevance whether the property is mortgaged or not and certainly not required for this survey. I have filled this form in but it is a total waste of time as no notice whatsoever is taken of local views by parish and local government.

- Since one building application has been passed recently and three more applications are pending totalling 80 houses from affordable homes through the range we do not feel any more are necessary. Added to this the housing development at Meon Vale which included housing for Orbit and the site at "Birds" where transport and facilities are provided.
- No housing schemes, only the one that's been planned to go in Blucks field near Rumer Close. All the houses that are private built are sold to outsiders not locals from Long Marston and the council houses go to outsiders when they become vacant.
- If more housing allowed then this must be balanced with additional facilities for children and playing fields/football pitch etc.
- Any more housing schemes is not needed as would spoil a small pretty village. (From lifelong villager)
- The development at Meon Vale etc will more than cater for the housing needs now and in the future.

Appendix C

Property search on 11 December 2014 (Long Marston and surrounding villages excluding character properties, properties in need of repair and properties over £300,000).

Agent	Street	Settlement	No of beds	Type	Price
RA Bennett	Cedar Road	Mickleton	2	bungalow	169950
RA Bennett	Station Road	Honeybourne	2	bungalow	235000
RA Bennett	Meon Vale	Long Marston	2	flat	149995
Andrew Greenwood	Cedar Road	Mickleton	1	house	142500
Westbridge	Thackeray Close	Lower Quinton	2	house	147500
Edwards	Holland Meadow	Welford on Avon	2	house	149000
Reeds Rains	Norval Road	South Littleton	2	house	149000
Taylor Wimpey	Weston Road	Honeybourne	2	house	184995
Jackson-Stops & Staff	School Street	Honeybourne	2	house	199000
Jackson-Stops & Staff	High Street	Mickleton	2	house	199500
Peter Clarke	Chapel Street	Welford on Avon	2	house	279950
Connells	Thackeray Close	Lower Quinton	3	house	162500
RA Bennett	Stileman Close	Lower Quinton	3	house	165000
RA Bennett	Dudley Road	Honeybourne	3	house	175000
Gusterson Palmer & James	Westbourne	Honeybourne	3	house	179950
Sheldon Bosley	Cedar Road	Mickleton	3	house	210000
Jeremy McGinn	Manor Farm Cottages	Luddington	3	house	239950
Victoria Jeffs	Park Lane	Lower Quinton	3	house	240000
Peter Clarke	Goose Lane	Lower Quinton	3	house	245000
Peter Clarke	Aylestone Close	Lower Quinton	3	house	265000
Andrew Greenwood	Meon Road	Mickleton	3	house	265000
Parker, Mercer Durnian	Millfield Close	Lower Quinton	3	house	299950
Connells	Weston Houghton Road	Meon View	4	house	279995
RA Bennett	Brunel Way	Honeybourne	4	house	285000

	Average	Average -5%
1 bed house	142500	135375
2 bed flat	149995	142495
2 bed house	218158	207250
2 bed bungalow	202475	192351
3 bed house	222486	211362
4 bed house	282498	268373