



STAVERTON NEIGHBOURHOOD DEVELOPMENT PLAN

Housing Needs Statement V1 Final 05/09/2017

Abstract

This statement has been prepared to provide Parishioners and other Stakeholders of the Staverton Neighbourhood Plan with an audit trail as to how the Local Housing Need was assessed for Staverton, and how an upper figure of 15 was arrived at as the acceptable number for sustainable development within Staverton Village.

Karen Edwards

Table of Contents

1	EXECUTIVE SUMMARY	PAGE 3
2	INTRODUCTION	PAGE 4
3	PARISH QUESTIONNAIRE ANALYSIS	PAGE 5
4	DAVENTRY DISTRICT COUNCIL (DDC) GUIDANCE	PAGE 9
5	DAVENTRY DISTRICT COUNCIL HOUSING NEEDS SURVEY (HNS) FINDINGS	PAGE 9
6	ANALYSIS OF THE DDC HNS	PAGE 9
7	CONCLUSION	PAGE 10

1 EXECUTIVE SUMMARY

This statement has been prepared to provide Parishioners and other Stakeholders of the Staverton Neighbourhood Plan with an audit trail as to how the Local Housing Need was assessed for Staverton, and how an upper figure of 15 was arrived at as the acceptable number for sustainable development within Staverton Village. It details how the data from the Parish Questionnaire undertaken in March 2015 which had a 67% return rate was used to ascertain Parishioners potential housing needs up to 2029, the results of the DDC Housing Needs Survey which captured the potential needs of Parishioners and the aspirational needs of Individuals with a local connection up to 2022, DDC guidance provided to the Staverton Neighbourhood Development Plan Committee (SNDPC), and decisions made by the SNDPC and SPC.

2 INTRODUCTION

The Localism Act (2011) introduced new statutory rights whereby communities were given powers through the development of Neighbourhood Plans, to shape future development in their area. The intention behind this act was to give communities more of a say in the development of their local plan (within certain limits and parameters). Decision making on future development within that Designated Local Area was passed down from Local Government to Local Communities.

In December 2014 Staverton Parish Council resolved to set up a Working Group to progress the development of a Neighbourhood Development Plan for Staverton. A working group was established in April 2015. It was agreed that a key element required to progress the plan was to establish the extent of local housing need within Staverton.

3 PARISH QUESTIONNAIRE ANALYSIS

In order to provide an indication of the potential housing need within Staverton up to 2029, initial housing figures were derived from Q3 of the Parish Questionnaire. As the Parish Questionnaire had received an impressive 67% response rate, it was felt that this would provide credible data, and thus help to inform future decisions on the housing need within the Parish.

Q3 as below asked households to express their current housing and their future housing need.

3) ***What type of housing do you live in now and what type of housing will your household require between now and 2029?***

(Please Tick)

(Please Tick)

	Now		Future	
	<i>Owned</i>	<i>Rented</i>	<i>Owned</i>	<i>Rented</i>
<i>Flat</i>				
<i>Bungalow</i>				
<i>House with 1-2 bedrooms</i>				
<i>House with 3-4 bedrooms</i>				
<i>House with 5+</i>				
<i>Retirement Housing</i>				
<i>Affordable Housing</i>				
<i>Social Housing</i>				
<i>Eco friendly housing</i>				
<i>Other</i>				

Reference was also made to Q4 and Q5 (as below) to provide further context to the analysis.

Q4) Could you adapt your current home to meet your future needs?

(Please tick) Yes No

Q5) How long do you intend to live in Staverton?

(Please tick) Short Term 1-5yrs Long Term 5+

What would be your reason for leaving?

The pertinent information from questions 3,4 & 5 was drawn together in the form of a table (see Table 1). This analysis was verified by a second member of the group, and presented to the SNDPWG at a formal meeting held in January 2017. Following this review of the analysis, the indicative number of 15 dwellings was agreed by the group as being a credible number to adopt within the Neighbourhood Plan.

Table 1

Key:

(y) = able to adapt

(n) = Unable to adapt e.g. 3(2n) = 3 expressed a need for a rented flat with 2 being able to adapt their current property

Type	Currently	Future Need															Total No.	No. minus Adapt=Y
		Flat Owned	Flat Rented	Bungalow Owned	Bungalow Rented	1-2 Bed Owned	3-4 Bed Owned	3-4 Bed Rented	5 + Bed owned	Retirement Owned	Retirement Rented	Affordable Rented	Affordable Owned	Eco	Adapt Y/N	Term		
Flat Owned	1	1(y)													Y	5yr +	1	0
Flat Rented	3		3(2n)												1xY, 2xN	5yr +	3	2
Bungalow Owned	4			4(y)											4Y	5yr +	4	0
Bungalow Rented	6				3 (1n)		2(y)		1(y)						5xY, 1xN	5yr +	6	1
1-2 Bed	4					4(y)									4Y	5yr +	4	0
3-4 Bed Owned	75	2(y)		11(5n)		5(2n)	51(y)		3(1n)	2(y)				1(?n)	66xY,9xN	5yr+(72) 1-5yr(3n)	75	9
3-4 Bed Rented	8	1(n)	1(y)		1(y)		4 (2n)				1(y)				5xY, 3xN	5yr+(3) 1-5yr(2n)	8	3
5 + Bed	18			2(1n)		1(y)	4 (1n)		10(y)					1(y)	16xY, 2xN	5yr + 1-5yr (1y)	18	2
Retirement																		
Affordable Rented	1											1			Y	5yr +	1	0
Eco																		
Other (rented)	1												1		N	5yr +	1	1
Future Housing Requirement		1	0	6	1	2	3	0	1	0	0	0	1	0				

Table 1 shows the response given by each household to questions 3,4 & 5 of the Parish Questionnaire. With the exception of the last row in the table, columns 1 and 2 show the current housing mix and the number of households within each category. The following 13 columns record household's responses to what they stated will or may be their future housing need. The numbers within the intersecting boxes indicate firstly the total number of households expressing this as a future need, with the number in brackets indicating the number who consider they can (y) or cannot adapt (n) their current home to meet their future requirement e.g. 3(2n) shows 3 households expressing a future need with two households having stated that they would not be able to adapt their current home to meet their anticipated future needs.

The last column shows **implicit need** i.e. number of households (18) that felt they would be unable or unsure as to whether they would be able to adapt their current home to meet future needs. However, there are grants etc that may address this issue.

The last row entitled 'Future Housing Requirement' represents **explicit need** i.e. a move to a different property type and where the current property was stated as being unable to adapt to meet future needs.

26 Questionnaires were not included within the analysis as either key data was missing in the response e.g. no future preference stated, or multiple answers were provided e.g. multiple future options stated therefore making it difficult to establish a definitive need, and it was felt recording all options would unfairly distort the housing needs figures. The breakdown of these exclusions are as follows:-

Multiple future preferences stated = 12

Multiple present dwellings stated = 3

Non resident (i.e. School, Church and a local business) = 3

No future preferences stated = 7

No existing dwelling stated = 1

As the term of the Neighbourhood Plan is to cover up to 2029 i.e. the next 12 years, research was also undertaken to establish what organic growth had taken place over the last 12 years within the Parish. It was established that a total of 8 properties (as listed below) had been built during this period. The property on Vine Tree Farm being designated as a property with an 'agricultural tie.'

Housing Built in last 12yrs = 8

3 x Bungalows 1 at the Old Metal Works, 1 in Home Close, 1 in Badby Lane

1 x 3 bed in Manor Road

1 x 4 bed House at the Old Metal Works

1x 3 bed House (Agricultural Tie) Vine Tree Farm

2 x 5 bed House in the Old Gardens

4 DAVENTRY DISTRICT COUNCIL (DDC) GUIDANCE

Discussions were undertaken with DDC Planning Department regarding housing numbers both via emails and at formal meetings. Planning representatives from DDC advised the group that housing that had been granted planning permission during the term of the Local Plan was eligible to be deducted from the overall numbers within the Staverton Neighbourhood Plan, if the group so wished. The SNDPWG established that a total of 5 properties qualified under this criteria, being 4 x 4 bedroom houses on Badby Lane and 1 x Barn conversion on Manor Road. The SNDPWG voted to exclude these dwellings from the previously agreed total of 15, thus adopting a new housing needs figure of 10 to present to Staverton Parish Council.

Subsequently at the March 2017 meeting of Staverton Parish Council (SPC), the number of 10 was discussed. A proposal was tabled “that the SNDP only allows for 10 dwellings over the next 12 years, this needs to be reviewed by the Committee and the total increased to 15”, seconded, and carried 4-2. At this SPC meeting a further proposal was tabled that ‘a Housing Needs Survey be undertaken by DDC’, which was seconded, and the proposal was carried 4-2.

5 DAVENTRY DISTRICT COUNCIL HOUSING NEEDS SURVEY (HNS) FINDINGS

DDC reported it’s final HNS findings to the SNDPWG in May 2017. The survey reported that 11 Parishioners had stated that they would or may have a housing need within the next 5 years. A further 4 individuals who stated a ‘local connection’ expressed a desire to move to Staverton, and 2 individuals who had not completed the HNS were included by DDC from their housing register waiting list, as they were listed as having a ‘local connection’. DDC stated that whilst they could check the ‘local connection’ status of individuals requiring social housing before allocating such housing, this would only be undertaken after the properties were built. It had no mechanism to check those individuals stating a ‘local connection’ with a market need.

6 ANALYSIS OF THE DDC HNS

The figure of 17 individuals requiring housing as reported in the DDC HNS was analysed in terms of their housing needs. It was established that in terms of social housing, by providing new affordable housing for 1 individual, their vacated Housing Association property would exactly match the needs expressed by 1 other listed on the DDC Housing register. 1 individual stated a need for ‘Extra Care’ and 1 individual stated a need for a ‘Starter Home’. Definitions as provided by DDC on both ‘Extra Care’ and ‘Starter’ homes revealed that these could not realistically be delivered within the SNP

DDC definition on Extra Care - Supported housing i.e. a sub-group of specialist housing for older people with a greater range of facilities than retirement housing, and with support and care services available. Each household has self-contained accommodation. The additional facilities will include restaurants, communal lounges, social space and staff on site 24 hours a day.

DDC definition of Starter Home - a link was provided as follows www.gov.uk/guidance/starter-homes#starter-homes.

A summary to illustrate the key criteria is as follows:

- Development of Starter Homes on under-used or unviable industrial and commercial land
- 1st time buyers under 40yrs
- Have to be on the National Starter Home register
- 20% below market rate
- No more than £250k outside London
- Local Planning Authority responsible for identifying exception sites
- Some Market Homes may be allowed on exception sites

1 household expressed a need to move from an owned 3 bedroom house to a 2 bedroom bungalow. If a bungalow was built this would put a 3 bedroom house onto the market, expressed as a requirement by 2 respondents to the DDC HNS.

7 CONCLUSION

It is acknowledge within the DDC HNS that 'no single approach will provide a definitive answer to the exact housing need of a Parish'. Therefore the initial figure of 15 derived from a 67% response rate, substantiated by the 'Fast Track Analysis, supported by Staverton Parish Council, and taking in to account the DDC HNS stated requirements that cannot be realistically met, that the figure of 15 new dwellings is a credible figure. As previously stated 5 additional properties are to be built, 4 along Badby Lane and 1 on Manor Road. Thus providing a total of 20 new dwellings within the Parish. The Localism Act 2011 introduced new statutory rights whereby communities were given powers through the development of Neighbourhood Plans, to shape future development in their area. The intention behind this act was to give communities more of a say in the development of their local area (within certain limits and parameters). Decision making on future development within a Designated Area was passed down from Local Government to Local Communities. It is therefore highly relevant that respondents to the Parish questionnaire overwhelmingly stated that they do not want Large (more than 25 dwellings) or medium (10-25 dwellings) plots. The majority stating the desire for Individual plots within the village confines and that housing is restricted to less than 10 dwellings on any 1 site.