

KEMPSFORD PARISH COUNCIL

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Ref: 17/02224/FUL – Response to application in respect of Affordable Housing

1. Planning Statement

Paragraph 7.31 of the Planning Statement accompanying the application states the following –

- As part of the pre-application advice, the Housing Enabling Officer stated a need for affordable housing in Kempford, with 124 households having a connection to Cotswold district registered for rented affordable housing in Kempford, and at least 62 of them have an identified local connection with Kempford or the immediately surrounding parishes.
- It is also believed, as is set out in the pre-application response, that these figures will be an underestimate. In the Strategic Housing Market Assessment (March 2014) it identified the Fairford sub-area, of which Kempford is part of, as having a gross annual need for 199 affordable homes. These figures identify that there is a clear need for affordable housing within the District.

2. Recent Housing Needs Survey

As stated in our earlier response, a Housing Needs Survey was undertaken in July 2017. The response rate was of 41%, with 196 completed questionnaires from 483 dwellings.

In respect of Affordable Housing, the survey results identified –

- I. 18 respondents are in need of affordable housing.
- II. According to the information provided on their questionnaires, 10 household need affordable rented housing.
- III. 8 households indicated a preference for and could afford low cost home ownership e.g. shared ownership or equity share housing.
- IV. 7 households said they were registered on Homeseeker Plus.
- V. 1 household said they were registered with Help to Buy South.

3. Current Homeseeker registered applicants

In an email from the Housing Team Administrator on the 22nd August 2017 they advised the current number of Homeseeker Plus applications with a local connection to Kempford is 25.

4. Existing Affordable Housing Stock

The existing affordable housing stock in Kempford as at June 2017 is 87 dwellings, consisting of:

Tenure	1 bed flat	2 bed flat	2 bed bungalow	3 bed bungalow	1 bed house	2 bed house	3 bed house	4 bed house	Total
Rented	4	16	10	1	4	10	35	4	84
Shared ownership	0	0	0	0	0	1	2	0	3
Total	4	16	10	1	4	11	37	4	87

There have been 18 relets of affordable housing between April 2012 and May 2017, and nil resales of shared ownership. In addition 11 newly built affordable dwellings have been let in Hazel View over the same period making a total of 29 new lettings.

5. Planning Policy

It is our understanding that as Kempford is an unsustainable village and therefore not defined as a Principle Settlement, any development should–

- I. Be affordable housing built specifically to meet locally identified needs (i.e. within the Parish).
- II. Not result in new-build open market housing other than that which would help to meet the identified local needs.
- III. For example, not be permitted to meet the needs of the District or surrounding parishes.

6. Conclusion

The Housing Needs Survey has identified a need for 18 affordable houses, yet only 7 households are registered with Homeseeker Plus.

It would appear that residents are unclear of the process that needs to be followed to be considered for affordable housing and this questions whether some of the identified needs could be met through the existing housing stock.

From the survey 8 households in need of affordable housing indicated a preference of low cost home ownership. Of the existing 87 affordable housing stock, only 3 are shared ownership, therefore identifying a re-balance between 'rented' and 'share ownership' or a need for a SMALL number of low-cost shared ownership properties.

We have considered the dwelling type identified as being needed from the survey to the existing stock and what is proposed through this planning application, although we note that the type allocated is based on the householder's needs and not their preferences.

Of the 10 households in need of affordable rented housing, 50% specified a need for either a bungalow or ground floor flat.

This application does not include any bungalows or ground floor flats.

To conclude:

- a) The recent survey and information provided by the Housing Team on affordable housing needs is significantly lower than the numbers within the applicant's Planning Statement.
- b) The proposed dwelling types do not meet the needs identified in the recent survey.
- c) The provision of affordable housing to meet the wider Districts needs is not justification for supporting this application.

We maintain our objection to this application.

Kempford Parish Council

5th September 2017