

HOUSING IN THE HEYTESBURY, KNOOK AND TYTHERINGTON PARISH



An Introduction.

In an ever-changing economic climate, the people of Heytesbury, Tytherington and Knook have an opportunity to assess and contemplate the future of their Parish and consider its needs, particularly the provision of housing and the potential use of several different sites to accommodate any development.

The Future Planning Working Group (FPWG) has been tasked by the Parish Council with the specific role of identifying the potential future housing needs of the Parish between now and 2036 in line with the 2021 Wiltshire Council Local Plan. The working group is made up of 6 parish councillors and 2 non-members with experience of housing matters, planning and community engagement.

Naturally, our residents' views are paramount. The following pages outline the current expectation both locally in Wiltshire, and for us specifically as a Parish. Although the Parish Council do not ultimately make any decisions on planning, we would like to represent the views of our community for future consideration. With this information in mind, we would be very grateful if you would answer the attached questionnaire and share your views on the future of your community. This is our chance to have our say!

What is our current situation and what is expected of our Parish by Wiltshire Council?

Wiltshire Council needs to meet housing targets set by Government, targeting 2,006 houses a year in Wiltshire. Currently, Wiltshire Council is likely to have a shortfall on this target. In the 2021 local plan review, Heytesbury was outlined as a 'large' village and has an indicative requirement of 25 new homes to be built up to 2036.

Wiltshire Council positively encourages local communities to determine how their areas change to help ensure that new homes are built to match local needs as far as possible.

To understand local housing needs, individual communities are encouraged to carry out a Rural Housing Needs Survey to assess their needs for affordable housing. The joint Parish Council of Heytesbury, Knook and Tytherington carried out a housing needs survey in 2019 concentrating on households unable to afford accommodation on the open market.

The results indicated a requirement over the three following years as follows:

- Subsidised social rented housing, 4x one bedroom, 3x two bedroom, and 1x three bedroom.
- Shared ownership / discount market homes 1x one bedroom, 1x two bedroom, 1x three bedroom.

Given these results, the Parish Council was broadly happy with the 25 houses indicated requirement for Heytesbury in 2021.



What is Affordable Housing and Who is Eligible?

- Affordable housing is housing for those who cannot afford what is readily available on the open market.
- A house is not affordable if it takes more than 30% of gross income or if the mortgage needed is more than 2.9 times joint income or 3.5 times single income.
- The government's definition of affordable housing is as follows:
"Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market."



What are our Options?

1. Rural Exceptions Sites with a Housing Association Provider

Rural Exception Sites are building sites on land usually just outside the village development boundary but can be used for affordable housing, if suitable. The number, type and size of open market homes will reflect the proven needs and will be integrated throughout the development so as to be indistinguishable from the affordable housing.

2. Community Led Housing through Community Land Trust (CLT)

A not-for-profit organisation that is made up of community members. CLTs are a way for communities to build, bring back into life or protect buildings and services that are important to them, Seend CLT is a good example <https://www.seendclt.org/>. Other community led housing initiatives are self-builds, development trusts, housing cooperatives and self-help housing, or cohousing

3. Developer Agreements

The Parish Council, having fully consulted the community and reached a consensus, could open up a dialogue with a developer and gain community benefits such as securing recreational and community spaces as well as housing, for which the developer gains credibility for the planning application.

4. Potential Interest from Speculative Developers

Due to the need for housing in Heytesbury and the pressure on Wiltshire Council to meet housing targets, developers will always be interested in acquiring land in the local area for possible development.

It is worth noting that a housing development in the Heytesbury, Knook and Tytherington Parish may be achieved by a combination of the above .

Useful links for further reference:

https://www.wiltshire.gov.uk/media/5624/Empowering-Rural_Communities/pdf/WLP_Empowering_Rural_Communities_FINAL__28-01-2021_.pdf

<https://heytesburyparish.co.uk/wp-content/uploads/2021/03/Heytesbury-Parish-Survey-Report-final.pdf>

<https://www.wiltshire.gov.uk/planning-policy-monitoring-evidence>

QUESTIONNAIRE

Here's your chance! We would love to hear your thoughts.

1. Please indicate which village you live in?

HEYTESBURY

TYTHERINGTON

KNOOK

2. What do you like most about the community area you live in?

3. Do you believe members of your household will become in housing need now or in the next 5 years?

YES

NO

Comment: _____

4. Given the government policy highlighted above, do you consider the housing need of 25 cited above as reasonable?

YES

NO

Comment: _____

5. Would you support discussions with local landowners to deliver the Parish's housing needs?

YES

NO

Comment: _____

6. Should these include other needs and aspirations through a planning gain such as community space and recreational areas etc? If so what would you suggest?

YES

NO

Comment: _____

7. Do you think exception sites 'usually just outside the village development boundary' could offer a way forward? If so, do you have any suggested locations?

YES

NO

Comment: _____

8. Would you be interested in being a part of setting up a Community Land Trust (CLT)?

YES

NO

MAYBE

9. Do you feel our amenities (shop/school/park/meeting place) are adequate for our current community?

YES

NO

Comment: _____

* Any other comments?

(Please continue on back of sheet if more space required)

Please return to Heytesbury Post office by 12th August 2022.

Published by the Parish Council of Heytesbury, Imber, Knook and Tytherington.