

FUTURE PLANNING WORKING GROUP

HEYTESBURY, IMBER AND KNOOK PARISH COUNCIL

RURAL HOUSING REPORT

JULY 2023

BACKGROUND

In January 2021, Wiltshire council carried out a local plan review producing the Empowering Rural Communities emerging policy: Heytesbury had an indicated figure of 25 dwellings between 2016-2036. The parish council was consulted on the document.

In June 2021 the parish council set up the future Planning Working Group (FPWG)

Scope

The Future Planning working group has been tasked by the Parish Council with the specific role of identifying the future housing needs of the Parish between now and 2036. The Objective of the FPWG is to explore and to find possible solutions to ensure the Parish can meet its future housing needs. The long-term housing requirements have been identified by Wiltshire Council. The source documents the FPWG will rely on and refer to include The Wiltshire Council Plan 2016-2036; Empowering Local Communities; Local Housing Needs Survey; WC Housing Registers; SHEELA land mapping sites; WC Atkins Report etc. This list of source documents will be subject to review and is likely to be updated: the Local Plan Review is due to be drafted this July. The FPWG will consult with others, seek relevant information, advice and expertise, in order to produce recommendations for consideration by the Parish Council.

Documentation

Heytesbury was noted as a large village in the **Empowering Rural Communities Emerging Policy** with an indicated number of 25 new dwellings between 2016 – 2036; we understand this will be extended to 2038. 3 dwellings have been built between 2016 – 2019 when the document was written and since then to date, Heytesbury has had 1 change of use and 1 planning application (not yet built): therefore, the indicated number is 20 or 21

Parish housing needs survey 2019: this was delivered to every household in the parish of Heytesbury and Knook including Tytherington. The results were assessed by Wiltshire Council. This survey's recommendations concentrate on households unable to afford accommodation on the open market. The following indicates the minimum need over the following three years for new affordable housing development in the parish, based on the responses to the survey. The recommendations describe a snapshot of the need for affordable housing at the time the survey was conducted and do not take account of future changes in need, for example arising from the changing housing needs of employees of local

businesses. The recommendations may not represent the parish's full housing need as responses were not received from every household: for example households which are on the Housing Register but have not completed a questionnaire are not included in these recommendations (see Section 7). The full parish survey can be found on the parish website / Documents.

In order to fully assess the housing need in the parish, the recommendations need to be considered alongside evidence provided by Wiltshire Council's Housing Register, the Strategic Housing Market Assessment, and the advice of allocation staff who manage the Register.

Summary of Parish **Housing Needs Survey 2019**

Subsidised rented housing

- 4x one bedroom homes (2x bungalow/ground floor accommodation)
- 3x two bedroom homes (1x bungalow/ground floor accommodation)
- 1x three bedroom home

Shared ownership / discount market homes

- 1x one bedroom home
- 1x two bedroom home
- 1x three bedroom home

Wiltshire council register - Two households on the register required two bedroomed accommodation, it should be noted that the housing register is not static and any full assessment of housing need in the parish must take account of the Register as it changes.

Strategic Housing and Economic Land Availability Assessment (SHELAA)

Housing could be delivered over several sites over time, in order to lessen the impact. The FPWG have looked at 3 potential development sites in Heytesbury, all are just outside the village development boundary and could be considered as rural exception sites. We also understand some infill sites may come forward, but these are very unlikely to provide any affordable housing needed for those included in the parish needs survey and WC register.

Two sites shown on the SHELAA map we received in 2021 we have named as site 2 on the west side (we believe yet to be assessed) and 1A on the east side (we believe did not make the 4th of 4 assessments) we also looked at site 1B, owned by same owner and subject previously to a planning application. We have been unable to get an updated SHELAA map

Consultations

The FPWG produced a position statement and questionnaire and consulted the community for 6 weeks between July and August 2022: on rural housing (especially affordable housing) the results of residents comments and summary report and graph can be found on the

parish website under documents and policies; this is freely available to councillors and members of the public, to determine the information and many comments as they wish.

Last summer's consultation asked the local community on Heytesbury's future: its housing needs (especially affordable housing), its needs for community facilities such as a village hall, recreational space, and so on; and the need to protect its beautiful environment in the countryside.

Not surprisingly, there was strong support for the latter: a wish to keep Heytesbury much as it is - an attractive village in lovely countryside. Likewise, many did not wish to see many more houses built, and favoured small groupings of houses rather than large estates. Of the 96 responses, approx. one third accepted the need for 25 houses and two thirds did not, with some wanting more, some less and some did not want any at all.

Why did we consider a Village Hall?

In response to the questionnaire some people raised the desirability of a village hall through a planning gain. Existing meeting spaces have practical limitations. More activities could be accommodated in a modern community space paid for (at least in part) by the Raymond Trust Fund charity, specifically provided for this purpose and other available grants.

Looking at the 3 sites, there was more interest in a village hall on site 2, although some would like to see improved facilities for the sports clubs on site 1A

The FPWG had a briefing with Wiltshire council's Head of Spatial Planning and Neighbourhood planning teams in January 2023 - all councillors were invited to attend. The minutes can be found under agenda meeting papers 28th March 2023 on the parish website.

We held Drop-in sessions in May and early June 2023, to explore the residents comments further: we estimate over 4 sessions 85 people attended with 33 sending in feedback forms or feedback by email to the FPWG, which have been circulated to members of the council.

A month before the already planned drop-in sessions, news was circulating that the owner of two pieces of land sites 1A and 1B including the sports pitches had decided to sell their land on the open market: this news not surprisingly dominated the events. In total we looked at 3 possible development sites which that owner and another owner have in the past expressed an interest to develop, and could be used to fulfil the parishes housing needs; we also offered some possibilities on how the community might be able to protect the sports pitches.

Site 1A – Is partly recreational and is home to our football and cricket teams, with some areas used for grazing, people said they wanted the sports pitches protected for future generations and did not want development on this site.

Site 1B – is presumably agricultural use, people raised serious concerns of development on this site harming the river Wylde and the knock-on effect of flooding to surrounding properties or properties down river, due to the lower part of the site being in a flood zone 3,

Site 2 – is presumably agricultural use, there were little concerns raised, other than development may cause harm to drainage systems.

Market led housing v Community led housing

The FPWG was asked to explore and look for solutions to ensure the parish can meet its future housing needs. Houses can be built in a number of different ways: the market can lead development when owners put land and buildings up for sale for development - these homes will have a market value. Wiltshire councils planning policy state 30-40% must be affordable, (affordable in these terms generally means 10% less than market value and can be split further 60/40 into social rented and part buy part rent): in rural areas these market property prices can be out of reach for many local people.

The planning system requires that developers should factor in the affordable housing requirement when buying land, to obviate the argument that such housing is not `viable`. `Exception sites` enable housing associations or other `Registered Providers` to build affordable housing with a small proportion of market housing to enable the development to be financially viable.

A third approach is for the community itself to undertake the building of affordable homes by creating a Community Land Trust which acquires a site on which homes can be built for local people. In this way the local community eg a village or parish can take control itself of meeting local housing needs, usually working with a housing association. Full details are available from the Wiltshire Community Land Trust.

Neighbourhood planning

We note that Heytesbury does not have a neighbourhood plan.

In Wiltshire there are 48 plans in place and 70 parishes looking at neighbourhood planning 66% of large villages which Heytesbury is, have or are in the process of writing their plans which gives them direct power and a shared vision; if the community pass the plan through a referendum it has the same legal status as WC local plan and is used in the determination of planning applications; it can protect open spaces and influence building design: it also means the parish can receive more money collected through the community infrastructure levy (CIL): in short it gives residents more say and control.

If we get our area designated for a neighbourhood plan there is guidance and money up to £10,000 available through "Locality" to get the neighbourhood plan started up and then further funding of up to £8,000 which could be used to employ consultants to assist with planning; a small plan can take a year to 15 months; large plans 3 – 4 years - it depends how extensive the plan is, you might just have a focused plan on specific areas.

Countryside Protection for Rural England CPRE says - *Neighbourhood Plans provide a great opportunity for local people to have more influence on how the places in which they live, and work will change over time. local knowledge and sense of what needs to be protected and what needs to change can really make a difference.* They have put together eight simple steps to take if you want to prepare a Neighbourhood Plan and involve the whole community to

make sure it becomes formally adopted as part of the development plan for your community and can be used to influence planning decisions.

Find out more from Wiltshire Council or use a link to Neighbourhood planning from Countryside Protection for Rural England

CPRE link and QR code

https://www.cpre.org.uk/resources/how-to-shape-where-you-live-a-guide-to-neighbourhood-planning/?gclid=EAlalQobChMIldrewoXm_wlVFeTtCh3g4g2dEAAYASAAEgKuNPD_BwE



Community Land Trust Network lead a movement working for a community land trust in every community that wants one. They are mainstreaming the community ownership of affordable housing and land in public policy and market practice. CLTs across the country are building affordable homes and creating new community owned assets, Community land trusts CLTs – are democratic, non-profit organisations that own and develop land for the benefit of the community.

They typically provide affordable homes, community gardens, civic buildings, pubs, shops, shared workspace, energy schemes and conservation landscapes.

Run by ordinary people. They are community organisations run by ordinary people from the community, who want to make a difference to their local community, putting control of assets into the hands of local people. They can be set up by the community or a landowner, developer or council.

Protecting community assets forever. They ensure that their homes are permanently and genuinely affordable. CLTs act as long-term stewards of land and the assets on it. They ensure that it is put to the benefit of the local community, not just for now but for every future occupier.

A worldwide movement. Started in the USA, CLTs are now a worldwide movement. In both urban and rural areas, CLTs are a key part of the future of land, affordable housing and community facilities.

Want to find out more about community land trusts use the QR code or Wiltshire Community Land Trust and Seend community and asset trust links

<http://wiltshirecommunitylandtrust.org.uk/>

<https://www.seendclt.org/>



During the consultation process residents expressed an interest in being involved with writing a neighbourhood plan or helping to set up a community land trust or both.

Wiltshire Council's local plan updated review (online 4th July 2023)

Wiltshire council, says, we have held several consultations to inform the Local Plan review. Our most recent consultation, in early 2021, gave people the opportunity to have their say on the emerging Local Plan. We received more than 3,500 representations from 2,682 people and organisations.

These responses, plus all other relevant evidence, have now been considered and we have prepared a draft local plan. If Full council approves the Plan on 18 July, it will then move to the final public pre-submission consultation, which will be the opportunity for all interested parties to have their say on the proposals. This will be held in the autumn and we will have more details soon.

Residents can read the "Rural settlement housing requirements, distribution, methodology and outputs" paper, the purpose of this paper is to explain the process of distributing the Local Plan's Housing Market Area (HMA) rural housing requirements to the Local Service Centres and Large Villages, in order to support neighbourhood planning in Wiltshire; and to set out the outputs from this process. Heytesbury's residual number 2020 -2038 is 20.

Heytesbury is in appendix D, Trowbridge Housing Market area, pages 201 and 217 - 219

[https://www.wiltshire.gov.uk/media/11432/Rural-Settlement-Housing-Requirements-Distribution-Outputs-2023/pdf/Rural Settlement Housing Requirements Distribution Methodology Outputs 2023 osv5udx8vzgb.pdf?m=638239969492700000](https://www.wiltshire.gov.uk/media/11432/Rural-Settlement-Housing-Requirements-Distribution-Outputs-2023/pdf/Rural%20Settlement%20Housing%20Requirements%20Distribution%20Methodology%20Outputs%202023%20osv5udx8vzgb.pdf?m=638239969492700000)

The FPWG would like to thank the many residents and groups who have engaged with the FPWG and parish council on the topic of rural housing and for taking the time to give us their comments and views, which will be made available on the parish website. www.heytesparishparish.co.uk

Recommendations

1) The parish council should undertake to revise its out of date housing needs survey, to understand the affordable housing needs of local people over the next 3 years.

2) The parish council should resolve to prepare a Neighbourhood Plan, and establish a neighbourhood Plan steering group, made up of lead councillors and residents, this group will report to the FPWG and can have access to all their documents with a view to exploring all possible options to achieve the key priorities including:

1, protecting the sports fields

2, protecting and enhancing the environment of the village

3, meeting local housing needs (affordable housing)

4, providing a community centre

The Neighbourhood Plan will give more power and control to local people in their future, the document will need to be approved by a Referendum of the electorate, whereupon it should be a lead document for the planning of the village, in line with the Wiltshire Local Plan.

3) The parish council should consider giving support and encouragement to the establishment of a Community Land Trust formed of local people, to initiate a community -led development of affordable housing and/or community facilities.