



Warwickshire  
Rural Community Council

# **WELFORD ON AVON HOUSING NEEDS SURVEY ADDENDUM**

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## **1. Revised Summary of Results.**

In the original Report of the Housing Needs Survey dated September 2008, 4 Survey respondents who expressed a need for alternative housing were discounted because it was felt that they “could meet their needs from the turnover of existing owner-occupier homes in the Parish”.

However, the Report only identified 5 properties of the same type and size for sale in the Parish.

Stratford DC Planners have since agreed that it would be unreasonable to expect the 4 respondents to be able to meet their housing needs from a pool of only 5 homes for sale of the relevant type and size which might be otherwise unsuitable for a multitude of reasons.

The revised housing needs are for ;

### **Rented from a Housing Association**

4 x 2 bedroom bungalows  
8 x 2 bedroom flats or houses  
1 x 2 bedroom house  
2 x 3 bedroom houses

### **Shared Ownership**

2 x 3 bedroom houses

### **Local Market Homes**

1 x 3 bedroom house  
2 x 3 bedroom bungalows  
1 x 4 bedroom house

## **2. Planning Context.**

Policy COM.1 of the Stratford on Avon District Local Plan 1996-2011 provides the policy mechanism to deliver new ‘local needs’ housing in Local Centre Villages and Main Rural Centres. Welford on Avon is classified as a Local Centre Village.

Policy COM.1 is a tool for use by rural communities to deliver new homes and other facilities. The rationale of the policy is to give rural communities the opportunity to address their own local needs, as opposed to the traditional ‘top-down’ approach to planning.

Policy COM.1 describes the circumstances in which a small scheme of new homes might achieve planning consent. Such schemes are referred to as

'Local Choice' schemes and can include both affordable housing and local market housing.

'**Local need**' refers to need originating or relating to the settlement in question, ie Welford on Avon.

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 (also 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 under Policy COM.1 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 remained 'affordable' in perpetuity.