



**KINETON
HOUSING NEEDS SURVEY**

**Commissioned by
Kineton Parish Council
in partnership with
Warwickshire Rural Community Council**

**Analysis by Phil Ward
Rural Housing Enabler
Warwickshire Rural Community Council**

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1. Summary of Results.

Approximately 1,080 Housing Needs Survey forms were distributed and 333 forms were returned. This equates to a response rate of 31%.

A response rate of 31% is considered good for a Survey of this type.

16 Survey respondents expressed a need for alternative housing.

The 16 specific housing needs are for ;

Rented from a Housing Association (9)

- 4 x 2 bedroom houses
- 1 x 2 bedroom bungalow
- 3 x 3 bedroom houses
- 1 x 4 bedroom house

Shared Ownership (1)

- 1 x 2 bedroom house

Local Market Ownership (6)

- 1 x 2 bedroom house
- 1 x 2 bedroom bungalow
- 1 x 2 bedroom house or bungalow
- 1 x 2 or 3 bedroom house
- 1 x 3 or 4 bedroom bungalow
- 1 x 4 bedroom house

2. Introduction.

Kineton Parish Council commissioned a local Housing Needs Survey in October 2013.

The aim of the Survey was to collect accurate housing needs information for Kineton Parish.

Housing needs information can be used in a number of ways, but perhaps the most important is to help justify new homes, especially affordable homes, for people with a local connection.

The Survey forms were essentially standard documents used in Parishes across Warwickshire. Copies of the Survey forms were delivered to every home in the Parish.

Additional copies of the form were available for people not currently living in Kineton, but with a strong connection to the Parish, as well as for households

in which more than one housing need existed, eg households with two adult children needing independent accommodation. Copies of the Survey forms can be seen as Appendices A1 and A2 to this Report.

All households were requested to fill out Part 1 of the Survey form. The first segment in Part 1 was designed to collect information on household composition and property tenure, type and size. The second segment was an opportunity for residents to comment on specific issues, in order to build up a profile of positive and negative aspects to life in the Parish. The final segment asked whether any member of the household had left the Parish to find affordable or suitable accommodation and whether or not they would be in favour of one or more small housing schemes to meet locally identified housing needs.

Only households with or containing a specific housing need were asked to complete Part 2 of the Survey form. This asked for respondents' names and addresses and other sensitive information, eg financial details. Respondents were assured that any information they disclosed would be treated in the strictest confidence.

Completed Survey forms were posted via a 'Freepost' envelope to the Rural Housing Enabler. Analysis of all the information provided took place in November and December 2013.

3. Planning Context.

Planning policy at all levels (national, regional and local) imposes considerable restraint on new housing development in rural areas. There is, however, capacity for this restraint to be relaxed, particularly where new homes are intended to meet locally identified needs.

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. Kineton is classified as a Main Rural Centre.

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 Kineton.

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 (sometimes 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 Ownership' 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, at least in the first instance. It would also ensure that any affordable homes remain 'affordable' in perpetuity.

Equality and Diversity Assessment

Context

The Equality Act 2010 provides guidelines and offers protection for groups which may be subject to disadvantage, either through gender, religion, race or ethnic background. (Source: <https://www.gov.uk/equality-act-2010-guidance>).

Public Sector equality duty means that all Public bodies are required to provide evidence that they have acted in a manner which does not show any discriminatory behaviour. This is achieved by the consideration of all individuals when shaping policy which will affect those individuals and in the delivery of services.

Public bodies must:

- Have due regard to the need to eliminate discrimination
- Advance equality of opportunity
- Foster good relations between all sectors of the community when seeking to carry out their activities

Introduction

The Assessment identifies areas where the Equality Act 2010 has been implemented in order to ensure equal access for all residents of Kineton and Little Kineton. Stratford District Council has provided access to its consultation document on property development on the District Council's website www.stratford.gov.uk/csrfurther2014, with hard copies provided at District Council offices, public libraries and Parish and Town Councils.

Kineton has a population of approximately 2337 residents with the population as a whole which is older than the national and Warwickshire average, with the median age of Kineton residents being 46. It does not have a significant immigrant population, and the rate of those claiming benefit is 10% lower than the national average. Kineton has 20% more Higher and Intermediate Managerial, Administrative or Professional Households than the national average. (Source: <http://www.ilivehere.co.uk/statistics-kineton-warwickshire-20448.html>).

Kineton Neighbourhood Plan Working Group

The Kineton Neighbourhood Plan Working Group has sought to involve the community in consultations by the following means: individual contact, planned meetings, questionnaires and access to the Neighbourhood Development Plan both in hard copy format and via the internet. The Kineton Neighbourhood Plan Working Group has created a Vision Statement, together with outlining Strategic Objectives in addressing the proposals for new housing development in Kineton.

The Public Consultation Day took place in Kineton Village Hall on 22 February 2014. This building has disabled access toilets and parking, and is in a central location within the village of Kineton. Refreshments were provided during the meeting, and representatives from the Neighbourhood Plan Working Group were on hand to provide explanations of the publicity material on display. All attendees were able to fully participate in the consultation feedback process through a variety of means: marking areas on a map, completing feedback forms and comments boxes. All stationery required was provided.

Sustainable Urban Drainage (SUDs)

The idea behind SUDS is to try to replicate natural systems that use cost effective solutions with low environmental impact to drain away dirty and surface water run-off through collection, storage, and cleaning before allowing it to be released slowly back into the environment, such as into water courses. This is to counter the effects of conventional drainage systems that often allow for flooding, pollution of the environment – with the resultant harm to wildlife – and contamination of groundwater sources used to provide drinking water. The paradigm of SUDS solutions should be that of a system that is easy to manage, requiring little or no energy input (except from environmental sources such as sunlight, etc.), resilient to use, and being environmentally as well as aesthetically attractive. Examples of this type of system are reed beds and other wetland habitats that collect, store, and filter dirty water along with providing a habitat for wildlife.

Originally the term SUDS described the UK approach to sustainable urban drainage systems. These developments may not necessarily be in "urban" areas, and thus the "urban" part of SUDS is now usually dropped to reduce confusion. Other countries have similar approaches in place using a different terminology such as best management practice (BMP) and low-impact development in the United States, and water-sensitive urban design in Australia. SuDS use the following techniques:

- source control
- permeable paving such as pervious concrete
- storm water detention
- storm water infiltration
- evapo-transpiration (e.g. from a green roof)

A common misconception of SUDS systems is that they reduce flooding on the development site. In fact the SUDS system is designed to reduce the impact that the surface water drainage system of one site has on other sites. For instance, sewer flooding is a problem in many places. Paving or building over land can result in flash flooding. This happens when flows entering a sewer exceed its capacity and it overflows. The SUDS system aims to minimise or eliminate discharges from the site, thus reducing the impact, the idea being that if all development sites incorporated SUDS then urban sewer flooding would be less of a problem. Unlike traditional urban storm water drainage systems, SUDS can also help to protect and enhance ground water quality.

Sustainable Urban Drainage Approval Body (SABs)

What is the SUDS Approval Body?

The SUDS Approval Body or SAB will be an organisation within County Councils and Unitary Authorities specifically established to deal with the design, approval and adoption of sustainable urban drainage systems (SUDS) within any new development consisting of two or more properties.

What will the SAB be responsible for?

The SAB will be required to approve drainage systems for managing SUDS before construction begins. The SAB will be responsible for producing design guidance documents and approval/adoption procedures. The SAB must adopt and maintain approved SUDS that serve more than one property where the SUDS function/structure is built in accordance with the approved detail.

The Sewerage Undertakers, Environment Agencies, Internal Drainage Boards, British Waterways and Highway Authorities will all be statutory consultees to the SAB.

What else is happening?

The Secretary of State must publish national standards for the design, construction, adoption and maintenance of SUDS.

The Water Act 1991 is to be amended to make the right to connect surface water runoff into sewers conditional on the drainage system being approved by the SAB.

The UK must achieve a rating of 'good' for all our watercourses by 2015.

Foot Note

Warwickshire County Council are now the Lead Local Flood Authority (LLFA) for this area and have produced a Surface Water Management Plan for the district. WCC are now responsible for flood risk

management, consulting of works on watercourses such as new culverts or new structures, and from this year 2013 for approving SUDs.