

# **Minutes of Meeting**

## **Southam Neighbourhood Plan Working Party**

**Monday 8<sup>th</sup> August 2018 7.30pm - 9pm.**

### **The Grange Hall, Southam**

Attendees: Gary Cripps, Joan Cripps, Mike Brooks, Graham Foster, Laurence Caves, Helen Caves, Suzie Stone, Marion Childs

Apologies: Sharon Lythe, Linda Doyle, Lee Ellard, Helen Wilson, Gary Smith.

#### **1. Minutes of Previous Meeting**

There were no comments and so have been updated onto the web site.

#### **2. Engaging with a Housing Association**

Mike Brooks presented his paper on the rationale and objectives for engaging with a housing association. Paper attached to the minutes.

It was resolved that:

The Neighbourhood Plan Working Party will write to all six housing associations known to us and invite expressions of interest in the potential small development of bungalows.

#### **3. Bloor Homes**

Bloor Homes wrote to the Working Party in response to the LGS consultation and requested a meeting to discuss LGS15 ( the football ground and its border with the Bloor Development and HS2).

It was resolved that:

The Neighbourhood Plan Working Party will invite Bloor Homes to the next meeting but strictly limited to 30 minutes before the normal business.

POST MEETING NOTE: Bloor Homes accepted this invitation over the phone.

#### **4. APS**

Graham proposed that the Objectives and Policies emerging from this evening's review be forwarded to APS for review in order to weed out any that would be inadmissible before we go the consultation event in September.

#### **5. Update on Business and Community Questionnaires**

Mike and Graham reported that both questionnaires had been sent out and the first responses had begun to trickle in.

#### **6. Review of Policies and Objectives**

The policies and objectives that had been brainstormed at the previous two meetings as well as post meeting modifications and additions were reviewed by the group and further changes made.

## **7. Preparation for Consultation Event in September**

The group had a brief exchange of ideas of the sorts of things we could display at the consultation event on 29<sup>th</sup>. These included:

- Draft Objectives and Policies
- Local Green Spaces and Valued Landscapes
- Visions for the high street – invite new ideas and comments
- Housing feedback – what Southam says it needs
- What do YOU think is Southam’s character? – invite ideas and comments
- Initial feedback from business and community surveys
- Children’s quiz e.g. “What do you like about Southam?”

The group also understood the importance of publicity for the event well beforehand to maximize the number and cross-section of attendees.

There being no other business, the meeting was closed at 21:14.

**Next Meeting Tuesday 18<sup>th</sup> September 2018 at 7:00pm-9pm Grange Hall Foyer (note early start to accommodate Bloor Homes presentation)**

**Annex:** Paper proposing engaging with a local Housing Association.

## **SOUTHAM NEIGHBOURHOOD PLAN WORKING PARTY**

### **LOCAL NEED HOUSING**

#### **Partner Engagement and Brief**

This paper seeks to provide some background and reasoning behind a case for a possible collaborative engagement with Southam Town Council to address provision of an identified local need housing requirement.

The plan, once made will deliver a vision for the town to the year 2031.

In June 2017 the Town Councils neighbourhood Plan working party undertook a Housing Needs Survey as part of its community consultation programme. Of the 2735 forms distributed 605 responses were received, equating to a response rate of 22.12%. The data collected from this exercise highlighted two specific issues the working party have considered when defining appropriate policies and projects.

1. Seventeen of the respondents indicated they were registered on Stratford District Councils waiting list, known as Home Choice Plus. The district Councils own statistics at the time showed the actual number registered with a Southam address was 185. One year on this figure stands at 212. The assumption is that this upward trend shows there must be some underlying problem(s) either in the district's cascade system or registration assessment of need process that is failing Southam residents and their requirements are not being met.

Talks are on-going with Stratford District Council.

2. In Part 2 question 5, "***Would you be in favour of a small housing scheme being built in the parish based on the identified needs of LOCAL people***", 59% of the 547 respondents were in favour. The two top reasons were, need own home, and need less expensive home.

In Part 3 question 9 asked respondents what their **preferred tenure** would be. Of the 34 that responded the two top answers were – Housing Association rent (16), and Owner occupier (7) and by **type**, House (13), House or bungalow (7) and House or Flat (3).

The report concluded from the return data that 36 alternative homes for Southam residents or people with a local connection is required, broken down as follows.

#### **Housing Association Rent**

- Maisonette x5
- Bungalows x4
- Houses x12

#### **Housing association shared ownership**

- Maisonette x4
- House x1

#### **Owner Occupier**

- Maisonette x4
- Bungalow x6

Scaling up this sample to reflect the whole population and the outstanding Home Choice Plus list we believe it's fair to conclude that there is a need for local housing in the form of a small development for bungalows, particularly when its known Southam has a shortage. Developers are reluctant to include housing of this type and general only do so (if at all) as a token in the overall mix or when mitigation is sought to protect views for neighbouring communities or on boundaries overlooking protected landscapes.

It would also be fair to assume the need for houses and maisonettes would be met by provision within the 1,100 dwellings currently being built in the town, although as stated in issue 1 there appears to be a problem for market and social rental.

### **SELF-BUILD**

We have also been notified that Stratford District Council has on its register a list of 36 expressions of interest from residents in the Southam area regarding custom and self-build properties. Some work needs to be done to analyse just how many are Southam residents, but it may well be a similar need for a self-build development is required in addition to a local need one.

If it proves to be the case the options would be to develop on two sites or combine on one larger one, assuming sites come forward.

### **PARTNER BRIEF**

Acting on advice from the District Council the intention is to engage in a partnership with a Housing Association specialising in small local need development schemes to form a team to progress with a possible provision. If the need is proven the Neighbourhood Plan will need to identify and include Reserve Sites where construction will take place.

### **Initial stage briefing requirements**

1. To review our data and conclusions, provide a short unbiased third-party view by report.
2. Provide an overview of services available, how it all works and recommend a course(s) of action. This could be at a full Neighbourhood Plan working party meeting or with a small sub-group of members.
3. Relay any specialist information the group may not be aware of that might assist in decision making, e.g. If there have been similar successful schemes in the district how were they managed and what issues arose.
4. If the consensus is to proceed then the assumption is the first step would be to organise a call for sites, either as Reserve or Rural exception.
5. Review all call for site returns and assess each for suitability, sustainability and if necessary Environmental Impact. At this stage, assuming one or more sites is identified as suitable assist with the consultation process.