

Dursley NDP Research briefing note – Housing Research

Briefing paper produced by E Tattersall GRCC www.grcc.org.uk

You are aiming to find out the following with a view to using the information to engage discussion and decisions in your community about future housing need

- Current housing position- types and tenures, market
- Aspirations re housing – amount, types and standards
- Housing design and build standards
- Future housing need
- Local character

1. Consultation responses

a) **Parish plan responses** - Look at raw data from parish plan - question responses relating to housing and complete the following table to show results.

Question in parish plan questionnaire (include question number)	Responses (% , comments etc) 148 responses from Dursley parishioners Parish Plan survey 2012	Conclusions/commentary (ie what is it telling you?)
Q8- 08-action on developments on Littlecombe - shall we keep them in the plan?	56% keep; 11% change; 17% drop	
Q46- What kind of housing do you think Dursley and Dursley needs over the next 10 years?	47% - homes for young people; 33% small family homes- 2-3 bedrooms; 30% homes for the elderly; 27% - large family homes (3+ bedrooms); 24% - homes for single people; 23% - homes for people with disabilities; 28% no more homes needed; 1% other	Around a quarter of respondents are against development therefore this is a sensitive area. A mix of housing is desired- with particular emphasis on the needs of the young, older people and families.

b) **Further messages from consultations April – June 2014** (confirming parish plan opinions / new messages)

Question	Responses (% , comments etc)	Conclusions/commentary (ie what is it telling you?)
Conversations with local Estate Agents/Surveys	<p>There has been a significant increase in the “Buy to Let” market and they expect a further rise. This is in keeping with the “English Heritage Survey” recently published, that home ownership is the lowest since 1987 and now accounts for 18% of households. The figures for Dursley are consistent with the national average.</p> <p>The questionnaire regarding people wishing to move to Dursley was, unfortunately small but of the replies received 90% of people looking to buy in the Dursley area were new comers.</p> <p>The reasons that they gave for wanting to move to the area were:- 1 House prices</p>	



	<p>2 Location in relation to work</p> <p>3 Proximity to open countryside/green spaces</p>	
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2. Desk top research

- a. **Rural evidence report and Stroud District Local Plan evidence base.** Use rural evidence report and SDC Local Plan evidence base to provide information on aspects such as tenure, affordable housing policies, standards in housing design and build etc.

Information is about Property to rent in Dursley	Source	Link (if appropriate) + page number/section	Results (key: G = Gloucestershire, E = England) Housing Associations accounted for 240 dwellings in Dursley/Cam (It is not possible to obtain figures for Dursley alone). 1 Bed Flats 40% 2 Bed Flats 10% 1 Bed Bungalows 2% 2 bed Houses 11% 3 Bed Houses 32% 4 Bed Houses 4% Local Authority Housing accounted for 482 dwellings Bed sit Bungalows 3% 1 Bed bungalows 2% 2 Bed Bungalows 4% 3 Bed Bungalows 2% All the bungalows are designated for use by the elderly. Bedsit Flats 1% 1 Bed Flats 9% 2 Bed Flats 36% 1 Bed Houses 5% 2 bed Houses 11% 3 Bed Houses 26% 4 Bed Houses 1% 76% of all properties owned by the Local Authority have had some form of adaptation to cater for the additional needs of the tenants.	Conclusions/commentary (ie what is it telling you?)
Rental Demand in Dursley	S.D.C. GlosHoms eeker.		<p>Dursley as their first choice of home, 212 applicants (again not possible to separate figures for Dursley & Cam)</p> <p>1 Bed Dwellings 60% 2 Bed Dwellings 28% 3 Bed Dwellings 13% 4 Bed Dwellings 2.5% 5 Bed Dwellings 1%</p>	<p>Very little Local Authority properties available for people who do not have additional needs.</p> <p>There is a clear demand for more properties for single people and small families.</p>



			6 Bed Dwellings 0.5%	
Total number of houses	Rural evidence report	Page 6	2910 households	
Household type	Rural evidence report	Page 29	<ul style="list-style-type: none"> • Detached houses: 22.4% (G 30.6%, E 22.3%) • Semi-detached houses: 34.5% (G 33.8%, E 30.7%) • Terraced houses: 22.9% (G 19.5%, E 24.5%) • Flats (purpose built): 15.5% (G 10.8%, E 16.7%) • Flats (other): 4.7% (G 4.3%, E 5.4%) • Caravan or other temporary accommodation: 0.1% (G 0.8%, E 0.4%) 	
Tenure mix (including any second homes) – cf. with district averages	Rural evidence report	Page 30	<ul style="list-style-type: none"> • Owner occupied: 66.0% (G 70.3%, E 64.1%) • Local Authority rented: 15.4% (G 5.9%, E 9.4%) • Housing Association rented: 4.7% (G 7.0%, E 8.3%) • Other rented: 14.0% (G 16.8%, E 18.2%) 	
Affordability	Rural evidence report		<ul style="list-style-type: none"> • Affordability ratio (median house prices as ratio of median incomes) 16.9 (E 15.4) 	

3. Questions for SDC Housing

- Number on waiting list, how many in the area, household type
- Any surveyed housing needs - cf. with district averages-
- Strategic Housing Land Availability Assessment (SHLAA) –from SDC
- Approved planning permissions -available from SDC
- Strategic Housing Land Availability Assessment (SHLAA) –from SDC

4. Questions for estate agents – try to interview one or two

- Property prices - cf. with district averages
- Buoyancy or not of market over time - cf. with district averages
- Requests for properties in the area
- Community, agent, provider and developer views/attitudes

Walkabout to find out properties under construction – numbers, types

5. Settlement/ Design character (including landscape character) – ‘Grey area’ between work to be done by housing group and work to be done by environment group. Could possibly be done together.

a) Local Character

- Layout: eg. the pattern of roads, paths, open spaces and buildings in the surrounding area, relationship between buildings and roads, views along roads/streets.



- Buildings: eg. heights, forms/shapes, variety (or not), porches, windows, chimneys and other details, roof pitches, orientation, garden types and sizes.
- Materials: eg. roof, walls, doors/windows, boundaries, ground surfaces (roads/paths), colours and tones.
- Details and distinctive features: eg. boundaries, landmarks, street furniture.
- Landscape: eg. land use and cover, trees, hedgerows and boundary patterns, views to and from landscape, scenic and visual qualities.
- Movement: eg., roads, paths, quality, condition, safety, useability.

A note about sites allocation for development

There is no requirement for NDPs to bring forward sites for development but some communities prefer to do this. It is an area of NDPs that has potential to cause disharmony within the community so should be treated sensitively.

Tasks if aiming to allocate sites

1. Set up a meeting with SDC planners to investigate:
 - a. Local Plan and what it says about housing development in Dursley.
 - b. How would any potential sites identified in a NDP be treated (strategic/windfall?)
 - c. Obtain maps from SDC showing planning constraints for the area- environmental (wildlife, flooding) and 'man made' (settlement boundaries, AONB); existing planning permissions.
 - d. Obtain information from SDC on any emerging planning applications in Dursley (conversation)
 - e. Obtain current SHLAA from SDC – (Strategic Land Availability Assessment). This will show land brought forward by landowners which they would like SDC to consider for housing development)
 - f. Consider the pros and cons of bringing forward sites in your NDP

If continuing with sites identification:

2. Conduct site assessments on relevant sites (GRCC (M Cox) can give you a methodology for conducting a methodical site assessment and can come along to help (GRCC supported Cotswolds communities on a recent site assessment task)
3. Present the results of that methodical site assessment at a consultation (or take it to groups) and ask them what they think of each site.
You may wish to ask people an open question- to suggest any sites in the parish that could be used in the future for housing (and also employment). This can either be asked before the consultation (good if you want to ask for volunteers to help with the site assessment) or after the consultation- in which case further assessments will need to take place.
4. Analyse the results of the sites assessment plus the responses to come up with preferred sites for later consultation

