

[Redacted]

From: [Redacted]
Date: 14 December 2020 16:29
To: [Redacted]
Subject: FW: The Field at Cranham 13/12/20

From: [Redacted]
Sent: Monday, December 14, 2020 4:23 PM
To: [Redacted]
Subject: Fw: The Field at Cranham 13/12/20

[Redacted]

13th December 2020

Local Plan Review
The Planning Strategy Team
Development Services
Stroud District Council
Ebley Mill
Stroud
Glos
GL5 4UB

Mail Room Services

15 DEC 2020

Received

Sites for future potential outside existing settlements
Affordable Housing, Cranham, Stroud, Glos
Strategic Assessment of Land Availability (SALA)

In response to an article in the September edition of The Painswick Beacon which drew attention to the current eight week public consultation period to establish potential sites for additional housing options, I would like to put forward for consideration land which my family own in the Parish of Cranham.

The land is situated adjoining the current village boundary between Watersmeet, Daniels Grove and Woodside Farm, Cranham, as edged in red on Plan 1

In 2016 the Gloucestershire Rural Community Council carried out a Parish Housing Needs Survey Report which established a need for Affordable Housing in Cranham as pages 20,21,22,and 23 of that report (copies enclosed)

This concluded that Cranham Parish Council and the Rural Housing Enabler jointly seek to identify potential exception sites in Cranham, suitable for the provision of affordable housing for local people. This was done and two possible sites were identified as edged red on Plan 2, our land being

site 1.

Both [REDACTED] and myself met with the Parish Council but they would not accept the findings of the Housing Needs Survey as the minutes of their meeting on 5th July 2016 (copy enclosed) but indicated a desire for some additional "Appropriate Housing", which by what has been approved in Cranham over the last 20 years is the conversion of small village properties into mansions way outside what any of the local residents could possibly afford thereby forcing local people to move out of the village and encouraging wealthy outsiders to move in.

We were given to understand that a Housing Association was proceeding to try and develop site 2, but as nothing more appears to have happened to date we would like to put our land forward as a potential exception site as it adjoins the village boundary, is situated in a secluded spot, has access off the main road leading into the village from the A46 thereby not adding to traffic having to go through the village in order to access the site.

We would of course, be open to considering a mixture of both full market value housing and affordable housing if you felt this more appropriate and may be more acceptable to the Parish Council.

We enclose herewith a completed Site Submission Form together with a site plan and have suggested 8 Affordable housing units as the Housing Needs Survey 2016 and 8 market value housing units.

Please let us know if we can be of any further help in this matter.

We await your reply with interest.

Yours sincerely

[REDACTED]



Planning for our future

Site Submission Form 2020

0%

Your Details

1. Name *

2. Your company name or organisation

3. Your clients name/company/organisation (where applicable)

4. Your e-mail address *

5. Your telephone number

6. Your address

7. Client's name (if applicable)

8. Site name

9. Site address

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Planning for our future

Site Submission Form 2020

12%

Your interest in the site

10. Please tick box to indicate

- Owner of the site
- Planning consultant
- Parish council
- Land agent
- Local resident
- Developer
- Amenity/ community group
- Registered social landlord

Other (please specify):

Agent on behalf of my family

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Planning for our future

Site Submission Form 2020

25%

Site information

Please provide as much detail as possible

11. OS Grid reference (EENN)

3000

12. Total site area (hectares)

8.870 Parts A B & C see plan 1

13. Developable area (hectares)

1.138 Part A see plan 1

14. Has any part of the site previously been considered as part of the Local Plan Review or Strategic Assessment of Land Availability (SALA)?

Yes

No

If YES, please provide any previous site reference:

15. Is the site in single ownership?

Yes

No

16. Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known

Grazing

17. Past uses

Agricultural

18. Planning history

(please include reference numbers, planning application/ SHLAA site, if known)

Planning permission for stables about 1980

19. Access to the site (vehicle and pedestrian)

Vehicle & Pedestrian

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Planning for our future

Site Submission Form 2020

38%

Proposed development

20. Is the site proposed for RESIDENTIAL development?
(Please tick all that apply)

	Yes	No
Market Housing	<input checked="" type="radio"/>	<input type="radio"/>
Affordable Housing	<input checked="" type="radio"/>	<input type="radio"/>
Self Build	<input type="radio"/>	<input type="radio"/>

If YES, please indicate the TOTAL number of residential units:

8 of each

21. Is the site proposed for institutional residential development?
(e.g. care home, hospital or residential care home)

- Yes
 No

If YES, please indicate number of bed spaces and specify use:

22. Is the site proposed for NON RESIDENTIAL development?
(Please tick all that apply)

Offices, research and development, light industrial (B1)

General industrial (B2)

Warehousing (B8)

Retail

Community facilities

Sports/ leisure

Other non residential (please specify):

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Planning for our future

Site Submission Form 2020

50%

Site constraints

23. Are there any constraints restricting the development potential of the site?

(e.g. easements, footpaths, services, TPO's etc)

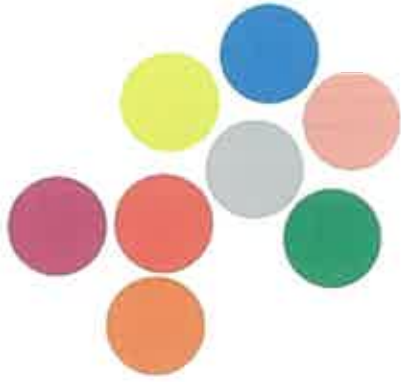
Yes

No

If YES, please provide details of the constraints, how they will be overcome, and the likely time frame:

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Planning for our future

Site Submission Form 2020

62%

Projected build rate

24. Please provide an estimate of the number of dwellings to be built on the site per annum (1st April to 31st March)

	Number of dwellings
2020/21	<input type="text"/>
2021/22	<input type="text"/>
2022/23	<input type="text"/>
2023/24	<input type="text"/>
2024/25	<input type="text"/>
2025/26	<input type="text"/>
2026/27	<input type="text"/>
2027/28	<input type="text"/>
2028/29	<input type="text"/>
2029/30	<input type="text"/>
2030/31	<input type="text"/>
2031/32	<input type="text"/>
2032/33	<input type="text"/>
2033/34	<input type="text"/>
2034/35	<input type="text"/>
2035/36	<input type="text"/>

Number of dwellings

2036/37

2037/38

2038/39

2039/40

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Site Submission Form 2020

75%

Market status

25. Please indicate the current market status of the site:

- Site is owned by a developer
- Site is under option to a developer
- Enquiries received from a developer
- Site is being marketed
- No interest currently

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Planning for our future

Site Submission Form 2020

88%

Site location plan

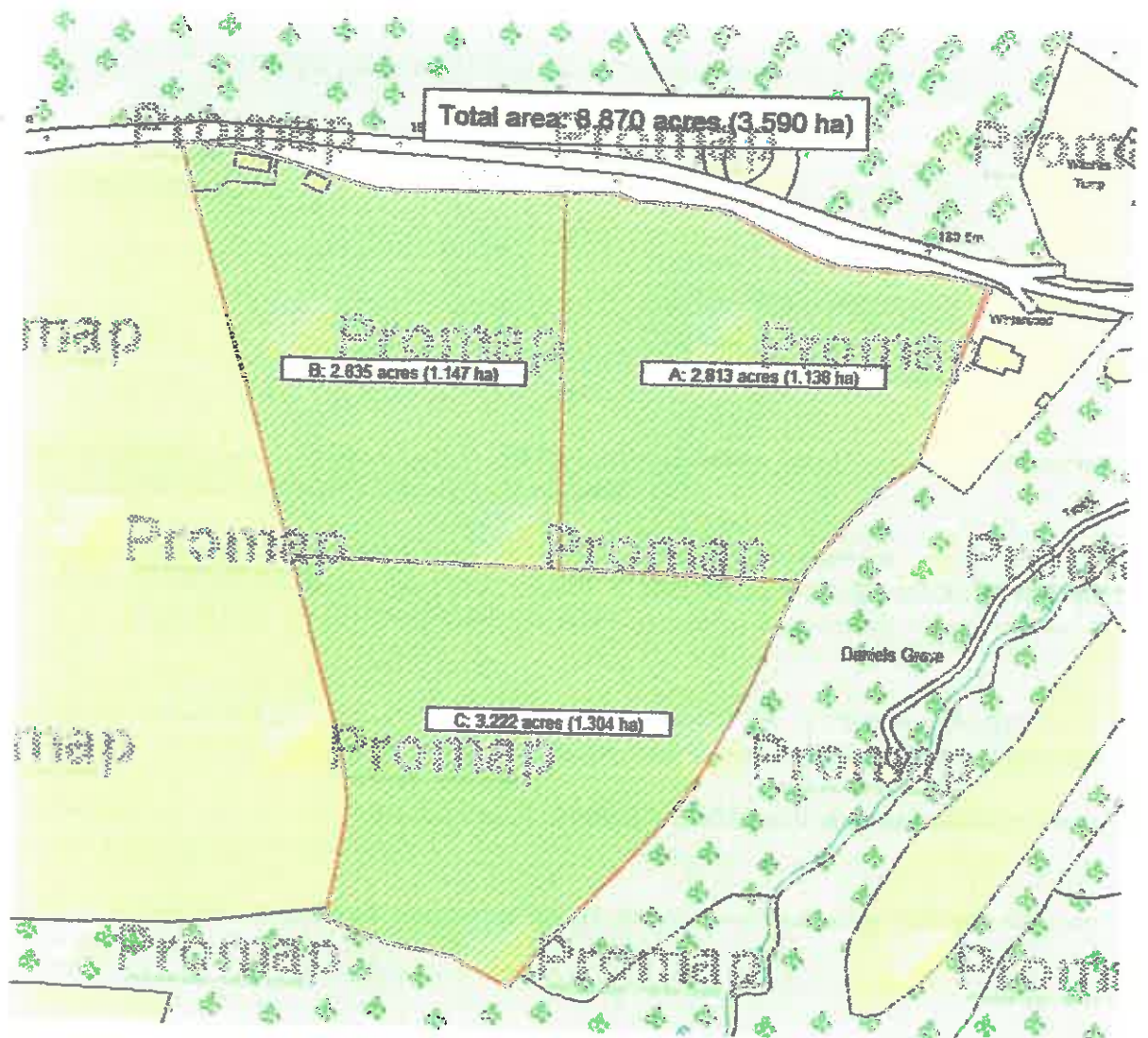
26. Each site submission must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site. *

Choose File

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PLAN 1



Cranham Parish Council Meeting
Minutes 5th July 2016

- b. It was agreed that it was not necessary to have a .gov.uk domain name and that .co.uk would be adequate.
- c. It was agreed that new email addresses using the new domain name would not be necessary at this time
- d. The suggested list of pages was agreed as a starting point with an agreement to review once the website was in a visible form
- e. Resolved that due to the site being a replacement of the Stroud Council website facility and not a village site, only the CCMC and Playing Fields Committee would have pages allocated.
- f. It was agreed that initially editing powers for the site should remain with the Clerk.

9. Affordable Housing

- a. The consultation responses were received and discussed
- b. The Parish Council agreed that the Housing Survey report is weak, poorly constructed, and does not prove a need for affordable housing within Cranham.
- c. The Parish Council acknowledges the consultation process has indicated a desire for some additional appropriate housing. The Parish Council agreed to facilitate further discussion to explore options.

10. Winter provision

- a. It was agreed it was not necessary to purchase a hand grit spreader
- b. It was agreed that ML would establish if Mike Drake was still prepared to store the grit reserves and refill grit bins as required during the winter. Subject to his agreement the Clerk would then be asked to request additional grit from GCC to be delivered to Wellfield

11. Council Risk Assessment and Emergency Plan. CO presented suggested amendments to the Emergency Plan which were adopted by the Council. Suggested amendments to the Risk Assessment will be brought to the next meeting by CO.

12. Suggested amendments to standing orders held over to next meeting. Clerk to circulate document with track changes for discussion before next meeting.

13. It was agreed that AH would attend the 'Better Councillor' training run by GAPTC. Clerk to send him details of how to book.

14. Matters to be brought to next meeting: Risk Assessment, Standing Orders, Dog Bins, CCMC Councillor - formal appointment. Carol Novorth to be invited to attend.

Cranham

Parish Housing Needs Survey Report February 2016



[Redacted]
Rural Housing Enabler

Gloucestershire Rural Community Council
Community House, 15 College Green,
Gloucester GL1 2LZ

[Redacted]
Email: [Redacted]

7. EXISTING AFFORDABLE HOUSING STOCK

7.1 Cranham parish currently has a total of 4 affordable dwellings, 2 x 2bedroom bungalows available for rent from Stroud District Council and 2 x 1bedroom houses managed by a Housing Association. This equates to only 2% of the total housing stock within the parish which is considerably lower than the proportion for Stroud District where social housing currently makes up approximately 15.5% of the 43,840 total homes.

7.2 According to information provided by SDC, 9 households currently registered with Gloucestershire Homeseeker (Housing register) have expressed a preference to live in Cranham. However this does not automatically imply that they have a local connection.

7.3 Re-lets: None of the 4 properties have been re-let since 2009 when Gloucestershire Homeseeker was introduced.

7.4 In addition there are 2 x 1bedroom almshouses available to residents of Cranham parish. These homes are managed by a Board of trustees and the occupants are licensees who pay a maintenance contribution.

8. SUMMARY

8.1 *Part 2* of this survey is aimed at persons who are seeking affordable housing (rented or shared ownership), and cannot afford suitable housing in the open market.

8.2 The information gained from this survey is a key element in assessing local housing needs. Other useful sources of information available to us include Stroud District Council's Housing Register (known as Gloucestershire Homeseeker) and the advice from allocation staff within SDC Housing Team who manage the register.

- It is notoriously difficult to gather accurate data on the housing needs of young single people who tend to be less likely to participate in such surveys than older residents. For this reason their numbers tend to be underestimated.
- Those recommendations are primarily concerned with those who have expressed a genuine need for affordable housing rather than those who are considered to be able to afford appropriate market housing.
- Housing development in Cranham parish should take account of future anticipated housing need as well as the number of households in immediate need.
- There is a shortage of affordable properties in Cranham for rent and none available for shared ownership. This survey has shown 88% of properties in the parish have 3 or more bedrooms.
- Of those 23 respondents to the questionnaire who are in need to move to suitable accommodation, 8 households require affordable housing within Cranham parish. In the current financial market some potential purchasers, particularly first time buyers, are experiencing difficulties obtaining a mortgage. The Bank of England Base Rate has remained at an all time low of 0.5% since March 2009 (last reviewed on 9th May 2014). However, mortgage lenders often charge high rates of interest to first time buyers and require substantial deposits, sometimes 15% or more of the purchase price as well as charging arrangement/administrative fees.

9. CONCLUSION

9.1 This survey has determined that there are **8 households with a local connection who have either self-identified themselves in need of affordable housing in the parish** or are deemed to be in need of affordable housing based on the financial information provided.

9.2 In addition to local households in need, consideration should be given to turnover of the existing social housing stock in the parish when determining the number, type and tenure of additional affordable dwellings required to meet the parish's need. The 4 affordable homes currently available in Cranham will be allocated to persons in greatest need throughout Stroud District. Also, consideration may be given to forecasted changes in the demographics and the impact of Government policies e.g. housing benefit regulations.

9.3 The survey does not attempt to identify residents seeking to move to affordable housing outside of the parish.

9.4 Any new development should be constructed of a design and materials that are in keeping with the rest of the village and in accordance with Stroud Local Plan policies.

Table I - Households in need of affordable housing

	Single persons	couples	families	Affordable rent	Shared ownership	Totals
1 bed house, bungalow or flat	1 1 1			YES YES	YES	3
2 bed house or bungalow or flat	1	1 2 2		YES	YES YES	4
3 bed house			1		YES	1
Totals	4	3	1	3	5	

Table K - Households in need of market housing (dwelling type in accordance with their stated preference and (D) indicating a wish to downsize)

	Singles	Couples	families	Total
1 bed bungalow/sheltered	1 (D)			1
2 bed house/bungalow	1	1 (D)	1	3
2 bed flat		1 (D)	1	2
3 bed house/bungalow		2(D) + 2	2 + 1(D)	7
Sheltered/carehome	1			1
Total	3	6	5	14

10. RECOMMENDATIONS

It is recommended that:

- a) Cranham Parish Council publicizes this report within the parish by placing it on the parish web site and the Rural Housing Enabler produces an executive summary of the survey report for publication in the parish news letter for all to read.
- b) The Housing Needs Survey Report is sent to Stroud District Council.
- c) Anyone who is in need of affordable housing is encouraged to apply on the District Council's Housing Register (Gloucestershire Homeseeker).
- d) Cranham Parish Council and the Rural Housing Enabler jointly seek to identify potential exception sites in Cranham suitable for the provision of affordable housing for local people.