



Bisley-with-Lypiatt

Stroud District

Parish Housing Needs Survey Report

January 2021

GRCC

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Contents

1. Introduction

3. Parish Summary

4. Aim

5. Survey Distribution and Response

6. Key Findings:
 - Part A – You and Your Household
 - Part B – Housing Needs

16. Affordability

21. Additional notes

22. Conclusion

- Appendix 1: Suggestions for small development sites
- Appendix 2: Comments on affordable housing for the parish

1. Introduction

1.1 In September 2018 Gloucestershire Rural Housing Partnership (GRHP), whose members include Stroud District Council, made the decision to take a strategic approach to parish housing needs surveys. A programme of parish surveys has been compiled with the approval of Stroud District Council.

Gloucestershire Rural Community Council (GRCC) undertakes parish housing needs surveys on behalf of GRHP.

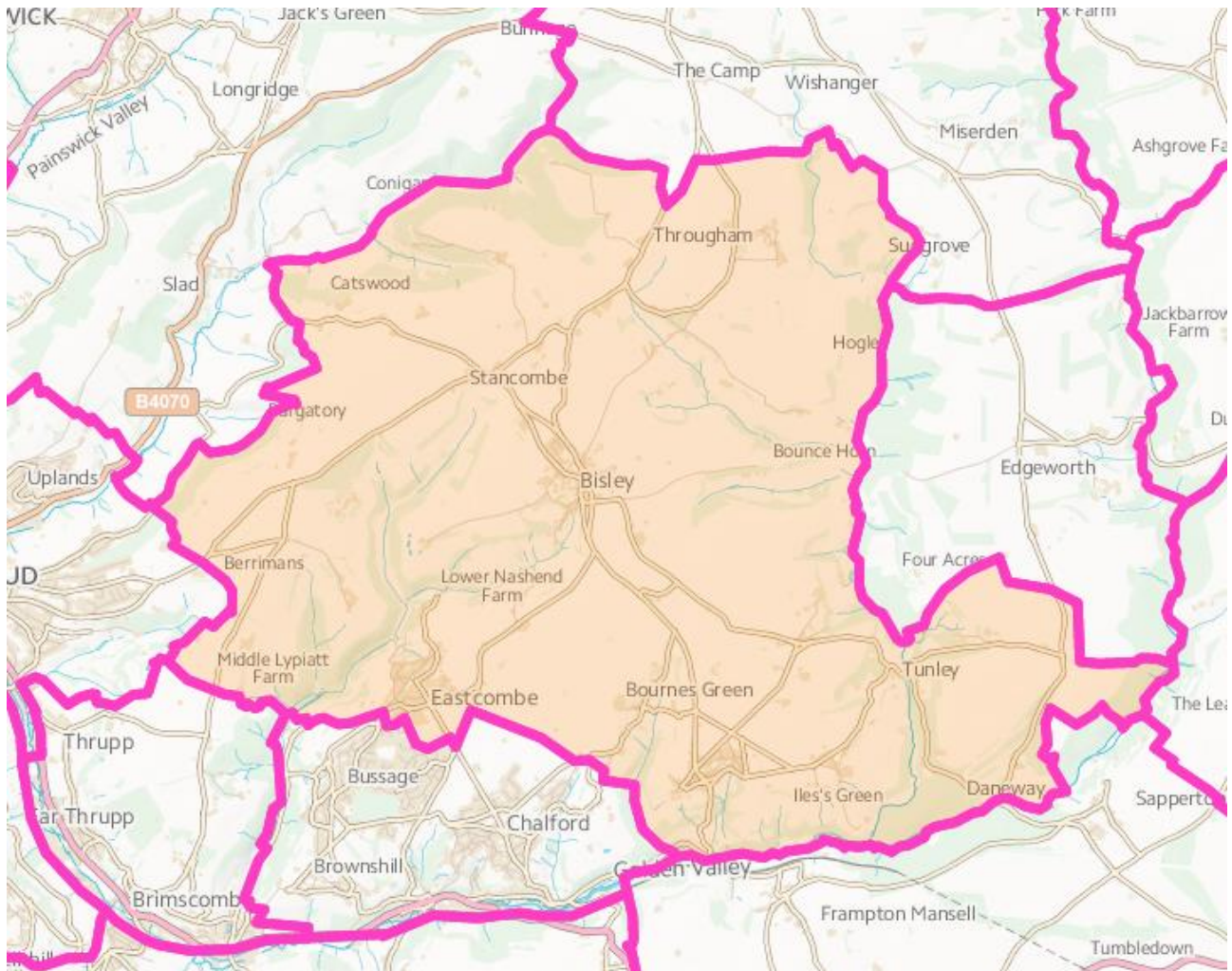
1.2 The Rural Housing Enabler (RHE):

- is employed by GRCC, which is part of the national network of Rural Community Councils under the umbrella body of ACRE (Action with Communities in Rural England).
- works with rural communities, housing associations, local authorities, other community organisations (including community land trusts), developers, planning consultants, and landowners.
- is an independent and neutral adviser.
- is a post largely funded though contributions from Cotswold District Council, Forest of Dean District Council, Stroud District Council, Tewkesbury Borough Council, and several housing associations working in Gloucestershire. GRCC's services are sometimes commissioned by private developers, landowners, and their agents.

1.3 Prior to the survey being undertaken and for clarification, a copy of the survey questionnaire and its methodology were issued to an officer for housing services provided by Stroud District Council and approved by them. This report is valid for up to 5 years from the survey (November 2020).

2. Parish Summary

Ordnance Survey map showing Bisley-with-Lypiatt parish boundary.



Source: Ordnance Survey Election Maps <https://www.ordnancesurvey.co.uk/election-maps/gb/>

2.1 According to Stroud District Council there were 1,012 dwellings on the Council Tax register in October 2020. The ONS Mid-Year Estimates 2018 gives the total population of the civil parish as 2,405.

2.2 Bisley-with-Lypiatt parish includes the villages of Bisley, Lypiatt, Eastcombe, and Oakridge.

2.3 Facilities include churches, village halls, and post offices in Bisley, Eastcombe and Oakridge, Eastcombe Primary, Thomas Keble, Oakridge Parochial, and Bisley Blue Coat Schools, and a number of public houses across the parish.

3. Aim

3.1 The purpose of the survey is to investigate and identify the affordable housing needs of people who live, work, or have close family ties to Bisley-with-Lypiatt parish.

3.2 Although there is no set definition of housing 'need' and 'demand' they can be broadly described as follows:

Housing 'demand' is a market driven concept and relates to the type and number of houses that households will choose to occupy based on preference and ability to pay.

Housing 'need' is an indicator of existing deficit: the number of households that do not have access to accommodation that meets certain normative standards. This measure mainly refers to the level of need for more or improved social housing.

Source of information: House of Commons Library Social Policy Section Standard Note SN06921

3.3 The aim of the survey is to provide a robust report on the parish's housing needs based on evidence from reliable sources. This report will be made available electronically to the local housing authority, Stroud District Council, Bisley-with-Lypiatt Parish Council, and local residents upon request.

4. Survey Distribution and Response

4.1 Questionnaires were sent by Royal Mail and addressed to the occupiers of 1,012 dwellings during the week beginning Monday, 12 October 2020. Recipients were asked to return their completed questionnaires to GRCC's offices in the Freepost envelope provided within two weeks of receipt. Allowing for late returns, all questionnaires received by 14 December 2020 are included in this report.

4.2 The questionnaire is divided into two parts. Part A is entitled 'You and Your Household' and includes a section on Community-led Housing. Part B is entitled 'Housing Needs'.

4.3 Every household was asked to complete Part A of the form. If a household considered themselves to be in housing need, or likely to be in need of re-housing in the next five years, they were invited to complete Part B. Households were also asked to forward the questionnaire to anyone they knew who had moved away and might wish to return to live in the parish.

4.4 227 completed questionnaires were received at GRCC's offices. This equates to a response rate of 22.4%. For comparison, since 2009 GRCC has received response rates for parish housing need surveys ranging between 10% and 55%.

5. Key Findings

Part A – You and Your Household

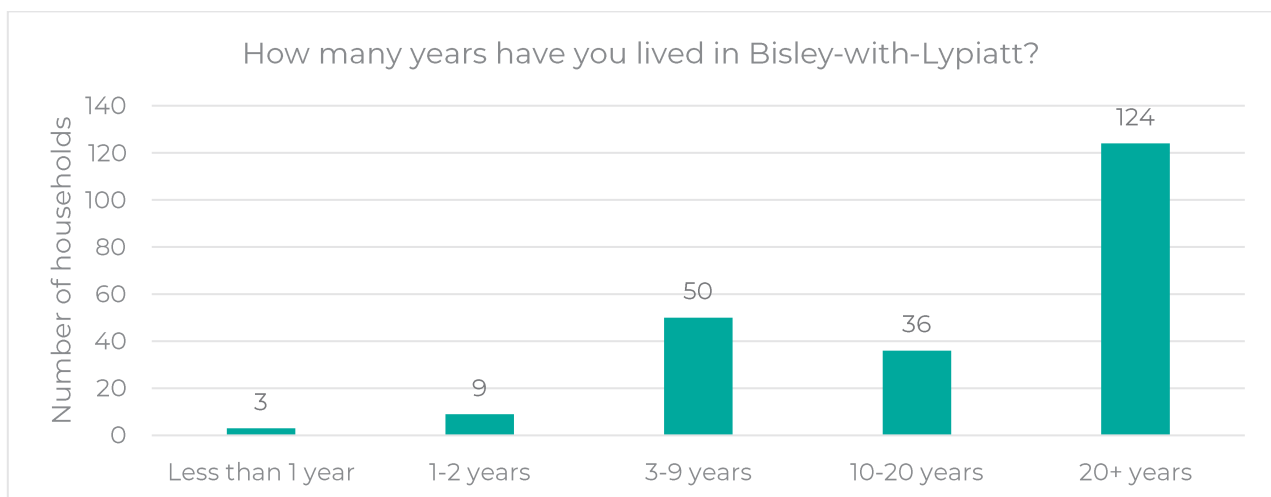
5.1 Below are the responses to questions in Part A.

Question A1

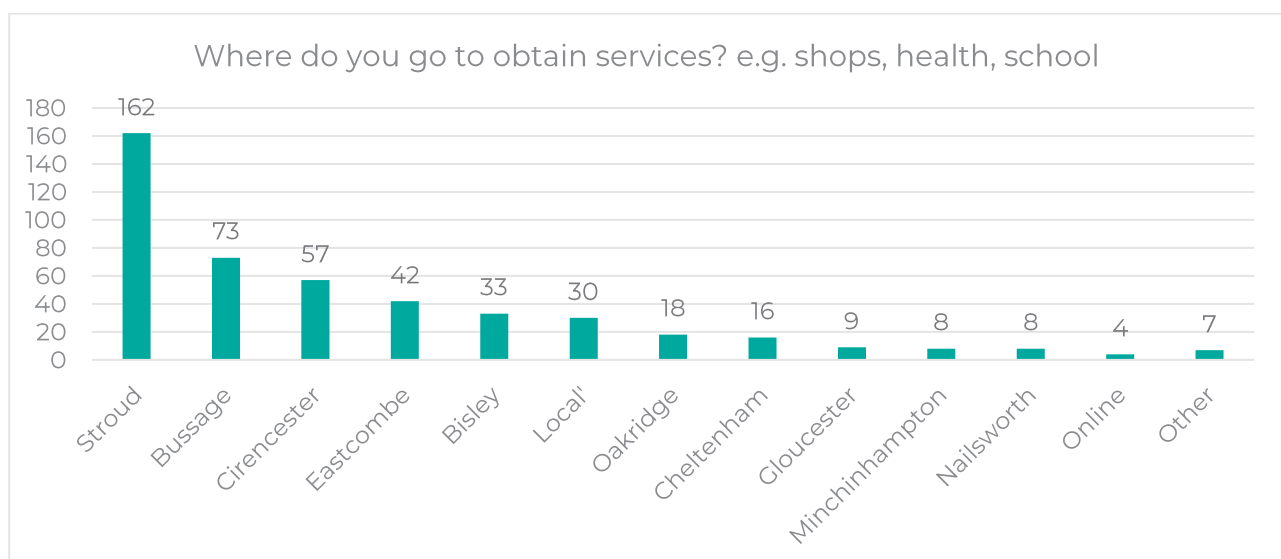
Is this your main home?		
Yes	No	No reply
215	5	7

5.2 Five people have indicated that their dwelling in Bisley-with-Lypiatt is not their main home. Respondents whose main home is elsewhere were asked not to complete the rest of questionnaire but to still return it to GRCC. Any responses given will not be included in this report, giving a total of 222 respondents for the remaining questions.

Question A2



Question A3



5.3 This was an open question with multiple responses given.

Question A4

How do you travel to these services?							
Car / motorbike	Lift (incl. taxi)	Bus	School bus	Community transport	On foot	By Bicycle	Other
204	18	18	12	1	81	28	3

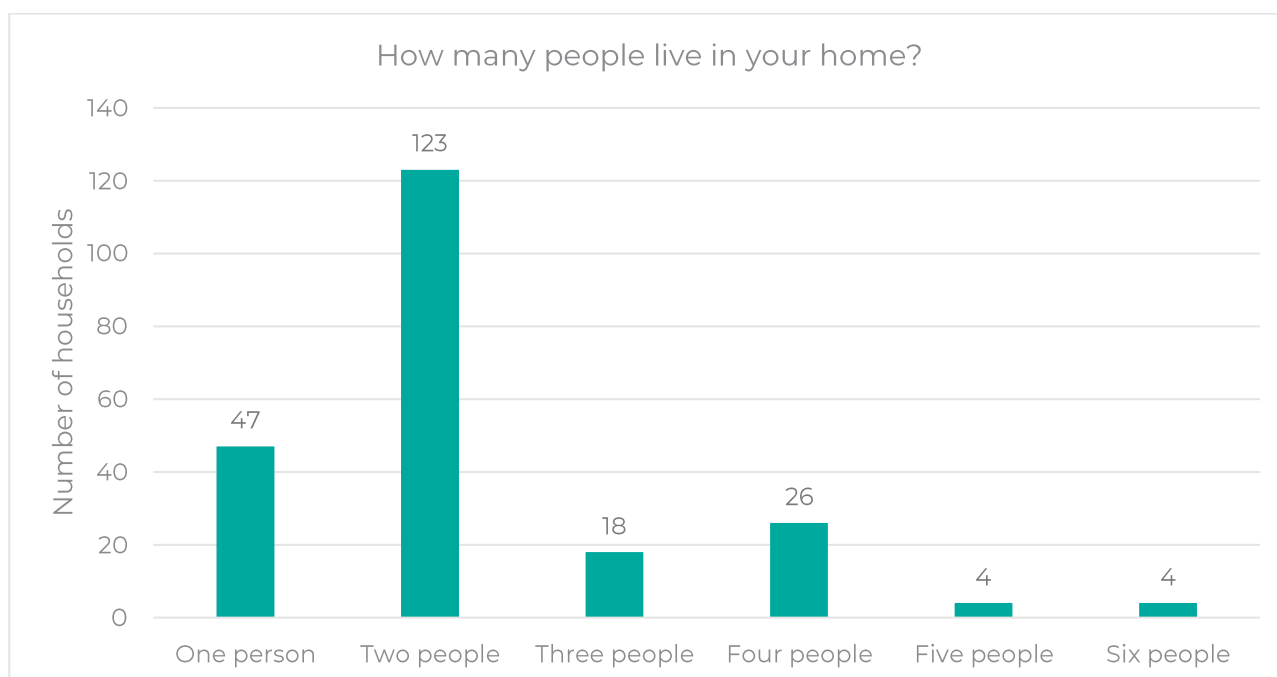
Question A5

Is your home a ...					
House	Bungalow	Flat / apartment	Sheltered / retirement	Caravan / mobile home	Other
193	28	1	0	0	0

Question A6

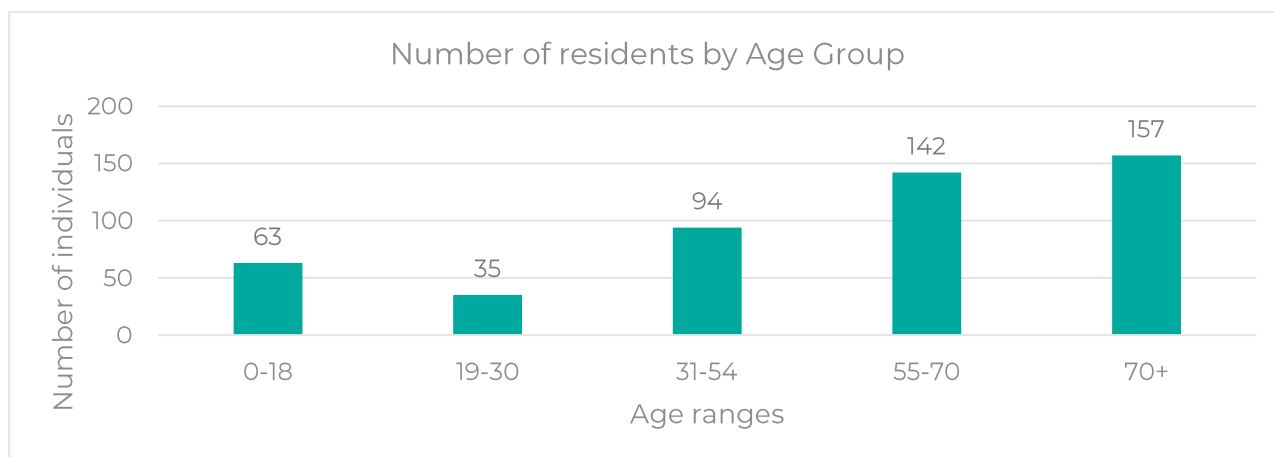
How many bedrooms does your home have?				
1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	No reply
4	40	85	92	1

Question A7

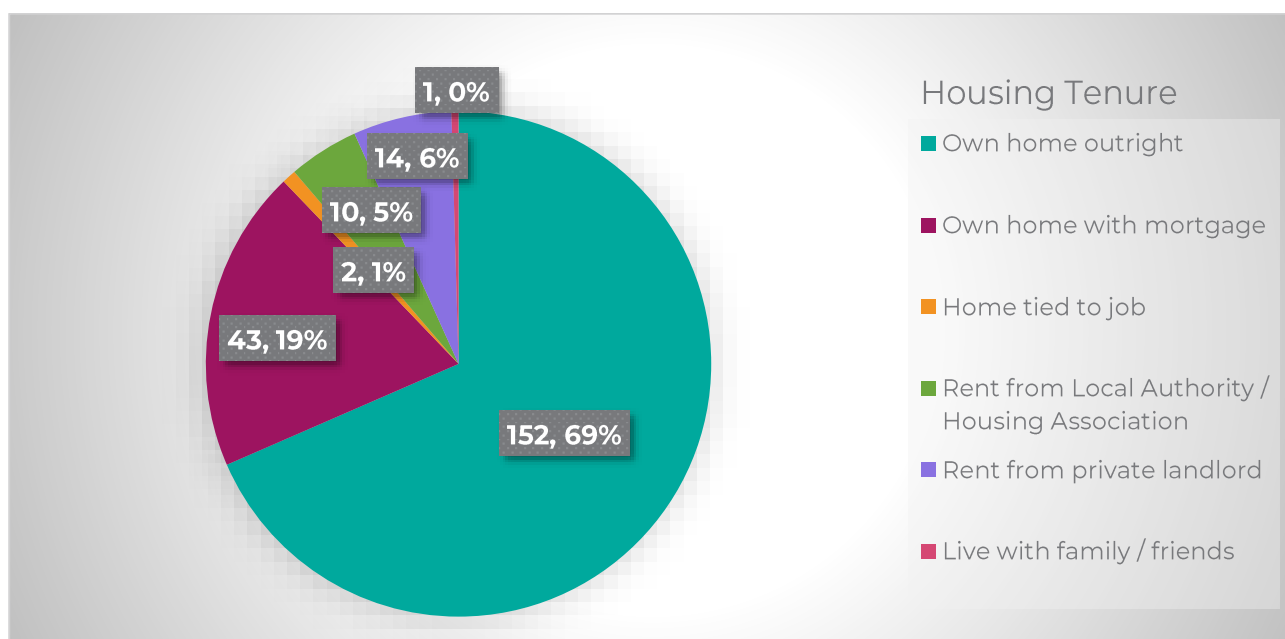


5.4 No respondents indicated that there are seven or more people living in their home so these options have not been included in the above chart. All 222 potential respondents answered this question.

Question A8



Question A9



5.5 No respondents live in a low cost / shared ownership home and no respondents chose the 'Other' option so these have not been included in this chart. All 222 possible respondents answered this question.

Question A10

Has anyone from your family moved away from Bisley-with-Lypiatt in the last 5 years due to difficulty finding a home they could afford locally?		
Yes	No	No reply
20	195	7

Question A11

If a need is identified, would you support a small development (2-15 dwellings) of affordable housing for local people in the parish?			
Yes	No	Maybe	No reply
117	30	69	6

Question A12

5.6 Respondents were invited to suggest a site where a small development of affordable housing for local people could be built in the parish. Of the 222 possible respondents, 118 replied to this question. Some respondents suggested more than one potential site. Percentages below are out of 118.

5.7 The table below shows the most common areas suggested, separated into the villages of Bisley, Eastcombe and Oakridge, along with the numbers of 'Don't know' replies and responses against development. A schedule of all comments is listed in Appendix A.

	Number of respondents	% of respondents
Bisley	35	29.7%
<ul style="list-style-type: none"> • Calf Way Lane / Graduate Gardeners • By Windyridge • Van Der Breen Street • Allotments • Holloway area (existing affordable housing; near cemetery) 	9 7 5 5 5	7.6% 5.9% 4.2% 4.2% 4.2%
Eastcombe	14	11.9%
<ul style="list-style-type: none"> • By existing development, Bisley Road • Near Woodlands Close 	4 3	3.4% 2.5%
Oakridge / Oakridge Lynch	16	13.6%
<ul style="list-style-type: none"> • Oakridge Lynch (The Crescent) • Existing council housing / by pub 	5 4	4.2% 3.4%
Unsure of site or none known	22	18.6%
Against local development	8	6.8%

Question A13

5.8 The question invites comments on the issue of affordable housing in the parish. Of the 222 possible respondents, 99 replied to this question. The summary of responses by subject area is provided below. A schedule of all comments is listed in Appendix B.

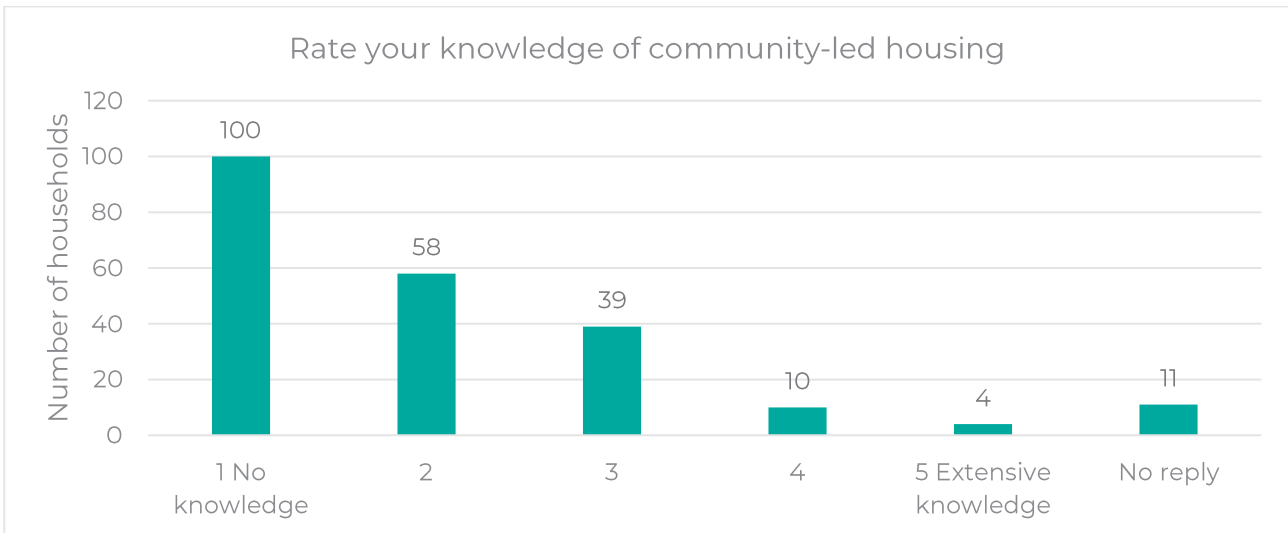
Subject area	Number of comments
Affordable housing is needed / in favour of affordable housing	23
Concerns over infrastructure <ul style="list-style-type: none"> • Roads, public transport, drainage / sewerage, doctor, etc. 	20
Development should be appropriate	13
Against development / development not needed	11
Needed for younger families / older people downsizing	7
Local connection requirement for allocation <ul style="list-style-type: none"> • Includes comments against buy-to-let or housing association 	4
Doesn't stay affordable	4

Environmental concerns	3
Problems with past affordable housing developments	2
Other comments	12

Community-Led Housing questions

Question A14

5.9 Respondents were asked to rate their knowledge of community-led housing on a scale from 1 to 5, with 1 being 'No knowledge' and 5 'Extensive knowledge'.



Question A15

Have you ever been involved in a Community-led Housing project?		
Yes	No	No reply
9	205	8

Question A16

Would you be interested in being involved in a Community-led Housing project?		
Yes	No	No reply
23	186	13

5.10 Those who ticked 'Yes' were invited to provide their contact details if they would like GRCC to get in touch about Community-led Housing. 18 of the 23 people who ticked 'Yes' also provided contact details.

Question A17

Do you think this approach to housing would benefit your community?		
Yes	No	No reply
139	55	28

Part B – Housing Needs

What is affordable housing?

5.11 Affordable housing is defined in the National Planning Policy Framework (published February 2019) as follows:

Affordable housing: *housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and / or is for essential local workers); and which complies with one or more of the following definitions:*

a) **Affordable housing for rent:** *meets all of the following conditions;*

a) *the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);*

b) *the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and*

c) *it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).*

b) **Starter homes:** *is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, these restrictions should be used.*

c) **Discounted market sales housing:** *is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.*

d) **Other affordable routes to home ownership:** *is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.*

5.12 48 households completed *Part B: Housing Needs* of the survey questionnaire and self-identified themselves in need of alternative housing. Of these, 8 indicated they would need

to move within one year; 7 in one to two years; and 26 in three to five years from the date of the survey (November 2020). 7 people did not indicate when they needed to move.

5.13 3 of those who responded to the survey have not been included in these figures because they did not provide enough information to assess, and 5 want to move away from Stroud District.

5.14 According to information provided on their completed questionnaires 5 households require affordable rented housing. 6 households seek to buy their own home and may be able to afford low cost home ownership.

5.15 Information about the 5 respondents requiring affordable rented housing is shown in the table below.

Table B1: Households in need of affordable rented housing

Household	Dwelling type & no. bedrooms	Connection with Bisley-with-Lypiatt	Current tenure	Reason for moving	Where would you prefer to move?
Single person (age not provided)	Not provided	Currently lives in the Parish	Lives with family/friends	Requires an independent home closer to employment	No preference
Single person aged 55-70	1 bed house or bungalow	Currently lives in the Parish	Private rented	Requires a cheaper home	No preference
Unknown	1 bed house, bungalow or flat	Currently lives in the Parish	Affordable rented	Requires an independent home	Within the Parish of Bisley-with-Lypiatt
Family with one adult and one child	2 bed house	Currently live and work in the Parish	Private rent	Requires a cheaper home with better security of tenure	Within the Parish of Bisley-with-Lypiatt
Single person aged 31-54	1 bed house or flat	Currently live in the Parish	Shared ownership	Requires an independent home	Within the Parish of Bisley-with-Lypiatt

5.16 2 of these 5 households has indicate they are on Stroud District Council’s housing register for rented housing (known as Homeseeker Plus).

5.17 Details of 6 households seeking low cost home ownership are shown in the table B2 below.

Table B2: Households in need of affordable home ownership

Household	Dwelling type & no. bedrooms	Connection with Bisley-with-Lypiatt	Current tenure	Reason for moving	Where would you prefer to move?
Single person (age unknown)	2 bed house, bungalow or flat	Currently live in the Parish	Lives with family/friends	Requires an independent home	No preference
Single person (age unknown)	1 bed flat	Currently live in the Parish	Studying at University	Requires an independent home	Within the parish of Bisley-with-Lypiatt
Single person aged 19-30	2 bed house or bungalow	Currently live in the Parish	Lives with family/friends	Requires an independent home	No preference
Unknown	1 bed flat	Currently live in the Parish	Lives with family/friends	Requires an independent home	Within the parish of Bisley-with-Lypiatt
Single person age unknown	1 bed house, flat or bungalow	Currently live in the Parish	Lives with family/friends	Requires an independent home	Within the Stroud District
Unknown	2 bed house	Currently live in the Parish	Lives with family/friends	Requires an independent home	Within the Stroud District

5.18 Details of households seeking alternative housing on the open market are shown in table B3 below.

Table B3: Households seeking alternative housing on the open market

Household	Dwelling type & no. bedrooms	Connection with Bisley-with-Lypiatt	Current tenure	Reason for moving	Where would you prefer to move?
Single person aged 55-70	3 bed dwelling (type not specified)	Currently lives in the parish	Own outright	Requires a smaller home	No preference
Couple aged 70+	2 bed bungalow	Currently live, work and have close relatives in the parish	Own outright	May require a smaller home in the future	Within the parish of Bisley-with-Lypiatt
Unknown	2 bed bungalow	Currently live in the parish	Own outright	Requires a smaller home	No preference

Family aged 31-34 with two children	3 bed house	Currently live in the parish	Private rent and 3 buy to lets	Requires a larger home	No preference
Single person aged 19-30	1 bed house or flat	Currently live in the parish	Lives with family/friends	Requires an independent home	No preference
Couple aged 55-70	3 bed bungalow	Currently live in the parish	Owens house with mortgage	Requires a smaller home	No preference
Unknown	2 bed bungalow	Currently live in the parish	Own outright	Requires a smaller home	Within the Parish of Bisley-with-Lypiatt
Couple aged 55-70 and 70+	2 bed house bungalow or flat	Currently live in the parish	Own outright	Requires a home closer to Stroud	Within the Stroud District
Couple aged 31-54	3 bed house	Currently live in the parish	Private rent	Requires own property	Within the Stroud District
Couple aged 70+	Unknown	Currently live in the parish	Own outright	Requires a smaller house	Within the Parish of Bisley-with-Lypiatt
Couple aged 55-70	3 bed bungalow	Currently live in the parish	Own outright	Requires a smaller home	Within the parish of Bisley-with-Lypiatt
Unknown	2 bed house	Currently live in the parish	Own outright	Requires a smaller home	Within the parish of Bisley-with-Lypiatt
Couple aged 70+	2 bed house	Currently live in the parish	Own outright	Requires a smaller home	Within the parish of Bisley-with-Lypiatt
Single person aged 70+	2 bed house	Unknown	Own outright	Unknown	No preference
Single person age unknown	1 bed bungalow or flat	Currently live in the parish	Own outright	Requires a single story home	Within the Stroud District
Family aged 31-54 with 3 children	4+ bed house	Currently live in the parish	Private rent	Requires a larger home	Within the parish of Bisley-with-Lypiatt

Family ages unknown	3 bed house	Currently live in the parish	Own home with mortgage	Unknown	No preference
unknown	2 bed house	Currently live in the parish	Living with family/friends	Requires an independent home	Within the Stroud District
Single person 70+	3 bed sheltered accommodation	Currently live in the parish	Own outright	Unknown	Within the parish of Bisley-with-Lypiatt
Couple ages unknown	2 bed house	Currently live in the parish	Own home with mortgage	Unknown	No preference
Couple ages unknown	2 bed bungalow	Currently live in the parish	Own outright	Requires a physically adapted home	Within the parish of Bisley-with-Lypiatt
Couple aged 31-54 and 55-70	2 bed house	Currently live in the parish	Own outright	Requires a lower maintenance home	No preference
Unknown	2 bed house	Currently live in the parish	Own outright	Requires a smaller home	Within the parish of Bisley-with-Lypiatt
Unknown	Unknown	Currently live in the parish	Own outright	Requires a smaller home	Unknown
Family aged 31-54 with one child	4+ bed house	Currently live in the parish	Own home with mortgage	Requires a larger home	Within the Stroud district
Family ages unknown with two children	4+ bed house	Currently live in the parish	Own outright	Unknown	Within the parish of Bisley-with-Lypiatt
Couple aged 70+	1 bed single story eco house	Currently live in the parish	Own outright	Requires a smaller home	Within the parish of Bisley-with-Lypiatt
Couple aged 31-54	2 bed house	Currently live and work in the parish	Home tied to job	Requires a smaller home	Within the Stroud District

6. Affordability

6.1 A household's current housing circumstances, income, and savings, the cost of borrowing and the state of the housing market are key factors for assessing a household's need for affordable housing.

6.2 In simple terms, the assessment of affordability requires household incomes and savings to be measured against prices of property of a suitable size, type and location, whether rented or home ownership. However, depending on tenure, there will be additional factors that will impact on the costs of acquiring the right to occupy the property.

6.3 For home ownership, these costs include: mortgage interest rates; mortgage indemnity premium; mortgage application fee; stamp duty; legal fees; search fees; etc.

6.4 For rented, these costs may include: rent; deposit; rent paid in advance; service charges; application or administration fee; and reference fee.

Home ownership

6.5 In order to investigate affordability further research has been carried out on house prices in the local area.

6.6 Using information gained from HM Land Registry, it is possible to obtain the average prices of properties sold in Bisley-with-Lypiatt in the two years prior to November 2020. These are shown in the following table.

Average prices of residential properties in Bisley-with-Lypiatt sold in the last two years prior to November 2020 (according to HM Land Registry)

House type	Price (£)	Number of Sales
Detached	579,443	9
Semi-detached	325,000	6
Terraced	253,333	3
Flats	0	0
All	385,925	18

6.7 The number of house sales are for new and existing properties where the sales details registered with the Land Registry are in Bisley-with-Lypiatt parish.

- Figures were obtained from www.rightmove.co.uk with data supplied by HM Land Registry.
- There are sometimes delays in registrations of sales and this may result in under-counting of property sales.

6.8 Unfortunately, neither the number of bedrooms in each property nor the internal gross floor area are supplied.

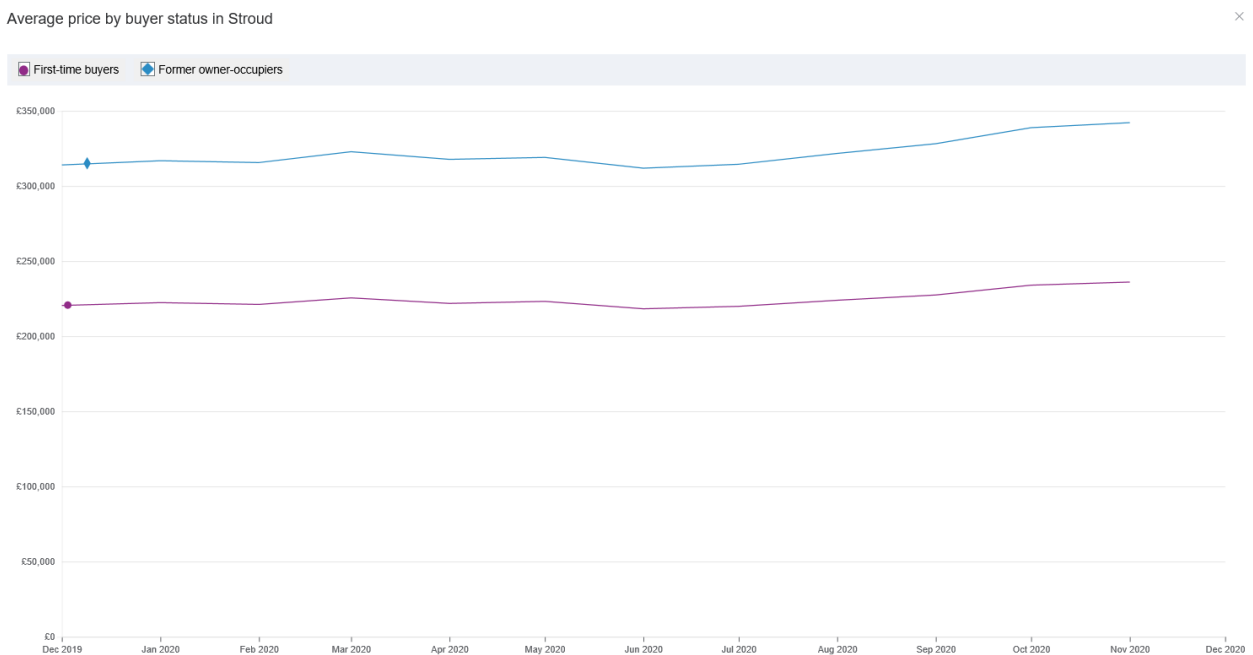
6.9 The average price of properties sold does not necessarily reflect the average value of all properties in the parish. In a small geographical area such as Bisley-with-Lypiatt the

numbers of sales can be small and consequently the average house prices can be skewed by one or two house sales if the property is of a very high or low value. According to the Land Registry the highest priced dwelling sold in the last two years was £880,000 and the lowest priced dwelling was £225,000.

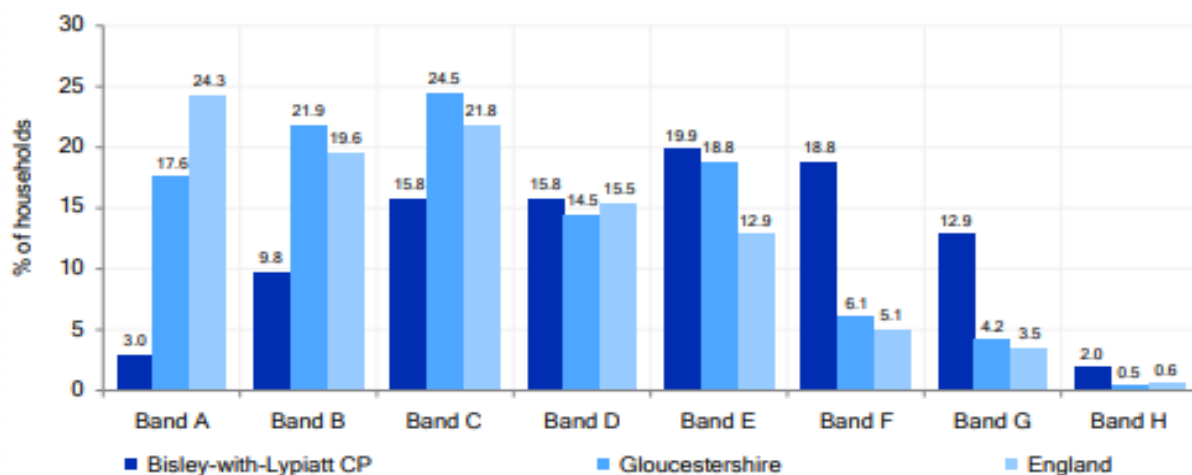
6.10 HM Land Registry tells us that the average price of new build residential properties in the Stroud District was £391,358 in 2020, and for existing residential properties was £285,009.

6.11 HM Land Registry tells us that for the Stroud District the average house price change was 6.7% for 12 months prior to November 2020.

Average price by buyer status in Stroud District (UK House Price Index; data sourced from HM Land Registry)



Percentage of dwellings according to Council Tax Banding; data from Valuation Office Agency (2019)



6.12 The distribution of dwellings by Council Tax Band for Bisley-with-Lypiatt parish, Gloucestershire, and England is shown in the chart above. Bisley-with-Lypiatt has a disproportionately higher number of dwellings in bands F, G and H.

Example Calculation for a Mortgage

6.13 When applying for a mortgage the applicant is usually subject to an affordability assessment by the mortgage provider, which determines how much money they are prepared to lend. In today's financial market a household may obtain a mortgage of around 4 times their gross annual income, dependent upon their financial circumstances, and require a deposit of a minimum of 5% of the purchase price.

6.14 To afford the average priced dwelling £385,925 sold during the past two years in Bisley-with-Lypiatt a household would require a mortgage of £366,628, assuming they have a deposit of £19,296. Based on an interest rate of 4% and repayment over a period of 25 years, the monthly repayments would be £1,955.71. A larger deposit would reduce the size of the mortgage and hence a lower annual income could support the mortgage.

Gross annual earnings for residents (full and part-time) in local authority areas

Area	Median gross annual earnings (residents in local authority area) £
Cheltenham	£25,088
Cotswold	£19,712
Forest of Dean	£18,734
Gloucester	£21,775
Stroud	£25,217
Tewkesbury	£29,228
Gloucestershire	£23,655
South West	£23,581
England	£26,062

Source: Annual Survey of Hours and Earnings for 2020 (provisional)

- The median gross annual earnings of residents in the Stroud District was £25,217 in 2020. This is higher than the corresponding Gloucestershire figure (£23,655) and the figure for the South West region (£23,581), but lower than the figure for England (£26,062).
- Based on the average price (£385,925) of homes sold in Bisley-with-Lypiatt parish in the last two years, a person in receipt of a median Stroud District income (£25,217) would **be unable to purchase an average priced property without a considerable deposit of around £285,057.**
- Many potential first time buyers struggle to meet the costs of buying their own home.

Private rented

6.15 Information gained from www.rightmove.co.uk reveals the rent per calendar month (pcm) for the following property types available for rent in a 3-mile radius of Bisley in January 2021:

Property	Rent (pcm)
One bedroom flat (Stroud)	£625
Two bedroom terraced house (Chalford)	£695
Two bedroom detached house (Eastcombe)	£1,200
Three bedroom semi-detached house (Stroud)	£875
Three bedroom semi-detached house (Edgeworth)	£1,300

6.16 Local authorities, housing associations and housing organisations generally consider a household's housing costs should not exceed 35% of a household's gross income. Households on low incomes are more sensitive to higher percentages of their income being spent on housing costs. Based on a housing cost of 35% of a household's income, a minimum gross annual income required to rent the properties above is outlined below:

- One bedroom flat in Stroud - £21,428 income needed
- Two bedroom terraced house in Chalford - £23,828 income needed
- Two bedroom detached house in Eastcombe - £41,142 income needed
- Three bedroom semi-detached house in Stroud - £30,000 income needed
- Three bedroom semi-detached house in Edgeworth - £44,571 income needed

Of course, the rent does not include running costs, e.g. council tax, fuel bills, etc. Someone in receipt of the median gross income in the Stroud District (£25,759) would have limited options in renting a property within a 3-mile radius of Bisley, and would not be able to afford to rent the property within the parish at Eastcombe.

Existing Affordable Housing Stock

Current affordable housing stock in Bisley-with-Lypiatt parish (2021)

Type of dwelling	No. dwellings in Bisley-with-Lypiatt
1 Bed Bungalow	4
2 Bed Bungalow	23
2 Bed Flat	5
1 Bed House	2
2 Bed House	13
3 Bed House	12 + 5 Shared Ownership
4 Bed House	2
Total Housing Stock	66

7. Additional Notes

7.1 Part B of this survey is aimed at persons who are seeking alternative housing, in particular those who cannot afford open market prices and therefore require affordable housing (rented or affordable home ownership).

7.2 The information gained from this survey is a key element for assessing local needs. It should be noted that:

- Experience informs us that it is difficult to get data on the housing needs of younger people in surveys of this type. Consequently, young people are frequently underrepresented in surveys of this type.
- This report includes those who have expressed a genuine housing need and are in need of affordable housing.

7.3 Future housing development in Bisley-with-Lypiatt parish should take account of future anticipated housing need as well as the number of households in immediate need.

7.4 In the current housing market some potential purchases, particularly first time buyers, are experiencing difficulties obtaining a mortgage despite mortgage interest rates being close to a record low. In November 2017 the Bank of England base rate was raised from a then all-time low of 0.25% to 0.5%, and again in August 2018 to 0.75%. In March 2020 the Bank of England base rate was cut to a record low of 0.1% due to the Coronavirus pandemic. However, mortgage lenders often charge higher rates of interest to first time buyers and require substantial deposits, sometimes 10% or more of the purchase price as well as charging arrangement / administrative fees.

8. Conclusion

8.1 Assessment of the information provided has confirmed that:

- 5 households require affordable rented housing
- 6 households can afford affordable home ownership
- 29 can afford market housing.

Housing need by house size and tenure

Home size	No. needing affordable rented housing
One bed house/Bungalow	2
One bed flat	1
Two bed house	1
unknown	1

Home size	No. needing affordable home ownership
One bed flat	2
One bed house or bungalow	1
Two bed house or bungalow	3

8.2 This report is available to the public upon request from GRCC and Stroud District Council.

8.3 Anyone in need of affordable rented housing should apply on Stroud District Council's housing register, Homeseeker Plus www.homeseekerplus.co.uk. For affordable home ownership contract Help to Buy South. Tel: 0800 456 1188 www.helptobuyagent3.org.uk.

8.4 For housing advice contact Stroud District Council on tel: 01453 754078.

Appendix 1

Below are verbatim responses to [question A12: Please suggest a site where such a development could be built.](#)

Responses have been divided into suggestions by area, those where the area suggested is unclear, other areas (outside parish boundaries or general criteria to be considered), comments opposed to development, and those unable to suggest sites. Where a respondent suggested sites in more than one village the comment has been split between the two areas.

Bisley
Bisley allotment
Top end – where new houses already been built (not “old” village end) (Bisley)
One a <u>small</u> portion of the field that is only used once a year for the annual Bisley Fete and Flower Show next to village hall and owned by the Bisley Feofees
Bisley
By the allotments
Van Der Breen Street
Land on Cheltenham Road near the bus stop opposite Windyridge. This hopefully would not then impact greatly on the number of cars & vehicles driving through the already overburdened roads through the village.
East side of Cheltenham Road near Windyridge
Near Graduate Gardeners? (Not sure of address.) End of Van de Breen Street, maybe take up some of sports field?
1) The congested road through Bisley could be widened and a row of houses built on the edge of the field (opposite the churchyard)
On Stroud Road. Bisley cannot cope with more through traffic.
Field on Cheltenham Road opposite Windyridge or part of allotments
Bisley – land adjoining cemetery (on entering Bisley from Eastcombe)
Between Van de Breen Street and Waterlane Road; between Througham Lane and Cheltenham Road
Calf Way Lane
Bisley
Between Bisley and Stroud on the Bisley Road, but separate from the village such that Bisley does not lose its character
NE of Cheltenham Road opposite Windyridge

Possible site Ban Piece of Van de Breen Street N field or Cheltenham Road by existing Council Hses
1. Graduate Gardeners – with access onto Cheltenham Rd. 2. Cheltenham Rd opp Windyridge. 3. Allotments – access onto Stroud Rd
Graduate Gardeners
Stroud Road
An application to convert existing barn to dwelling at Dutch Barn, Stancombe was rejected by SDC but supported by the parish council. Previously a development of site of Graduate Gardeners for several houses was turned down by SDC
On the Cheltenham Road opposite the entrance to Windyridge
Just off Holloway – adjacent to current affordable housing
Holloway Rd / Far Oakridge crossroads where there is a rubbish site
On the outskirts of Bisley, depending on position, highways, etc
At the end of Van Der Breen St?
Calf Way Lane – Graduate Gardners site?
Field opposite old police station that is also opposite Graduate Gardners
Holloway Road, Hayhedge Lane, Limekiln Lane – 3 access points and will improve road
Bisley (Stroud – Gloucester end by allotments)
North Bisley
Top of Bisley?
Graduate Gardeners (half of it is unused) on Calfway Lane
Eastcombe
Near pleasure ground
Woodland (small) and paddock by Manor Farm House, Vatch Lane, Eastcombe. Beyond existing development Bisley Road, Eastcombe
Adjacent to Woodlands Close on the Bisley Road
2) Opposite Fourways Garage
Land behind Brockley and Waverley Eastcombe; St Mary's Eastcombe
Opposite recently developed Woodlands Estate where sheds (chicken) etc currently exist. Only suggest above if infill can't be used.
Fields at Fourways
On the scrap ground as you leave Eastcombe towards Bisley on the left. Next to the new(ish) development
Next to Brockley Acres and new build on Bisley Road at Eastcombe
Eastcombe

On the road out to Bisley past the Woodlands Close development
Road materials depot, Bisley Road, Eastcombe
Small field on the right leaving Eastcombe towards Bisley
Opposite new development out of Eastcombe towards Bisley – (was outbuildings + turkeys) – by bridle / footpath to France Lynch
Oakridge
Between Oakridge and Far Oakridge
Crossroad, Lypiatt - Oakridge
Oakridge – in many large gardens; in fields adjoining existing council housing
Unfortunately here in Oakridge we have limited road access, no sewage, gas and parking spaces. The only site I would suggest would be at the crossroads with Bournes Green – it's not in the village <i>[illegible]</i> however, it would be able to take five houses
Oakridge Lynch
Behind 'The Crescent' Oakridge Lynch
On the field behind 'The Crescent' next to Holloway Road
Opposite back of Butchers Arms pub by ex council houses / council houses in Oakridge Lynch
Oakridge. Opposite north entrance to pub
At the top of the village bordered by the road to Bisley and Waterlane
On the road from Oakridge to Bisley <u>not</u> in the main village where inappropriate housing development (density issues) has taken place unsympathetic to an AONB or village character
North side of the village of Oakridge Lynch could take possibly 5-10 homes
Small triangle of greenfield near to what was council / association housing on edge of Oakridge (on road Oakridge – Bisley / Eastcombe)
Off the road from Bisley – Oakridge, on left just after the crossroads (Far Oakridge left / Lillyhorn right)
Unclear where suggested location is
Anywhere on the outskirts of the village – it's very important we build more affordable housing in order to support the village's future
The Ramblers. Area used as a tip and can dump, also caravan also used as a dwelling sometimes with attachment
Outskirts of the village
On basis of good access to existing road network and to limit impact on existing property views etc an in fill development on Bisley Road would seem best option (albeit this would require use of existing farmland)
Replace the old toilets by the WI hall?

Other – areas outside parish; general comments
Outskirts of Eastcombe, Bisley or Oakridge
Fields off Accommodation Lane Bussage
Can't suggest a specific site but as near as possible to bus stops and village shop
Bisley Rd, Middle Hill
This is difficult as wherever it is local homeowners usually object
Redevelop Stroud centre. Improve bus facilities
Stroud
Bussage
Stroud
North side of the village
Aston Down
One such development was built within the last 5 years. Bussage is an enormous estate – the whole area has inadequate infrastructure (road / water / internet) for current use. All under immense pressure
No comments
None in Eastcombe. Probably some room in Bussage / Chalford for a small development. Should be looking to build on brownfield sites though.
In a suitable location
Stroud / brownfield sites
Closer to Stroud, but still a nice area (village like)
Edge of Bussage
Brown field sites – not in fields
Organic growth of individual houses within or on the edge of settlements
Working on NDP to identify
Against local development
Area already grossly overcrowded with huge estate nearby
Well away from Bisley
Area too beautiful to spoil – Manor Farm Estate causes too much traffic already
None – we have more than enough development
Not in Bisley
Not in any small village
None
This is an AONB – so not appropriate

Don't know
No idea
No site comes to mind
At this moment have no idea but there must be a brown site somewhere
Not sure
Not sure
Any site would require reasonable vehicle access not narrow lanes; existing infrastructure such as sewerage is already at capacity, so I do not know of any site capable of supporting more than one or two houses at most.
Don't know the area well enough to comment
No idea, sorry
I have no idea what land is private / publicly owned around here so could not comment
? Sorry, I do not know of any suitable sites in the Eastcombe area
N/A
Unsure
Unsure of what would be suitable or available
Unknown
I don't know the area well enough
Not sure!
Don't know
Not aware of any site within the community
All the obvious sites have already been developed
None I can think of

Appendix 2

Below are verbatim responses to [question A13: If you have any comments on the issue of affordable housing in your parish please use the space below.](#)

Responses have been divided into suggestions by subject area. Where a respondent made comments which cut across several areas, the comments have been divided between the two.

Affordable housing is needed / in favour of affordable housing
I think we need it to keep the parish alive + vibrant – schools, businesses, etc
We need it! Also need to invest in pavements, playgrounds, etc. to support housing and attracting people
There is a need for lower cost housing in the parish
Both of our young adult daughters (who were both born in Bisley), I know, would dearly like to be able to continue to live here. In order for them to do so, there would need to be affordable housing. They are currently both at university.
It is needed so children do not have to leave village or can move back to village because they had to leave area
There should be more
Needed
Badly needed
I support it
We need affordable homes – ignore the NIMBY people
All people need somewhere to live. Young people, even with parental help, would find it difficult to purchase a Cotswold stone dwelling. Affordable starter homes are therefore a good idea.
There are no council houses any more and all my children have had to leave Eastcombe and even Gloucestershire to find housing, one is a builder, one is a trainee solicitor, they would have been a benefit locally.
Although the issue doesn't affect me personally, more affordable housing is necessary to permit a more "balanced" community.
We need affordable houses in Bisley and new families in the village. Local villagers are pushed out by the way new housing is allocated. The views of local people expressed through the parish are often ignored by Stroud District Council.
I think affordable housing in the parish is very much needed
I believe more affordable housing is needed to have a diverse community

Housing in Bisley is only affordable to the rich. There is a critical need for affordable housing to buy and rent
This parish desperately needs affordable housing as the pre-school playgroup has already closed, school nos are down. Families need to be able to afford to live here.
No comments other than to say it is a good scheme for first time buyers
Definitely needed
This is necessary but the challenge is to find a suitable site
Affordable housing for young families is VERY MUCH needed in Oakridge and Far Oakridge, especially for younger people who already have parents and grandparents here, and want to live here to help and support them.
I believe there is a need for genuinely affordable housing for families in the parish.
Concerns over infrastructure
Road into Oakridge would need to be improved (from Bisley)
We would support 2-5 homes in clusters or spaced out, not something the size of Windyridge: too many cars, tiny gardens, “garden grab”, inadequate infrastructure – i.e. roads and junctions in the village. Not play space within the development, just a tiny “playground”
Oakridge Lynch (a village in the parish) in an AONB is not a suitable location for further housing development, even a small one. It is only accessible along narrow lanes, has an infrequent bus service, no mains drainage or gas supply, limited facilities and only a small number of jobs.
<ul style="list-style-type: none"> • How does it impact services, e.g. roads? Is parking on or off road? • In what style will the new houses be built? • What will improve in parish e.g. will speed limit be reinforced assuming new residents have children & at present cars ignore the 20mph limit.
Many people needing affordable housing also need a decent public transport service
Needs adequate parking as public transport in Bisley is very poor
Any development of affordable housing must take account of vehicle parking. It is well know that there will be trading vehicles (white vans) to complement their work. These should have separate parking. Due to coronavirus effect more demand will be generated from rural areas for such properties.
Basic concern is adding load on existing drainage water. Electric supply will need serious redress
Services required – regular hourly bus service to Stroud and 3 hours to Cheltenham
I would have concern about any additional housing in this area due to the infrastructure. Toadsmoor and Old Neighbourhood are bad enough as it is.
Better road network required before any more housing is built.
Before anymore building is allowed better access should be made to main routes, e.g. A419. It can take 20 mins to join main road from the Parish.

If extra housing is to be put in – roads need to be improved, facilities need to be improved, doctors surgeries need to check they can take on the extra people.
No shops in the actual village. We have too many cars & bicycles – narrow roads
High speed internet connection
More dwellings will improve amenities in the parish and a stronger community, bigger school. Road infrastructure to improve bottlenecks in the village. More frequent bus service.
There are better places for affordable housing where more services are available on foot / by public transport e.g. Stroud, Brimscombe. Brimscombe definitely could do with improvement / regeneration. Should not be building on greenfield sites, not necessary.
I believe that although Oakridge has little affordable housing these days that young families (which are needed) would not be attracted due to the lack of amenities. Such housing should perhaps be available to older residents who wish to remain in the village but downsize. Whilst there are children of school age in the village, few go to the local school, either going to private schools or outside the village, for a variety of reasons. I don't see that additional housing would reverse this trend. Bisley already has such a development and Eastcombe is bordered by the large Chalford / Bussage estate, which caters for a wide variety of family units. Both areas of the Parish have better access to amenities.
More parking is needed per household – at least 3 spaces each
Important to have services available – bus services would need to be more frequent (benefit us all). At present 2 a day. Need to have smaller houses / bungalows to accommodate older people or single vulnerable
Development should be appropriate
It's <u>appropriate</u> housing that is needed – more smaller dwellings for young families and older people wanting to downsize but stay in their community.
Well spaced rather than terraced
No more than 3 beds as any more takes it out of the affordable bracket for the local community (with no prospect to add any extra rooms)
If such a development were to happen we would like it to be mixed housing for mixed age groups and mixed income
Where possible and appropriate use in fill housing – estates tend to attract folk from outside the parish
Would be good for diversity of village but needs to be located sensitively to maintain rural character of village within AONB
Keep villages as are but areas which are already 'estates' can expand to 15 houses without changing the country nature of the area
I think new builds should be aesthetically pleasing and in keeping with the older properties that already make the area what it is.
No rabbit hutches. Good sized garden.

In Oakridge the main problem has been the loss of many bungalows given permission to conversion to 3 and 4 bedroomed houses. Recent planning permissions have also been for large houses – not what is needed.

Better to use infill sites.

I am very supportive of affordable housing if it is built in the vernacular style e.g. the houses on the allotments in Sapperton not the ones as you enter Stroud on the right on the Bisley Road

Small number on small plots – not like Windyridge – too many – swamped village

Against development / development not needed

Don't build any more houses

Would not be in support of further housing developments in green belt areas

I would not like to see any of the lovely green areas being built on. It is one of the reasons we chose to live here. However, we do understand more development in the area could bring more local amenities, e.g. shops, schools, cafes, pubs, etc. which would be good.

I don't want it. I have experienced problems living near affordable housing in the past.

I don't believe the small villages can accommodate an increase in population especially with lack of council transport.

Our area is not suitable – we have no public transport (regularly) or shops etc. You have to drive everywhere.

Don't want it near my house

No ribbon development

I do not see such a need being identified in Eastcombe as the nearby Bussage estate has housing of all sorts and all prices, some qualifying as “affordable”, I am sure. Bisley may have a need.

It is a small village with tiny roads and there are already lots of houses crammed into the village.

Needed for younger families / older people downsizing

Recently widowed and looking to the future, a Care Home for the Elderly would be very welcome in the Bisley Eastcombe area. I have lived in Eastcombe for 70+ years, and have no wish to leave the village.

Need more young families in the village

The school, playgroup and community suffer due to lack of families moving into the area. Unaffordable for working families.

Quality design need not be expensive, e.g. good example @ Sapperton. Smaller houses to downsize to are also needed i.e. 55 plus

Should be small, compact, largely one level for downsizing requirements.

Affordable is a word with inappropriate meanings. We need small houses (cheap to buy) for young people and old “downsizers”

It should include some bungalows for older people (which have conditions against extending) i.e. small family homes 2-3 bedrooms to attract young families.

Local connection requirement for allocation

Community affordable housing locally in the past has not been allocated to local people with strong ties to village – bringing residents from other areas doesn't always strengthen communities.

I only support affordable housing if it's for Bisley family needs not Stroud Council housing list

Affordable housing should be part of the Parish Plan but only for people in Bisley, not others moving in

Affordable housing for locals only – not buy-to-let or association houses

Doesn't stay affordable

Affordable houses are often sold on as unaffordable, exorbitant

The problem is over the last years when affordable housing has been built when sold on it isn't affordable anymore & often it isn't sold on and people stay so there will never be a solution to the problem. The village is a sought after place to live and prices continue to rise and local people, if they do decide to move, want the highest price possible.

We had smaller properties in the village, however people from outside move in and develop these properties so therefore no longer affordable.

Affordable housing is available, but when new build affordable properties are sold far too many go to commercial or individual investors for buy-to-let hence the problem is never solved.

Environmental concerns

We also need well insulated housing to help combat climate change

Without impacting on green space significantly around Eastcombe there are limited opportunities.

We do not agree that the primary criterion for demonstrating a need for affordable housing should be the existence of people who wish to live in a particular area because they have a strong local connection. It is generally agreed that we are living through a climate change emergency and that everything we do must be assessed against the urgent need to mitigate adverse impacts on the environment. Building additional houses – whether affordable or not – in a village with no adequate public transport links, limited shopping facilities, very restricted employment opportunities and no organic healthcare facilities, is a guaranteed way of increasing private car usage so that the occupants of these houses can get to work, go shopping, attend healthcare appointments and access all the other facilities which are only available in the nearby towns and cities. However "green" the houses themselves may be, this is not sustainable development. It is time to assess the need for affordable housing in terms of the benefits that it could bring to the locality. Are there, for example, local enterprises that need staff with particular skills in order to ensure their continued viability? If we are serious about tackling climate change, as both the Parish Council and Stroud District Council claim to

be, then we must accept that tacitly encouraging people to live wherever they like, regardless of the environmental costs of doing so, is not a sustainable way forward.

Problems with past affordable housing developments

None except that the character of Eastcombe has changed for the worse – especially in terms of the volume of traffic – since the estate was built

The balance of site and affecting the important outlook of the village is tricky. The sites themselves cause issues such as noise – as i.e. Eastcombe.

Other

No experience

Community led housing rather than council housing

There is no such thing as affordable housing. We need social housing

Realise there is very little affordable housing – also little employment and very poor transport links locally.

Affordable housing being non-rent via housing association or private landlords, but for ownership to get on the property ladder.

No issues

Continued need to lobby parliament to prevent second homes or partially occupied property in the village

The regeneration of Stroud and reinvestment is more important to young families, young people who cannot rely on regular bus services and shopping facilities in villages.

We would prefer to stay in the village in our old age – quite soon!

Affordable housing projects are still too expensive for most people.

Where you don't need a car

It would be great to have some reasonably affordable self-build plots