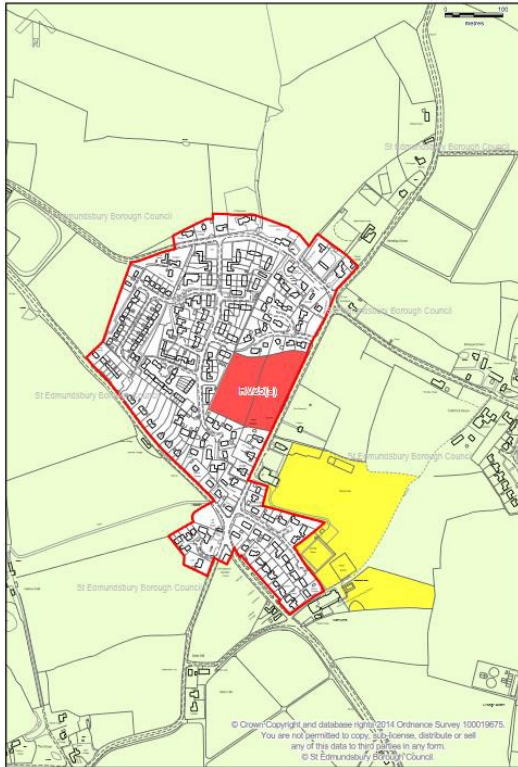


A Housing Needs Survey for Wickhambrook

Last Autumn West Suffolk Council consulted on Issues and Options for a new local plan. One of the key concerns many residents raised with the parish council, was the need for affordable housing for Wickhambrook residents. For this reason, we have decided to carry out a more detailed survey to try and get a better understanding of future housing need for the village.



Community Action Suffolk (CAS) will undertake a Housing Needs Survey (HNS) which aims to capture the needs of people in the parish who want to downsize or move to an upgraded property that meets their changed circumstances.

The survey also captures all the different tenure types residents might need, for example:

- affordable rented
- shared ownership
- open market.

If the HNS identifies that there is a local housing need in the parish, CAS would work with the parish to bring through a Rural Exception Site (RES).

Any properties on such a site, whether shared ownership or rented, would always remain in

If there was evidence from a housing needs survey, planners would consider bringing a Rural Exception Site forward for local people.

A Rural Exception Site would be located either next to, or outside the settlement boundary of the parish (shown in red on the plan above), where planning permission for new developments isn't normally be granted. The site would need to be near key facilities in the village.

On a rural exception site, small numbers of full market properties may be allowed, to cross subsidise and ensure that the scheme is financially viable and affordable. If they were to be sold on, the relevant share would be offered back to the housing association that manages the properties.

WICKHAMBROOK PARISH COUNCIL

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What is a Housing Needs Survey?

Part one

Generic information about the household (no. people, type of household, no. bedrooms, tenure type) and period of time settled in the parish.

Designed to build a picture about the types of properties in the parish and feeds into West Suffolk Council for their profiling. It asks residents about their views of future development in the parish, and if supportive, what type of properties they would like to see coming forward. This is important, as if the parish were to progress to a RES, the planners would want to know the level of support for the project in the parish.

Part two

This looks to identify any households or members of the household within the Parish that may be in need of housing now or in the future, and gathers more detailed information about parish households – financial, tenure types, needs. This information is required to establish why there is a need, how affordable housing is in the parish.

Part three – as part 2, but looking at people who want to move to or return to the

What happens next?

In early September surveys will be delivered to each household in the parish. All questions in the survey are optional.

The surveys can either be completed online or delivered back to CAS by post, and all data is anonymised. Information does not go through or be held by the parish.

CAS will then produce a full report, identifying any levels of housing need and reasons it.

Dear Wickhambrook Resident,

Please find enclosed a Local Housing Needs Survey that is being circulated to all Wickhambrook households. This survey is being carried out by Community Action Suffolk, and has been commissioned by Wickhambrook Parish Council.

Last year Wickhambrook Parish Council responded in detail to West Suffolk Council's Issues and Options consultation, taking into account the many responses and concerns raised by residents of the parish. This work led the parish council to consider developing a Neighbourhood Development Plan, which, if adopted, could go some way to setting out clear expectations as to where development might take place within the parish and the type and style of housing built.

One of the key issues raised by local residents was the need for affordable housing for Wickhambrook residents. For this reason, the parish council wishes to carry out a more detailed survey specifically around current and future housing need for the village.

This survey will be confidential and carried out by CAS on behalf of the Parish Council and help identify for Wickhambrook the type of housing required to support our local needs, not only today, but into the future. Therefore it is important you return the survey with as much information as you can provide.

On behalf of the Parish Council, we would encourage every household in the village to take the time to complete and return their questionnaires when they are delivered in the autumn. The more responses we get, the stronger our evidence base will be.

Wickhambrook has already experienced modest and sporadic housing growth and it is likely there will be more in the future. We need to try to ensure that any growth fits with the needs of the residents of the village and its surrounding greens. This survey will help us to understand your needs. You may think you have no current needs, but this may change, or you may have relatives wanting to move into the Parish sometime in the future. You may at some point want to downsize yourself and remain in the village.

It is intended that all households will receive a hard copy survey but CAS have also made provision for any returns to be made on-line direct to CAS using the reference contained within the questionnaire. The website address is contained on page 2 of the questionnaire. <http://www.ca.sixty.net/>. The questionnaire also contains on page 2 information on who to contact should you have any queries or if you need assistance.

A summary of the results of the survey will be prepared by CAS and shared by the PC and will help inform our own village plan. The closing date for the return of questionnaires will be ...

Wickhambrook Parish Council

How has this been funded?

West Suffolk Council is funding the cost of Community Action Suffolk's work on the report.

The parish council is funding the cost of printing the survey, its delivery to all the residents in the parish, and the cost of any postal returns to CAS (if you have access to the internet, please complete and return the survey on-line!).

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