



Wilstead Neighbourhood Plan

2020 - 2035

Annex A

Consultation Report and Survey Results

Draft Mar 2021

Wilstead Neighbourhood Plan

Consultation Report:

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1. Introduction and Neighbourhood Plan Designation

This report provides the details of the consultation process undertaken as part of the development of the Wilstead Neighbourhood Plan (WNP), as set out in the Neighbourhood Planning (General) Regulations 2012. The Neighbourhood Planning Steering Group (NPSG) have been working on the development of the WNP since 2016 and have regularly consulted and engaged with the community, using a variety of approaches, as outlined below. The opinions and comments from these engagement activities have identified a range of issues which have all been recorded, considered and where possible addressed as part of the development of the draft Neighbourhood Planning document, or if outside the remit of a Neighbourhood Plan they have been recorded as aspirations and will be discussed by the Parish Council.

Prior to the development of a Neighbourhood Plan, a Village design statement was produced in 2000. It described the characteristics of Wilstead that should be protected and enhanced by any additional development. This was endorsed by the PC on 27th March 2000. The design statement had listed the features that were identified as key to character of the village, these included views from the village into the countryside, the green buffer between Wilstead and other settlements, and the open and spacious feel to the village.

The WNPG took this work as a starting point for the development of a NP both in terms of policies and in terms of updating and seeking the views of the villagers 16 years on.

An initial engagement event supported by the Parish Council was held in 2016 in the village hall to share information about Neighbourhood Planning and to seek volunteers to become part of a Steering Group. This was held in the early evening to facilitate people who lived in the village, but worked to attend as well as those who live and work in the village. This was advertised in the local village newsletter on notice boards and via social media. Attendance was limited but people dropped in all evening. As a result of this a Steering Group was formed.

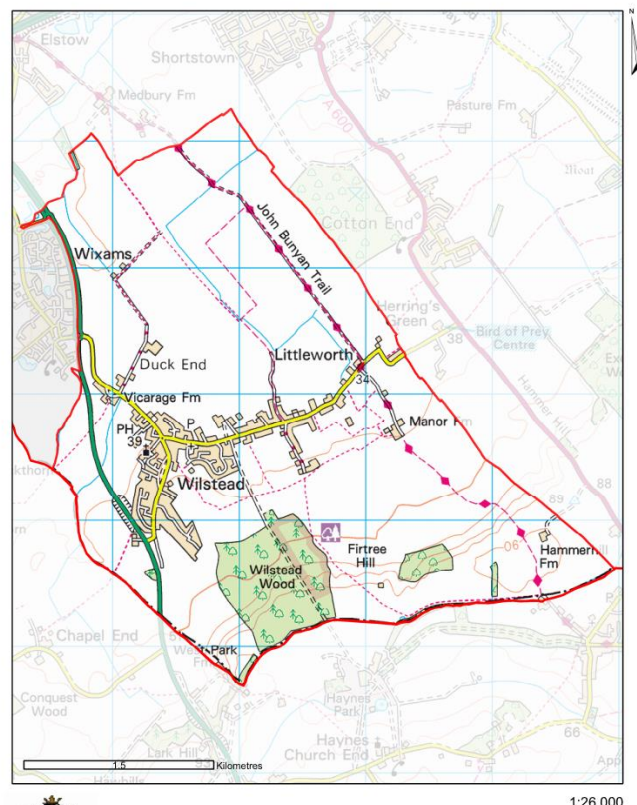
Terms of reference for the Steering Group were developed and agreed by the Parish Council. A communication strategy was developed and the consultation and engagement activities undertaken are detailed below. Progress was initially slow but the need to respond to the Local Plan acted as a catalyst for moving the NP forward.

The Neighbourhood Area was designated by Bedford Borough Council on 6th February 2017 following statutory publicity.

2. Summary of Main Village-wide Consultation and Engagement Activities

Getting started

Soon after the Steering Group was formed the consultation on the Local Plan was started and the Neighbourhood Plan Steering Group (NPSG) led these activities.



Parish of Wilshamstead

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Put a picture of the banner here

There were banners placed at the entrances to the village, advising people of an open meeting in the village hall, and encouraging people to consider what “future” they wanted for their village.

The Steering Group agreed that it was important not to confuse the Local Plan consultation with the development of a NP. People who came to the consultation events were given information on the process and benefits regarding the development of a Neighbourhood Plan, highlighting that it would help the village to agree how it wanted to evolve. Information was clearly displayed about the Bedford Borough Local Plan to help inform people so they could respond to the Borough's invitation to comment on the Plan.

People were told that a further event would be held to seek specific views on the development of a NP.

Consultation on developing a plan for Wilstead started in earnest in 2018.

The NPSG agreed that a variety of methods of communication should be used to get as many people and organisations within the village involved in the process as possible. This included attending meetings, updating people at village events as well as use of the village website.

Raising awareness

A noticeboard was put up in the village hall foyer to keep people who attended events there, informed of the progress of the NP. This has been updated on a regular basis.

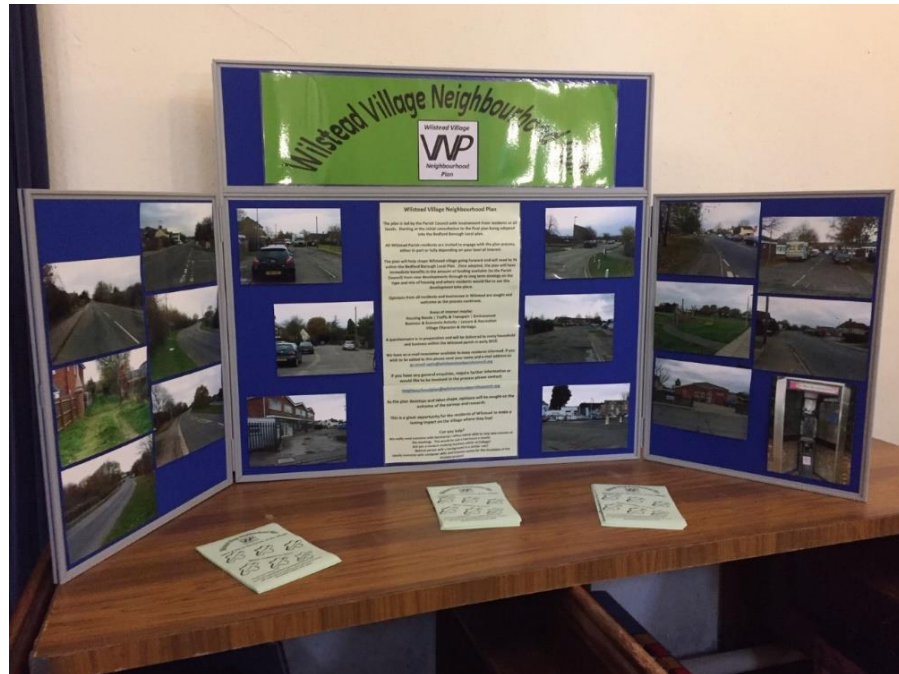


The village already has an established website and Facebook page. It was agreed that the information would be shared via these media rather than creating a standalone site or page. An e-mail for communication about the NP was shared but

Wilstead Neighbourhood Plan Consultation Report

the village has made very little use of this, preferring to use other methods of communication.

Members of the Steering Group attended village events during 2018. A static display was developed that could easily be transported to meetings.



At the Christmas fete at the church on the 24th November 2018 members of the NPSG spoke with over twenty people. All, other than two, thought a NP was a good idea and would be of benefit to the village. The issues raised included the need for affordable housing, traffic issues and keeping the village's rural character.

Attendance at the Preschool Christmas Bazaar on 1st December 2018 allowed the Steering Group to speak with a further 30 people. Due to the event these were mostly families with young children. The key issues raised were the issue of traffic speed through the village, parking outside the school and preschool, and they wanted to retain the rural nature of the village.



The village charity holds an annual tea party for senior citizens who live in the village. This was held on the 15th January 2019, the NPSG thought that this would be a good opportunity to engage with some of the older residents. 60 residents were spoken to and endorsed the development of a Neighbourhood Plan.

Initial consultation

Groups within the village were identified and the NPSG contacted group leaders and asked if they would like someone to come and talk to them about the NP. A few groups took this up, the allotment society, the Village Hall management Group and the Brownies & Guides. A specific event was organised for businesses as the NPSG were keen to seek their views on development within the village. They were sent a personal invitation and a reminder was placed in the village newsletter. However, even though this was held in the evening and tea coffee and cake were provided only two people attended.

3. Village Hall event



An all-day consultation event was held at Wilstead village hall on 28th September 2019. This was widely advertised and was aimed at encouraging people to complete the Neighbourhood Plan survey and to share their views and opinions on the future of the village and any possible areas for development.

A flyer was delivered to each household in the village alerting them to the event being held and to the two surveys that we would wish people to complete.

Banners were again displayed at the entrances to the village, notices were placed on notice boards and in the village newsletter. Teas coffee and homemade cake were

on offer throughout the day.

Specific activities were provided for children who came.

There were members of the Steering Group at the village hall throughout the day who were able to answer villagers' questions. Visual display boards showed the history of the village, areas where development might be possible, and a map indicating the green spaces in the village. People were given dots to indicate the green spaces they thought were important, and areas where development might be possible. People were provided with post-it stickers to write on, in answer to specific questions about what they liked about the village and things they thought could improve.



Computers and people to help with inputting responses to the survey were available throughout the day for those who could not access the survey on-line at home or who wanted support.

Over 350 people attended the event.

The NPSG then summarized the comments, opinions and suggestions to be considered whilst writing the Neighbourhood Plan. There were a number of comments that did not fall within the direct remit of the NP, these have been included in the aspirations and communicated to the Parish Council.

Most of the comments were in line with those on the survey with the majority of the responses to, "What Matters to You" being about retaining the village with a strong identity, retaining the access to the countryside and protecting the rural nature of the village.

People were asked about local green space and this was one of the areas where we had the most interest and comments. People were keen to see the current local green spaces and footpaths were protected. People also identified views they would want to retain.

The question concerning the unique character and history in the village elicited very similar comments to those about what people liked and green spaces, the key messages being the importance of the rural aspect of the village with its working farms. They wanted a village not to become an overspill of Bedford or to be enveloped by Wixams.

The final questions asked of those who visited the hall was about new buildings and developments and what they should look like. This information was used with the Village Design Statement to inform the development of policy number? In the WNP. People told us that, houses needed to have adequate parking, that houses should not be higher than two storeys and should be sympathetic to the current building styles. More bungalows were also thought to be needed to allow people to remain in the village when they downsize.

The question about any new developments, indicated that people would not want further large developments, some did not want any development at all indicating the new building in Wixams. However, people could see that infill and small sites would be the way to consider new development.

These comments can be found in full at Appendix B to this document.

4. Survey

A survey was developed by the NPSG. The survey had 43 questions. Some issues had been raised during the consultation on the Local Plan and the group tried to ensure that these issues were included in the questions to seek the wider communities' views. The issues identified in the village design statement were used to inform the questions in the survey along with areas of interest and concern specifically relating to development within the village.

Banners were placed in key positions throughout the village asking people to complete the on-line survey and a closure date of 30th September 2019 was given.



Wilstead Neighbourhood Plan Consultation Report



A flyer was delivered to each house within the village the week before the village hall open day giving details of how to access the on- line survey and inviting them to come to the village event.

Wilstead Neighbourhood Plan
Have your say on future development in Wilstead

Please complete TWO surveys

The neighbourhood plan is the chance for village residents to influence planning policy throughout the Parish. This plan will fit in with the Borough Local Plan and is a legal document that holds sway on planning matters. It covers building developments, green spaces, play areas, footpaths etc and has a bearing on many facets of village life.

We need as many responses as possible please!

Your views are very important.

The First Survey can be completed on line via the link on the village website:
www.wilsteadvillage.org
Need help or can't access the online versions?
Paper versions of this survey are available from Briar Bank Office, the Pharmacy, the Post Office and at the Open Day.

The Second Survey which deals with Housing Needs in the Village is attached.
This completed form should be returned by the 18th October in the envelopes provided.

PLEASE COMPLETE BOTH SURVEYS

The Neighbourhood Planning team are holding an

OPEN DAY

Wilstead Village Hall | 10.00am – 3.00pm
Saturday 28th September 2019

Free Refreshments available.
View progress on the plan. Have your say! All ages and opinions are welcome.
Help available with the Neighbourhood Plan Surveys.

You can also contact us by email:
neighbourhoodplan@wilshamsteadparishcouncil.org

Paper copies of the survey were made available at the post office, the pharmacy and at the static home park for those villagers who did not have access to the internet.

Survey Monkey was used as the platform to collate and analyse the online survey responses, this provided the group with a vast amount of information both qualitative and quantitative, which was then analysed in detail by the NPSG and this information was used to influence and inform the development of the draft Neighbourhood Plan.

There were 447 completed surveys, however, not everyone completed every section.

70% of respondents indicated that they have lived in the village for more than 10 years. This was taken a strong indicator of the closeness of the community- people do not move away.

People were asked to give three examples of things they liked about living in Wilstead and then 3 things that they didn't like about the village.

384 people responded to the what do you like question giving a total of 1018 responses. The responses showed some remarkable consistency:

- Living in a village and its location in the countryside with its views and its walks. (52% of respondents).

If you add in the village's location as being easily accessible to Bedford and to major road and rail links this percentage climbs to 72%.

- Community Spirit and the friendliness of neighbours and other residents (72%).
- Relative quiet and tranquillity as opposed to the hustle and bustle of a town (34%).
- Local amenities, particularly the post office, pharmacy and school plus the availability of organised social activities (31%)

- The village feels safe and has a relatively low crime rate (14%).

The above categories make up 97% of the overall comments.

People were asked to list up to 3 things they dislike about the village. 371 contributed 822 responses

The following were highlighted:

- Continual development and expansion of the Village (180 responses, 22%)
- Traffic issues including parking, speeding and the state of the pavements (254 responses, 31%)
- Lack of GP or medical facilities (108 responses, 13%)
- Lack of facilities including inadequate bus services and facilities for young persons (114 responses, 14%)
- The look of the Village including issues with litter and lack of Village centre (63 responses, 7%)
- Crime and safety (20 responses, 2%)
- Other / various (70 responses, 9%)

95% of respondents felt it was essential or important to remain physically separate from Wixams.

50% wanted no further development in the village

36% assumed development would be necessary but want it as “infill”

There was little support for development outside of existing built up areas ,only 2% of those who responded would support any building on green sites,

Only 2% would support build on green sites.

Despite 70% of respondents being unaware of a Design Guide for Wilstead being adopted in 2000, the descriptions and design principles contained therein were overwhelmingly supported.

The full analysis of the survey can be found at Appendix A to this document.

5. Housing needs survey

Bedford Rural Communities Council (BRCC) were commissioned to carry out a Housing Needs Survey (HNS) on behalf of the NPSG, to identify the housing needs of local people over the next 10 years. The survey aimed to assess the need of local people for either affordable housing or market housing in Wilstead.

To study the need for affordable housing in Wilstead, a survey form was delivered to all households, together with a FREEPOST envelope to enable residents to return their completed survey to BRCC. The survey form also gave contact details to request

additional forms in the event of there being more than one case of housing need in the household.

The survey form was in two parts. Section 1 was for completion by all residents and aimed to gain their views on overall housing needs in Wilstead. Section 2 was for completion by or on behalf of any household member currently looking for different accommodation, or who would be looking within the next 10 years. BRCC then analysed the data and submitted a report to the NPSG.

This can be found at Appendix C.

6. Green Space

At the village Hall event it became clear that green space, access to the countryside and rural views were important to a very significant and large proportion of the those who came to the event and responded to the survey.



At the event people were each given 5 (?) green dots and asked to place them onto a satellite picture of the village in the places they value most as green spaces. The result is shown here which then formed the base for the detailed audit to identify the most popular areas.

A Green Space audit was undertaken by members of the NPSG. This work has included looking at all those areas already identified as local green spaces, including County Wildlife sites. The importance of the linear aspect of the village was key in this work as people wanted to be able to continue to see into the wider countryside from areas across the whole village, so identifying significant views was considered to be important to ensure that this remained possible.

The group also looked at the Strategic Gap considered necessary between the village and the Wixams development. The final result is shown on the Policies Map which is featured in the Neighbourhood Plan document.

7. Wilstead Parish Council and Parish News

The Neighbourhood Plan has been a standing item on the agenda of the Parish Council since work began and regular updates on progress have been given. Members of the Parish Council have also been consulted separately and their view have been incorporated into the responses.

The NPSG has been putting updates, as and when needed, into the village newsletter. The Parish Website has also been used to update residents.

At its meeting on January 4th, 2021 the Parish Council considered and approved the Draft Plan.

8. Pre-Submission Consultation

Detail to be added

9. Outcomes of consultation and how they have been taken into account

The following table provides the key issues raised during the informal stages of consultation and how the NPSG have taken them into account.

To be completed

Policy area	Summary of the key issues/Concerns	How the issues have been addressed
Green space		
Facilities		
Heritage		
Economy		
Traffic and Transport		
Housing		
Site policies		

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10. Conclusion

The Wilstead Neighbourhood Plan Steering Group considers that the programme of consultation, including open events, advertisements, surveys, newsletter articles and deliveries of flyers to every household in the village properly addresses all of the consultation steps required as part of the process necessary for development of a Neighbourhood Plan.

The Steering Group is thus satisfied that the Plan properly reflects the majority of views expressed by residents and stakeholders throughout.

Many thanks go to all the people who have worked hard to ensure that the Plan has been publicised to as many residents and stakeholders of the parish as possible.

Wilstead Village Neighbourhood Plan



Wilstead Neighbourhood Plan Questionnaire
Responses

Results of Village Survey

September/October 2019

Appendix A : Results of Village Survey - Sept/Oct 2019

Wilstead Village Neighbourhood Plan



Responses by area/postcode

Region	Houses	Responses	% respondents
Luton/Bedford Road, the Square, Black Hat Cl	165	96	58.18%
Cotton End Rd, Dines Cl & Lanes	293	135	46.08%
Vicarage Ln, Pollards Close, Church Rd, Home Cl	83	27	32.53%
Longmeadow Estate, Howard Close	126	48	38.10%
Briar Bank	196	49	25.00%
Other/Incorrect		23	
Total	1030	447	41.17%
Wilstead postcodes only		432	41.94%

Total of 447 responses

432 from Wilstead postcodes

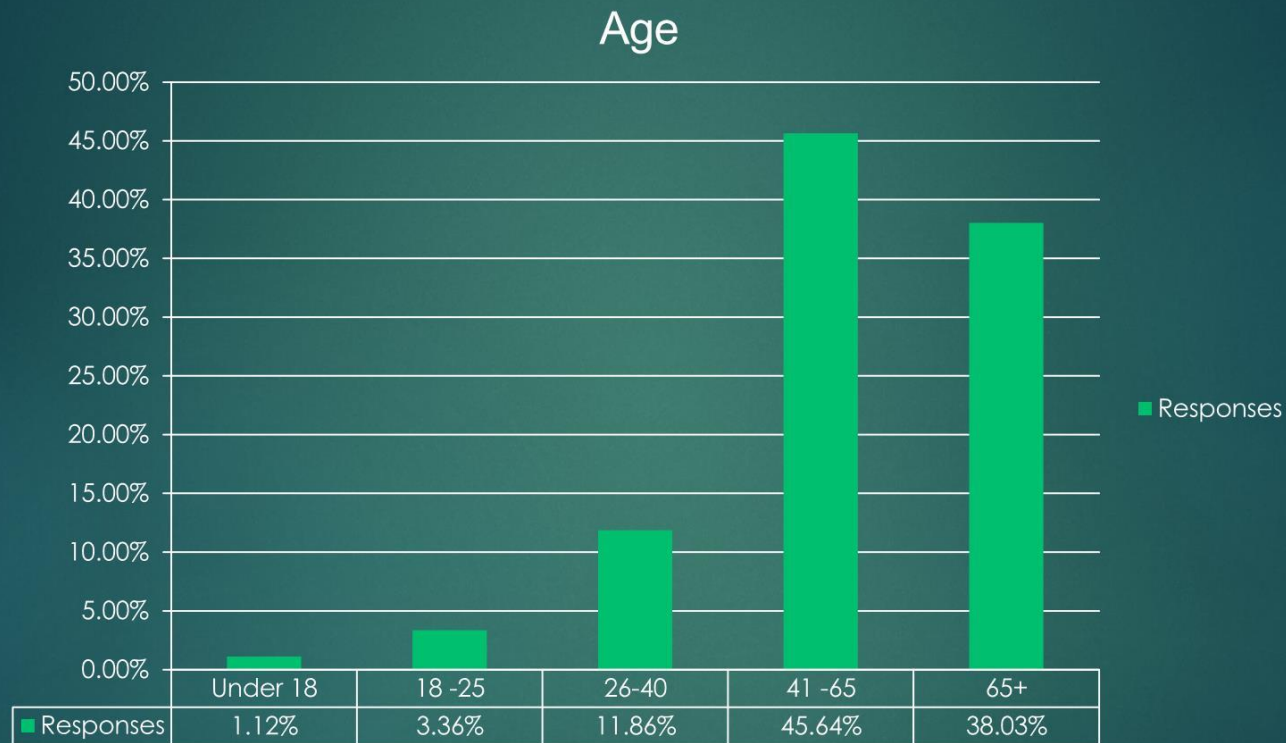
- Lowest return from Park Home site
- Lower return rates from Luton Road estates (Longmeadow/Pollards Close)
 - Possibly because they are more remote from the centre (Longmeadow) or less able to respond on-line (Briar Bank)

Wilstead Neighbourhood Plan
Questionnaire Responses

Wilstead Neighbourhood Plan Questionnaire
Responses

Appendix A : Results of Village Survey - Sept/Oct 2019

Wilstead Village Neighbourhood Plan



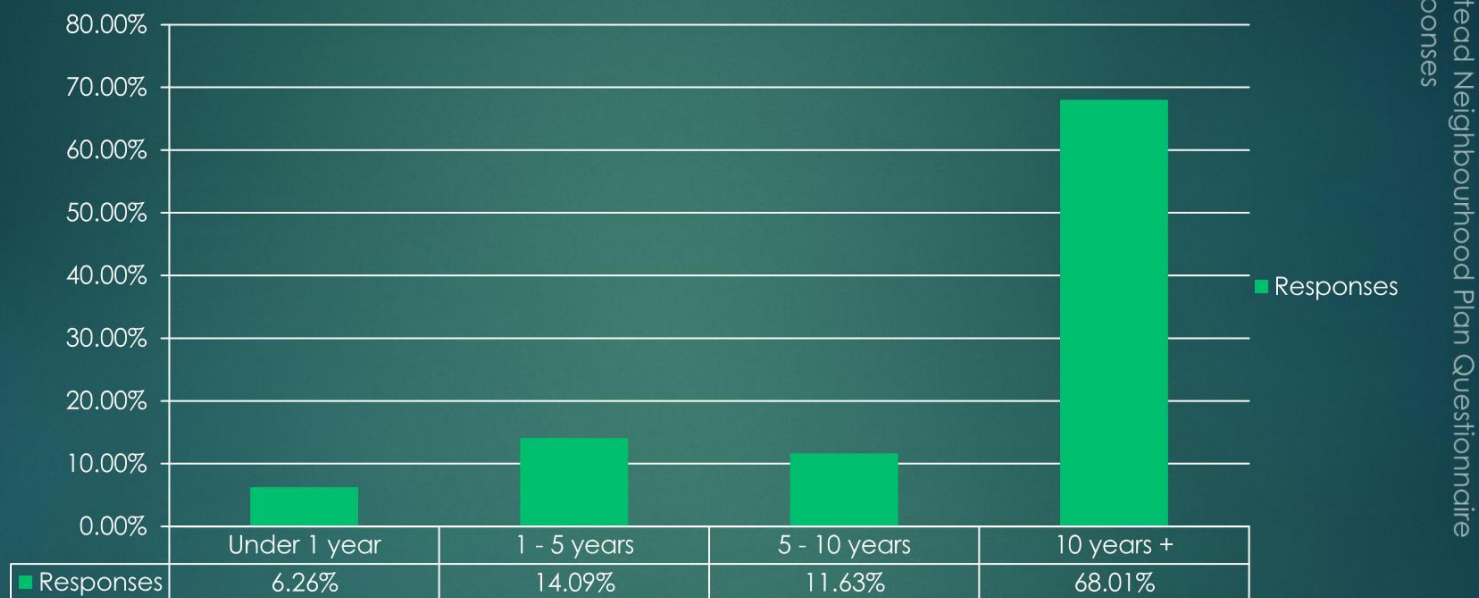
Wilstead Neighbourhood Plan Questionnaire
Responses

Small percentage of responses from lower age groups

Wilstead Village Neighbourhood Plan



How long have you lived in Wilstead?



With close to 70% of respondents indicating that they have lived in the village for more than 10 years this is a strong indicator of the closeness of the community, people do not move away.

Wilstead Village Neighbourhood Plan



Where do you work?

Answered	407	
Skipped	40	
Village	26	6.39%
Local (10 - 20 miles)	122	29.98%
20 - 40 miles	40	9.83%
50 miles +	6	1.47%
London	17	4.18%
Not working	123	30.22%
Retired	62	15.23%
Various	11	2.70%

- 36% of respondents work either in the village or locally
- 45% - are either not working and/or retired

Over half of the respondents remain in the village daily (Either retired, not-working or work in the village) There must therefore be provision to maintain and/or increase local facilities

Wilstead Neighbourhood Plan Questionnaire
Responses

Wilstead Village Neighbourhood Plan



What people like about Wilstead

In total 384 people contributed with 1018 responses. The responses showed some remarkable consistency:

- Living in a village and its location in the countryside with its views and its walks. (52% of respondents).
If you add in the village's location as being easily accessible to Bedford and to major road and rail links this percentage climbs to 72%.
- Community Spirit and the friendliness of neighbours and other residents (72%).
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The above categories make up 97% of the answers.

Wilstead Neighbourhood Plan Questionnaire
Responses

Wilstead Village Neighbourhood Plan



What people dislike about Wilstead

People were asked to list up to 3 things they dislike about the village.
371 contributed 822 responses

The following were highlighted:

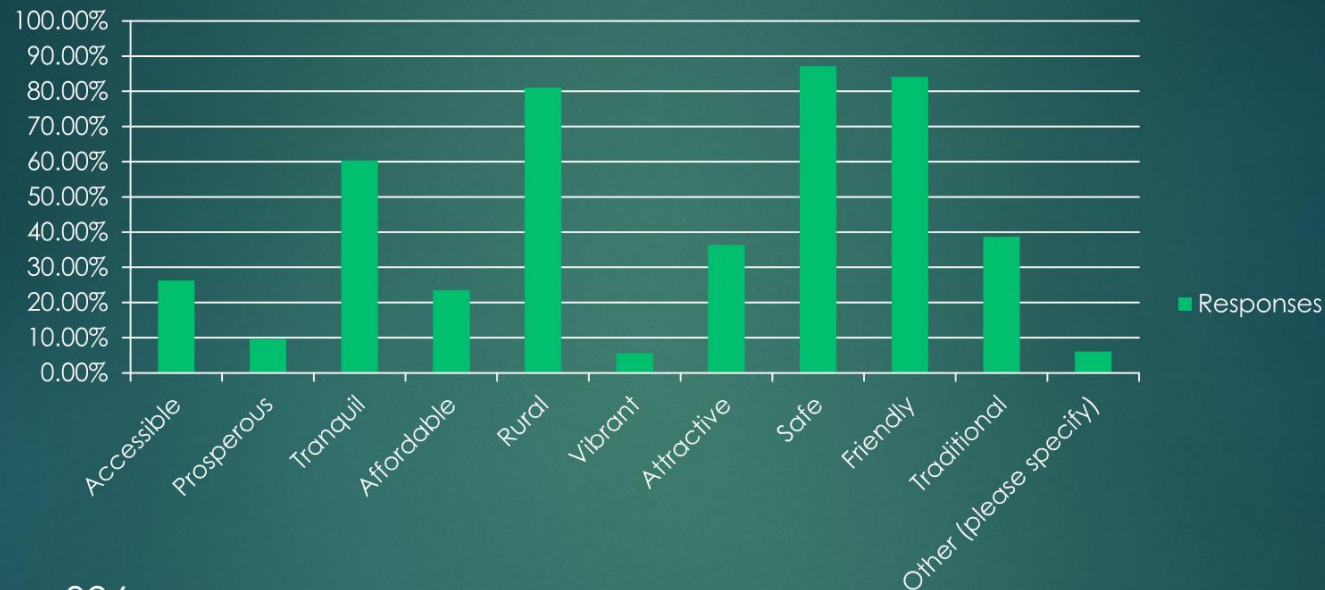
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• Crime and safety	20 responses	2%
• Other / Various	70 responses	9%

Wilstead Neighbourhood Plan Questionnaire
Responses

Wilstead Village Neighbourhood Plan



Thinking about the village, how would you like Wilstead described in 15 years' time?



Wilstead Neighbourhood Plan Questionnaire Responses

- 396 responses
- High percentages for tranquillity, rural location, safety, friendly and traditional values
- Low percentages for vibrancy or prosperity

This indicates that residents do not want the village to change very much

Wilstead Village Neighbourhood Plan



What do you think are the biggest benefits development could bring to Wilstead parish?



Wilstead Neighbourhood Plan Questionnaire Responses

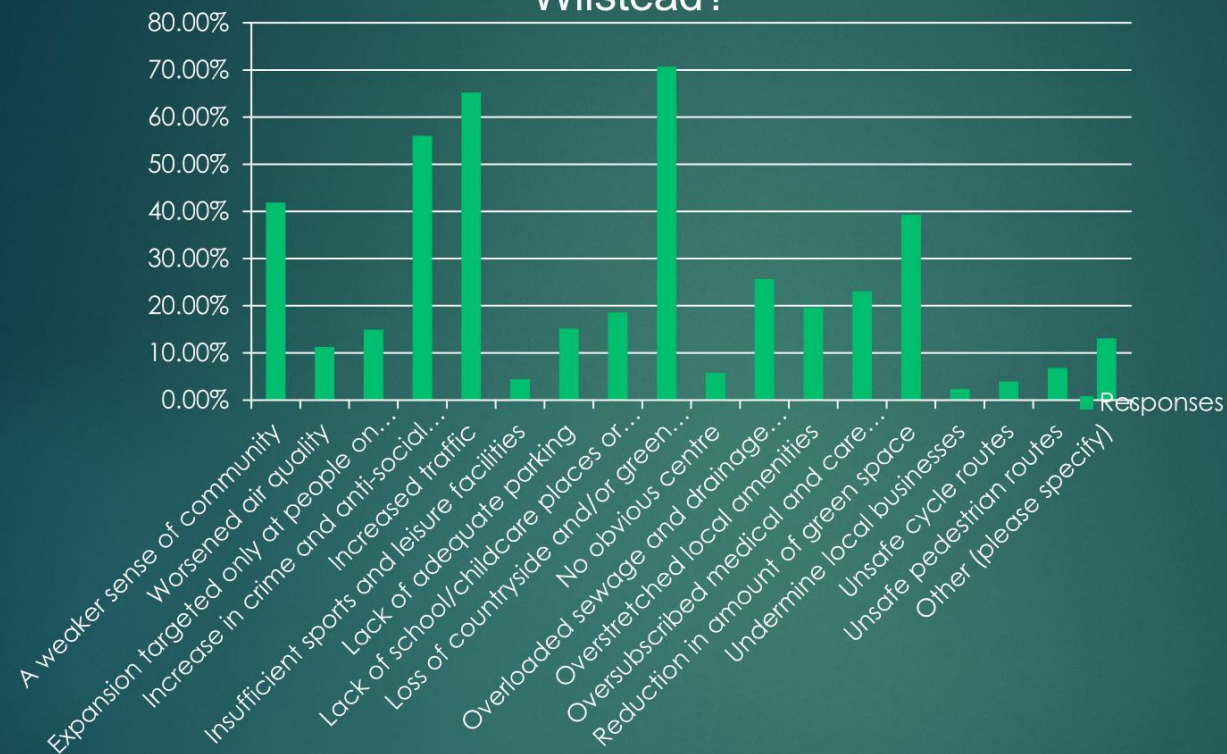
Large percentage of 382 responses for:

- Medical and care facilities
- Protection of the countryside and local assets
- Village Identity and Sense of Community
- Community with a balance of ages and incomes

Wilstead Village Neighbourhood Plan



What worries you about further development in Wilstead?



382 responses

High percentages against:

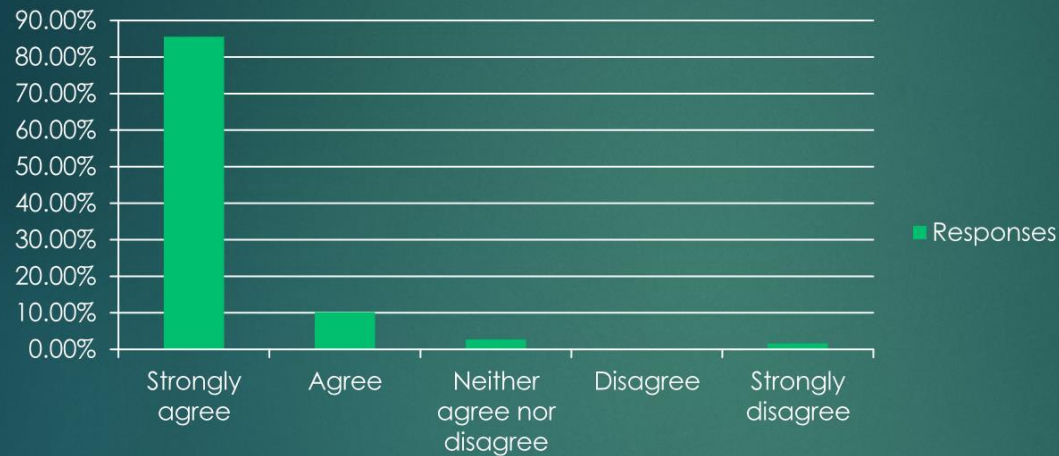
- Loss or reduction of countryside and green space
- A weaker sense of community
- Increase in crime and anti-social behaviour
- Increase in traffic

Wilstead Neighbourhood Plan Questionnaire Responses

Wilstead Village Neighbourhood Plan



A rural feel and access to the countryside are fundamental not only to our quality of life and community identity, but also to many aspects of our economy.



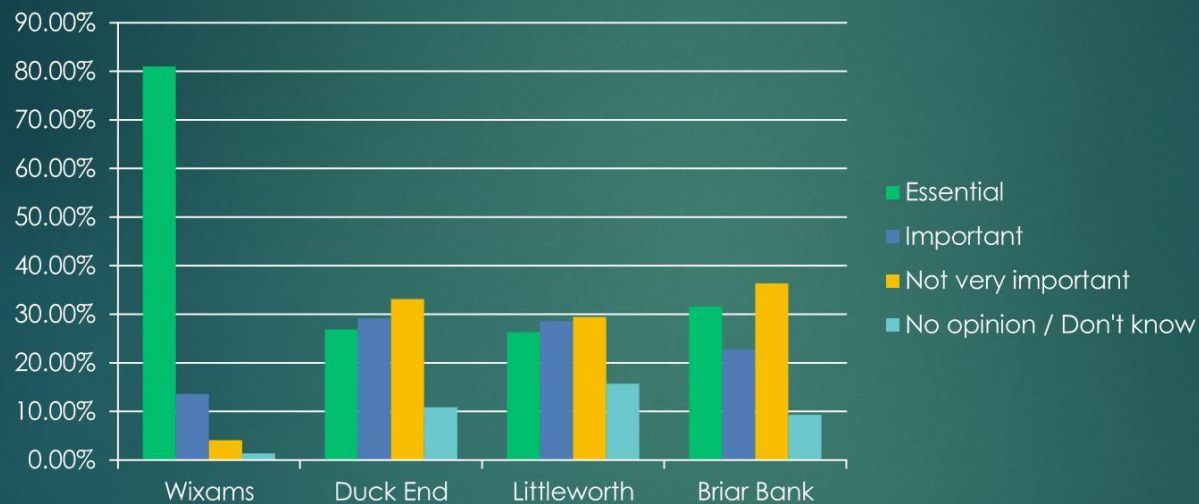
Wilstead Neighbourhood Plan Questionnaire
Responses

96% of respondents either strongly agreed or agreed

Wilstead Village Neighbourhood Plan



How important do you think it is that the following settlements should remain physically separate from or within Wilstead to maintain their identity?



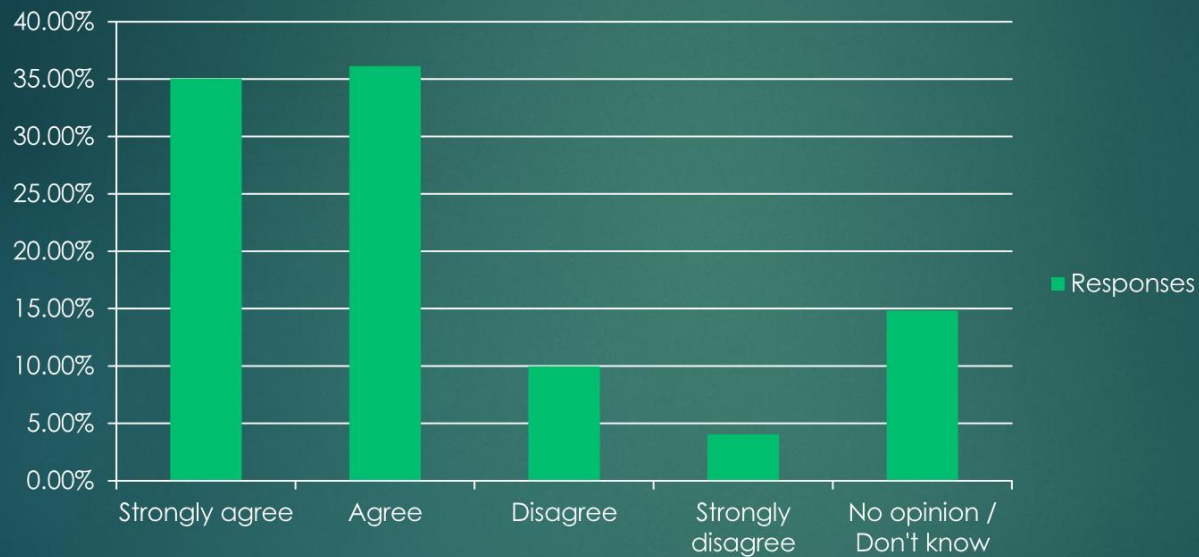
95% feel it is essential or important to remain physically separate from Wixams

Wilstead Neighbourhood Plan Questionnaire Responses

Wilstead Village Neighbourhood Plan



Due to the ribbon development of Wilstead over many years there has been a move away from having a village centre, do you believe the village should have a clear centre?



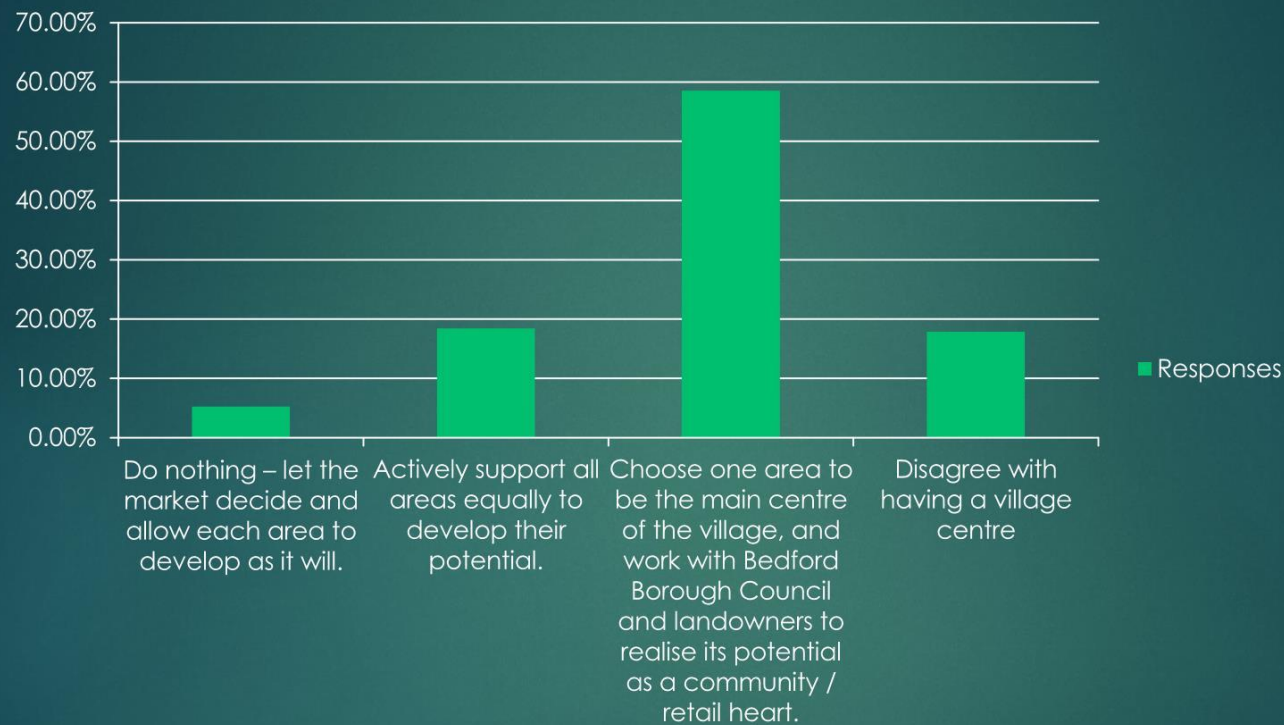
71% agree that the village should have a clear centre

Wilstead Neighbourhood Plan Questionnaire
Responses

Wilstead Village Neighbourhood Plan



Which of the following approaches is in the best interests of the village and the wider parish?



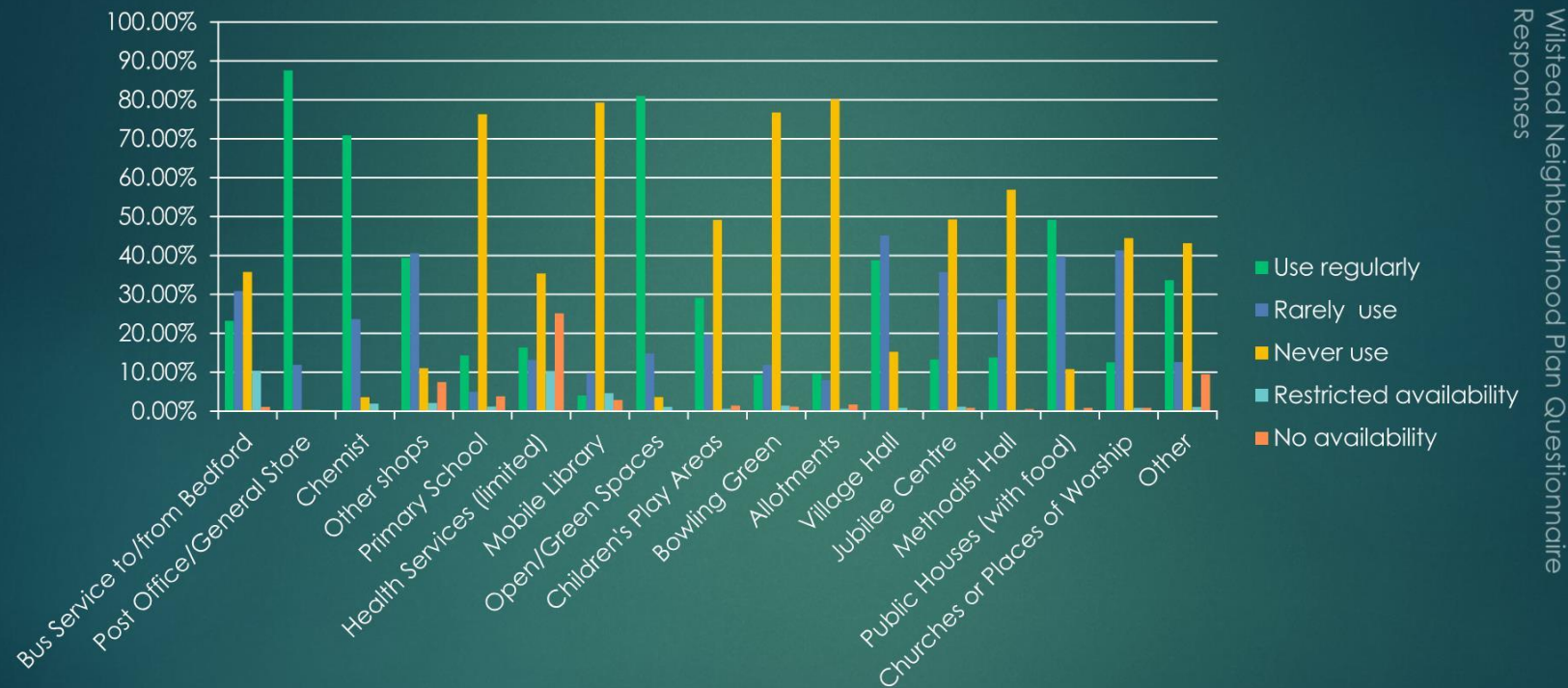
Wilstead Neighbourhood Plan Questionnaire Responses

Nearly 60% believe that the village should develop the centre as a community / retail heart

Wilstead Village Neighbourhood Plan



Experience of the availability or usage of services and amenities in the village:



Most people are aware of what is available.

High rates of interest/usage for the Post Office, Chemist, other shops and Green Spaces

Low usage of mobile library, Methodist Hall and Jubilee Centre

Appendix A : Results of Village Survey - Sept/Oct 2019

Wilstead Village Neighbourhood Plan



Services or Amenities lacking	% agree
Doctors – (Includes Doctors, Health/Medical Centre, Dentist)	83.6%
Shops – (Includes Mini-Supermarket, Bakery, Butchers, Chemist, Take-aways (Fish&Chips etc), Cafes/Tearooms, Restaurants, Pubs, Hairdressers etc.)	31.9%
Traffic & parking – (includes anything to do with traffic control (speeding), roads, pathways, cycle ways, street lighting, parking)	18.0%
Bus services	18.0%
Police presence	4.1%
Village activities – (includes sports facilities, youth activities, village/community social events, facilities for the elderly)	23.0%
Village centre	2.8%

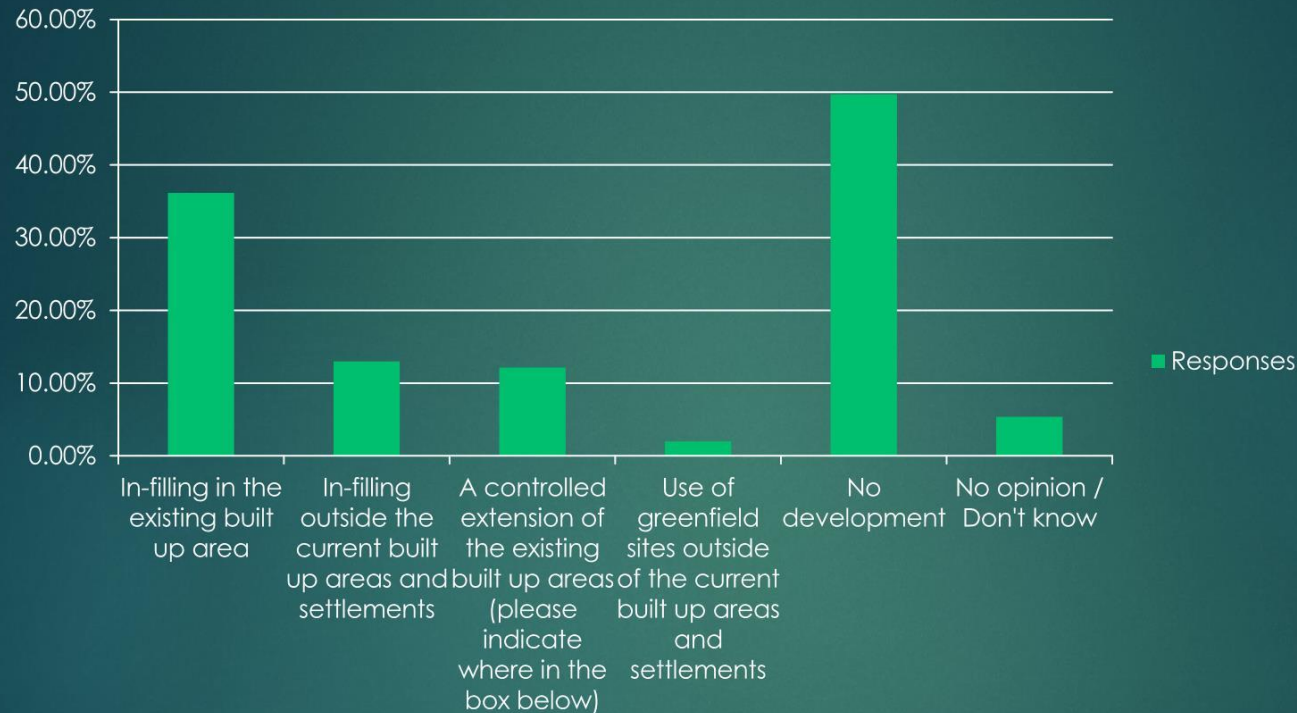
Wilstead Neighbourhood Plan Questionnaire
Responses

A useful wish list, although would mostly only follow on from larger scale development

Wilstead Village Neighbourhood Plan



Priority for Development



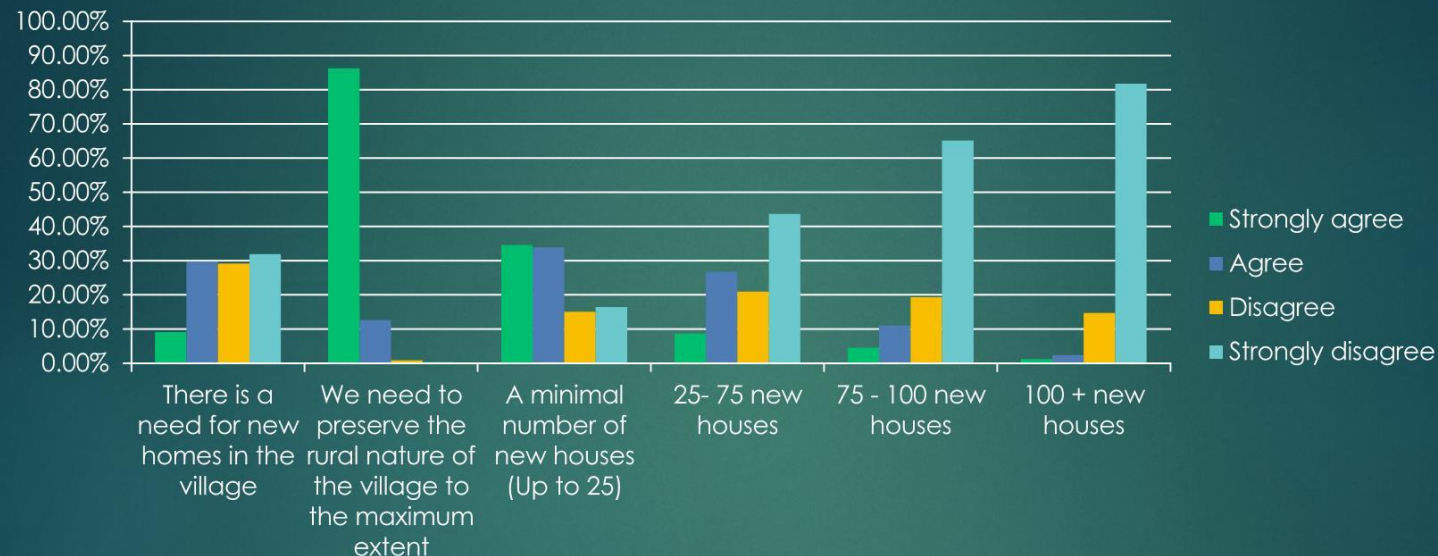
Wilstead Neighbourhood Plan Questionnaire Responses

- 50% want no development
- 36% assume development will be necessary but want it to be as "infill"
- Little support for development outside existing built up areas
- Only 2% would support build on greenfield sites

Wilstead Village Neighbourhood Plan



How many houses could be sustainably built in Wilstead in the next 15 years?



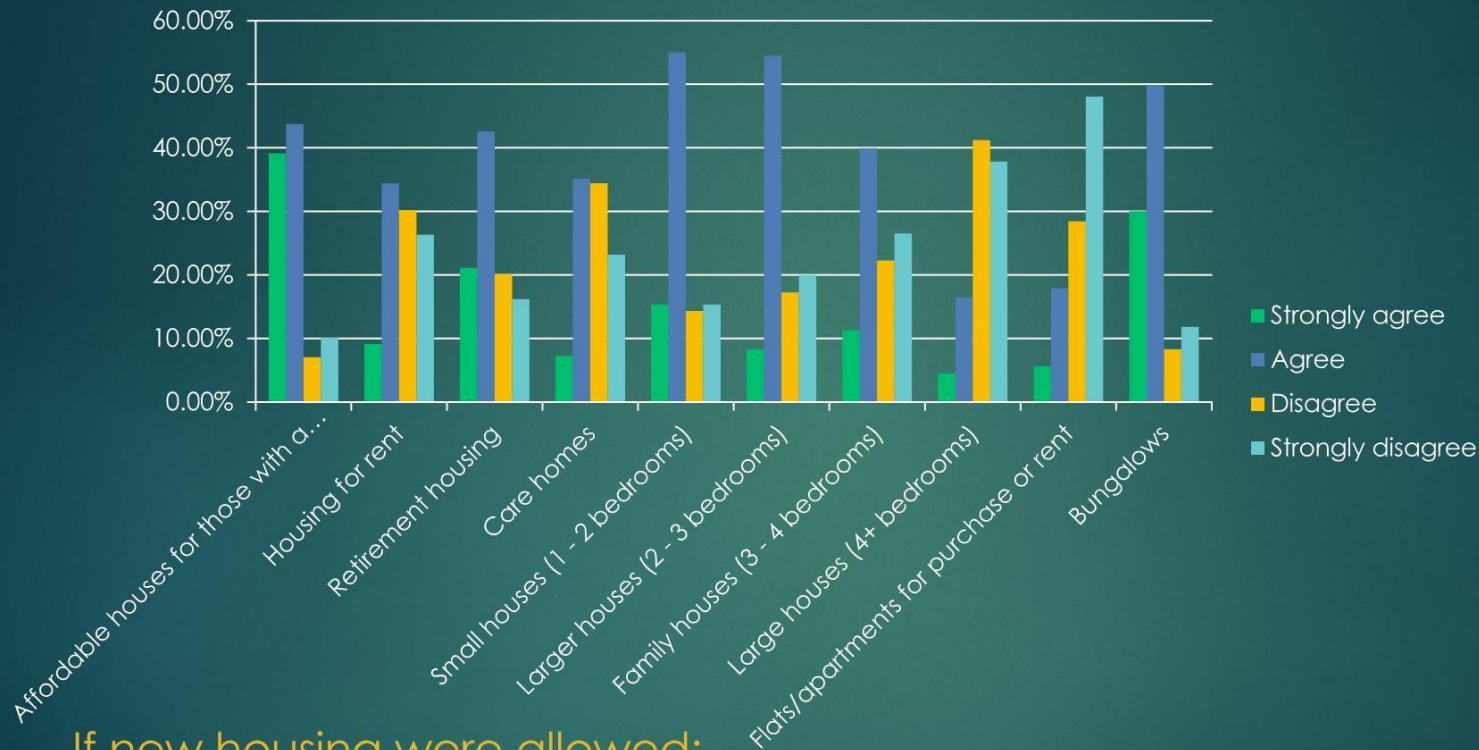
Wilstead Neighbourhood Plan Questionnaire Responses

- 99% believe the rural nature of the village needs to be preserved
- 39% agree there is a need for new housing
- 69% believe that, should development be allowed, this should be no more than 25 houses
- 96% oppose a development of more than 100 houses

Wilstead Village Neighbourhood Plan



If new homes were built in the village which types of dwellings are needed?



Wilstead Neighbourhood Plan Questionnaire Responses

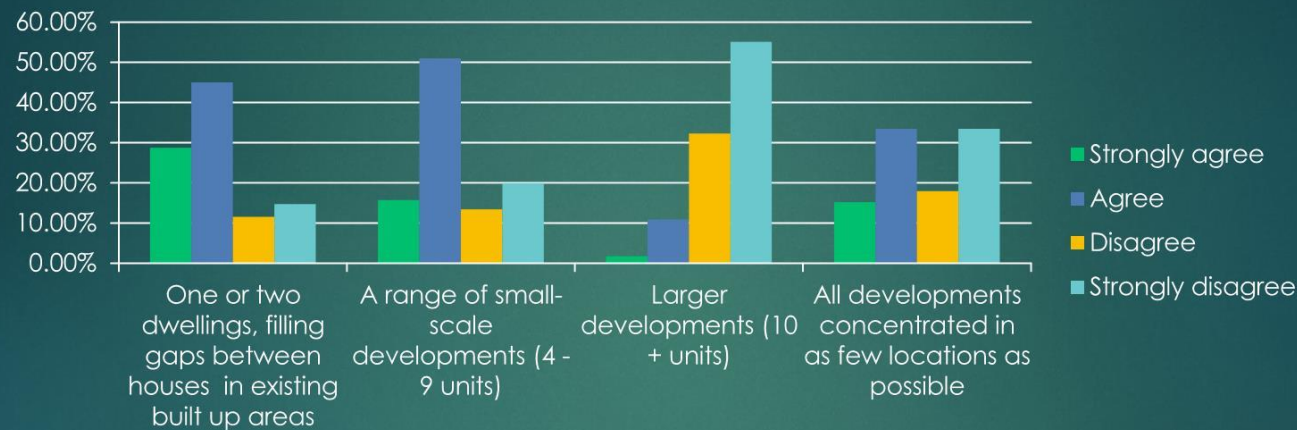
If new housing were allowed:

- 83% recognise a need for it to include affordable housing - for those with a local connection
- Highest need is for 1-2 or 2-3 bedroom houses and bungalows
- Less need for flats/apartments or large houses

Wilstead Village Neighbourhood Plan



What type of development is appropriate to accommodate new homes?



Wilstead Neighbourhood Plan Questionnaire Responses

- 74% favour 1-2 dwellings as infill
- 67% would support developments of 4-9 units only
- 87% disagree with developments of over 10 units
- Equal numbers agree or disagree with development in as few locations as possible

Wilstead Village Neighbourhood Plan



Despite 70% of respondents being unaware of a Design Guide for Wilstead being adopted in 2000, the descriptions and design principles contained therein were overwhelmingly supported as follows:

- The way the countryside comes into the very heart of Wilstead, including the footpaths, bridleways and Green Spaces within it (100%)
- Views from within the village into the surrounding countryside (99%)
- Hedgerows, ponds and ditches are important in emphasising the rural nature of the village (99%)
- The rural style is maintained by varied building lines with wide verges and many long gardens (96%)
- Simple styles of buildings (91%)
- Building materials are characterised by warm reds and browns (83%)
- The village is centred at the cross roads (93%)

This indicates that very little has changed in the last 20 years in the way people feel about the village

Wilstead Neighbourhood Plan Questionnaire
Responses

Wilstead Village Neighbourhood Plan



Additional principles included in the Neighbourhood Plan survey were also supported:

- Three storey buildings (even though they do not affect the amenity of adjacent residents) are not acceptable (73%)
- New developments should be in small clusters with green spaces and landscaped areas in between and adjacent to the houses (87%)
- New houses should be provided with means of producing renewable energy (86%)

Wilstead Neighbourhood Plan Questionnaire
Responses

Wilstead Village Neighbourhood Plan



Question 27 of the Survey asked whether there are sites in Wilstead that should be developed

Only 73 responses were received and opinions were divided:

- 36 repeated the desire to avoid larger sites
- Only 23 were specific about location and these were divided across 3 different areas - Bedford Road, Cotton End Road and close to Briar Bank park home site.

Wilstead Neighbourhood Plan Questionnaire
Responses

Wilstead Village Neighbourhood Plan



Question 28 of the Survey asked whether there are sites in Wilstead that should not be developed

192 responses were received:

- 35 people wanted no development on green spaces, farmland, woods, bridle paths or footpaths
- 29 wanted no development in the village at all
- Briar Bank residents expressed the view that there should be no development around the site

The main reasons for objection were:

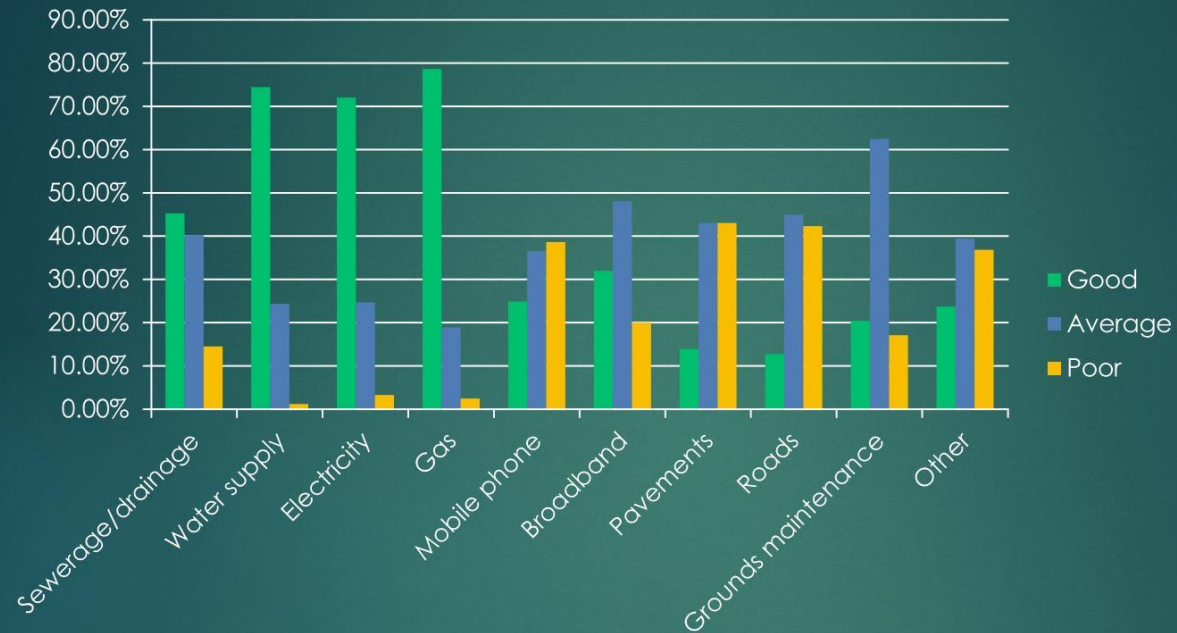
- Loss of rural aspect
- Conservation of wildlife and habitat.
- Proximity of developments at nearby Wixams and Shortstown
- (Briar Bank) Age of residents and desire for a quiet environment

Wilstead Neighbourhood Plan Questionnaire
Responses

Wilstead Village Neighbourhood Plan



Tell us what you think about infrastructure



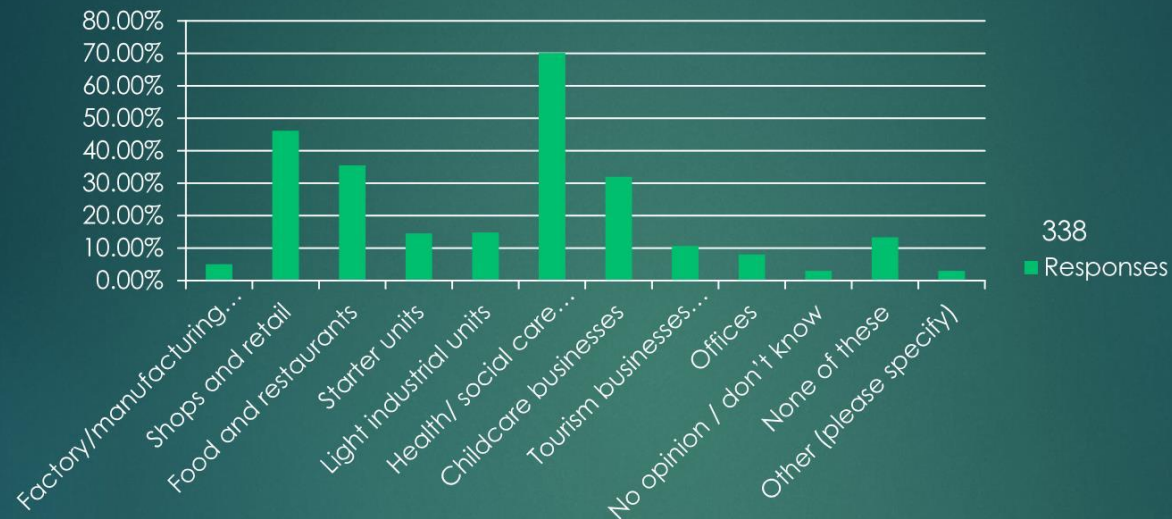
Wilstead Neighbourhood Plan Questionnaire Responses

- 340 people responded.
- Utility services are rated highly
- Mobile phone coverage and the state of pavements and roads are considered average or poor.

Wilstead Village Neighbourhood Plan



Should the Neighbourhood Plan support the modest growth of businesses in the village?



- Little support for industrial development, offices or facilities to encourage tourism
- (Repeated) wish for health, social and child care facilities
- Need identified for further shops/retail units

Wilstead Neighbourhood Plan Questionnaire Responses

Wilstead Village Neighbourhood Plan



What form of transport do you use most within, and to go outside, the village?



- Few people use a car regularly within the village, preferring to walk
- Outside of the village however a large majority use a car (87%)
- Bus and train are used by 34% and 24% of respondents (outside the village).
- A significant number use a bicycle within the village (76 People or 22%)

The above would indicate:

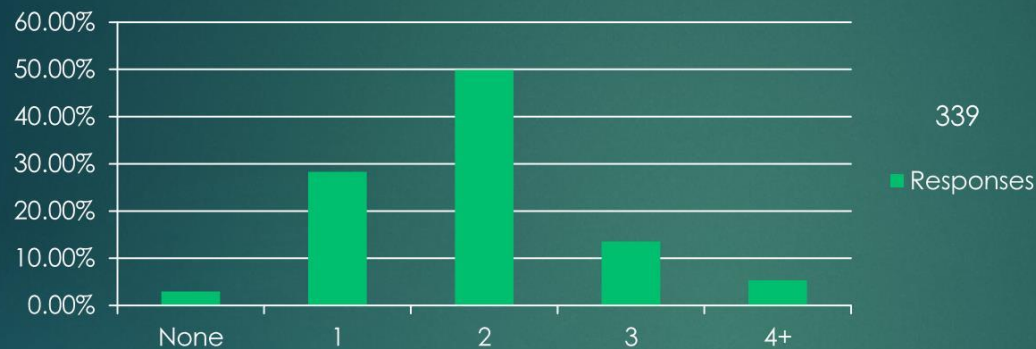
- A need to keep pavements in good order
- Dependency on travel by car, meaning pressure in the village on car parking space
- Importance of good bus and train connections
- Possible better cycle routes within the village needed

Wilstead Neighbourhood Plan Questionnaire Responses

Wilstead Village Neighbourhood Plan



How many cars or vans are there in your household and park overnight in the village ?



69% have more than one car, few have none

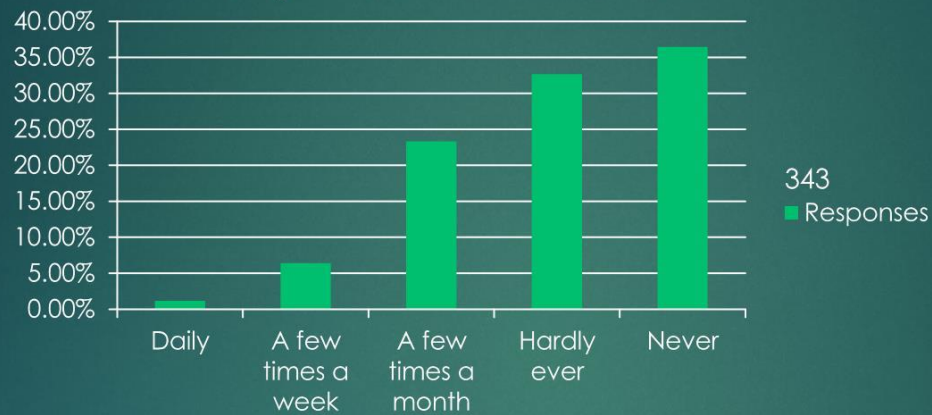
This reiterates the need for adequate car parking space

Wilstead Neighbourhood Plan Questionnaire Responses

Wilstead Village Neighbourhood Plan



How often do you catch a bus to anywhere from Wilstead?



- 69% hardly ever, or never, use the bus
- Only 8% use the bus regularly

Wilstead Neighbourhood Plan Questionnaire Responses

Wilstead Village Neighbourhood Plan



51 or over 10% of respondents indicated they have mobility issues

The main obstacles to mobility within the village were listed as:

- Pavements uneven and/or overhung (40 people)
- Car parking issues (8 people)
- Lack of pedestrian crossing points (6 people)
- Other needs mentioned: more seats, better bus service, dropped kerbs and repair of pot holes

Wilstead Neighbourhood Plan Questionnaire
Responses

Wilstead Village Neighbourhood Plan



Footpaths and Bridleways

94% of respondents were in favour of creating better footpaths to make it easier to walk around the village

87% were in favour of creating better bridleways that could be used for horse riding or cycling

Wilstead Neighbourhood Plan Questionnaire
Responses

Wilstead Village Neighbourhood Plan



Car Parking

67% of 218 respondents believe there is a problem with car parking in the village - 19% disagree

Problem areas listed:

- School/Post Office : 61%
- Crossroads : 21%
- Verges & Pavements: 12%
- Dines Close: 6%
- Other residential roads: 27%

Wilstead Neighbourhood Plan Questionnaire
Responses

Wilstead Village Neighbourhood Plan



Places travelled to for Work

• Bedford Area	54
• Central Beds	23
• Luton / Dunstable	18
• A1 area / Herts	17
• Milton Keynes	17
• London	10

This emphasises the central location of Wilstead but does not necessarily reinforce a need for better road links as destinations are fairly well served already

London will become a greater destination when the station is built at Wixams (will attract new residents and reduce travel to Central Beds/Flitwick)

Wilstead Neighbourhood Plan Questionnaire
Responses

Wilstead Village Neighbourhood Plan



The following buildings all received over 70% backing for being identified as of historical or archaeological interest (in addition to the 23 sites in Wilstead already identified as listed buildings) :

- 47 Cotton End Road
- The old Elephant and Castle
- The Rose
- The Woolpack
- The Old Infants School
- The Post Office
- The Methodist Church

Wilstead Neighbourhood Plan Questionnaire
Responses

Wilstead Village Neighbourhood Plan



The following Natural Features or Green Spaces received more than 80% support for being protected:

- Open countryside either side of the A6 between Wixams and Wilstead
- The newly planted Community Woodland
- The old Newt reserve (Between Community Woodland and Bedford Road)
- The view of the historic airship sheds at Cardington
- The view of the Greensand Ridge from Whitworth Way and Armstrong Close
- The view of the Greensand Ridge from Briar Bank
- Wilstead Allotments
- Jubilee Playing Field
- School Playing Field
- Churchyard and Burial Ground
- Open Spaces around Longmeadow Drive
- Open Spaces around Whitworth Way
- Land between Cotton End Rd and Manor Farm
- Woodland by Chapel Lane
- Land to west of Footpath 6 (Opposite Chapel Lane)
- The Stables
- St Macute's Wood
- Wilstead Woods
- Wilstead County Wildlife Site (South of current Whitworth Way Development)
- Land West of Bedford Road (opposite the new Community Woodland)
- Land East of the A6 (North of Southern Cross roundabout)

Wilstead Neighbourhood Plan Questionnaire
Responses

Wilstead Village Neighbourhood Plan



The following were identified as important community Assets to be protected in the future:

- Village Hall
- Jubilee Centre
- Bowls Club
- Methodist Church Hall

All received between 89% and 95% support

Wilstead Neighbourhood Plan Questionnaire
Responses

Wilstead Village Neighbourhood Plan



Additional Comments

89 residents answered this final question and 358 had no additional comments to make.

The 89 made 99 different comments, most very similar to points made against previous questions in the survey:

- 21 urged no substantial development
- 19 referred specifically to Wixams stating that is where development should take place
- 12 want the village to remain just as it is
- 4 mentioned a need to protect the rural landscape and green spaces
- 10 related to speeding traffic, parking problems and congestion
- 9 commented on the type of development that should be considered (e.g. affordable homes (3), smaller houses, sustainable and of interesting design)
- 16 urged an improvement in facilities (e.g. for young people and the elderly, better bus shelters, street lighting, more shops & cycle routes)

Appendix B: Village Hall Event Feedback

Appendix C: Housing Needs Report

Housing Needs Survey Report

Wilstead

October / November 2019

Completed by Bedfordshire Rural Communities Charity



This report is the property of Wilstead Parish Council and Wilstead Neighbourhood Plan steering group
For further information, contact Bedfordshire Rural Communities Charity, The Old School, Cardington,
Bedfordshire, MK44 3SX.

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Appendix C: Housing Needs Report

1. Introduction

1.1 About this survey

The Housing Needs Survey (HNS) is being carried out by BedsRCC to identify the housing needs of local people over the next 10 years. The survey aims to assess the need of local people for either affordable housing or market housing in Wilstead.

1.2 Affordable housing

Affordable housing can be affordable rented property (where rent is charged at up to 80% of market value), or it can be shared ownership in which people can own a share in the property and pay rent on the remainder. It is usually provided by Registered Providers such as housing associations.

Starter Homes initiatives are also available where homes are offered for sale at a minimum of 20% below its open market value to first time buyers.

Affordable housing in rural areas is often progressed through Rural Exception Site developments – this is where the planning authority accepts that there is a need for affordable housing in the parish, and is prepared to grant an “exception” to planning policy, providing that the development is for affordable housing that will be available to local people in perpetuity.

Households seeking affordable rented accommodation through any new exception site development would have to apply through the Bedfordshire Choice Based Lettings scheme, through which they would have to demonstrate both a housing need and a local connection to Wilstead.

1.3 Market housing

The demand for market housing would need to be based on a broad evidence base. This would include local housing need identified through this survey, although the wider housing market would also need to be taken into consideration, as there would be no restrictions placed on the sale of this housing.

Appendix C: Housing Needs Report

2. About Wilstead

2.1 Population and demographics

In 2011 (latest census information available) in the parish of Wilstead there were 1,402 households containing 3,270 residents¹. Compared to 2001, this represents an increase of around 46% in terms of households (from 958) and also an increase of 44% in terms of residents (from 2,263). This large increase in population and households can be attributed to the development of the Wixams Estate which at the time of the 2011 census was included within the parish of Wilstead. In 2015 Wixams became a separate parish.

The age profile in 2011 (compared to 2001, and then to Bedford Borough as a whole in 2011) is shown below.

Age	% Wilstead 2011	% Wilstead 2001	% Bedford Borough 2011
0 – 4	7.1	4.5	6.3
5-15	11.0	11.3	14.3
16-17	2.0	2.5	2.6
18-64	60.4	62.2	61.7
65-84	16.5	17.2	13.1
85+	3.1	2.7	1.8

The age demographics has stayed fairly stable in Wilstead over the 10 years between 2001 and 2011. The proportion of those aged 85+ has risen slightly but this resulted in a slight decrease on the 65-84 age category. The greatest increase has been in the 0-4 age category, which could be attributed to more young families moving into the newly developed Wixams area. The age profile is overall is older than that of Bedford Borough as a whole.

2.2 Household Composition

	% Wilstead	% Beds Borough
1 person - pensioner	14.6	11.9
1 person - other	10.0	16.9
Couple + dependent children	19.3	20.9
Couple + non-dependent children	31.9	23.5
Lone parent + dependent children	6.3	7.6
Lone parent + non-dependent children	3.1	3.4
All aged 65 and over	9.7	8.2
Other	5.1	7.5

There are slightly higher levels of households with all occupants aged 65 and over and 1 person pensioner households, compared to Bedford Borough Averages. There is also a higher levels of families with non dependant children at home.

¹ 2011 census data – other data also from this source unless otherwise specified

Appendix C: Housing Needs Report

2.3 Housing Tenure

	% Wilstead	% Beds Borough
Owned outright	43.7	31.4
Owned with mortgage/loan	39.4	34.3
Shared ownership	4.7	1.0
Social rented	12.4	16.1
Private rented	5.3	15.9
Living rent free	0.9	1.3

The majority of households are owner occupiers in Wilstead, there are much higher levels of properties are owned outright and owned with a mortgage or loan compared to Bedford Borough averages. The levels of shared ownership properties in the parish is above the average figure for Bedford Borough. Levels of both social and private rented properties were lower than the Bedford Borough averages.

2.4 Dwelling Types

	% Wilstead	% Beds Borough
Detached house	43.7	27.4
Semi-detached house	25.9	32.2
Terraced house	23.2	21.9
Flat	2.4	17.6
Caravan/other temp. accommodation	14.5	0.9

There are significantly more detached properties, with correspondingly fewer semi-detached houses in Wilstead compared to Bedford Borough averages. The number of flats is significantly lower than the boroughs average figures. There are much higher levels of caravan and other temporary accommodation due to the park home site situated within the parish.

2.5 Housing in poor condition

	% Wilstead	% Beds Borough
Households in overcrowded conditions	3.1	7.7
Households without central heating	0.9	2.0
Households in fuel poverty (2011)	8.7	11.3

The highest levels of non-decent homes (that do not pass the Housing Health & Safety rating system) are found in smaller rural communities, particularly those in more isolated areas. This is often due to the age of properties, with older housing (more common in rural areas) most likely to be in this condition.

Overcrowded housing can highlight areas with pressing needs for more affordable housing, and over-crowding counts as a housing need for households applying to join the Housing Register. In 2011 there were 45 households in Wilstead classified as being overcrowded (figures are rounded), which is lower than the Bedford Borough average.

Where central heating is not present, fuel poverty is significantly more likely. 10 households had no central heating, working out below the average for the district.

Appendix C: Housing Needs Report

Fuel poverty levels are also slightly lower than the Bedford Borough average.

2.6 People on low incomes

4.5% of all people in Wilstead were classified as “experiencing income deprivation” in 2009, under the Bedford Borough average of 12.1%. In 2007/08, 17.9% of households were calculated as receiving below 60% of the median income, below the Bedford Borough average of 20.0%.

10.1% of working age people were claiming DWP benefits in August 2012, just under the Bedford Borough average of 13.4%; and 17.9% of people over 65 were claiming pension credit, slightly under the Bedford Borough average of 21.0%.

2.7 Households on Bedford Borough Council Housing Register

There are currently 18 Wilstead households on the Bedford Borough Council Housing Register. 9 of these would be eligible for a 1-bedroom property, 6 for a 2-bedroom property, 1 for a 3-bedroom property and 2 for a 4-bedroom property. There are 3 priority levels on the housing register which applicants are assessed against. 2 of these applicants were given priority A (the highest priority), 1 was given priority B and 8 priority C. There is also a different category for older people and there were 7 applicants from Wilstead in this category.

It should also be noted that the difficulty of securing affordable housing, particularly in villages, can act as a significant deterrent to people in housing need from placing themselves on the register; so this figure does not therefore necessarily represent the true number of residents in housing need.

2.8 Health and disability

Limiting illnesses and disabilities can affect the type of housing that people need in order to remain independent.

13.4% of those aged 65 and over in Wilstead (around 85 people) were claiming Attendance Allowance (a non-means-tested benefit for severely disabled people aged 65 or over who need help with personal care) in August 2012, just under the Bedford Borough average of 15.7%. 3.8% of the population were claiming Disability Living Allowance, just below the Bedford Borough average of 4.2%.

16.9% have a limiting long-term illness, just above the Bedford Borough average of 16.0%.

Appendix C: Housing Needs Report

3. Housing Availability and Affordability in Wilstead

3.1 Housing affordability ratio

The 'affordability ratio' (median house prices as a ratio of median household earnings) for Wilstead in 2008/09 (latest data available) was 12.5. In other words, houses on the market cost on average 12.5 times annual incomes².

3.2 Dwellings in lower Council Tax Bands

14.9% of dwellings in Wilstead are in Council Tax Band A, and 13.8% in Band B, compared to 13.6% and 24.9% for Bedford Borough as a whole. The lower proportion of particularly Band B properties when compared to district wide levels is likely to indicate a relative shortage of affordable housing for purchase in Wilstead.

3.3 Current property availability for sale in Wilstead

In October 2019, we found 31 residential properties for sale in Wilstead parish:

No. of bedrooms	Number	Asking price (range)
6 bedroom house	3	£750,000 - £500,000
5 bedroom house	0	n/a
4 bedroom house	8	£875,000 - £385,000
4 bedroom house + Business	1	£1,250,000
4 bedroom bungalow	2	£570,000 - £485,000
3 bedroom house	6	£350,000 - £229,998
3 bedroom bungalow	1	£390,000
2 bedroom house	2	£290,000 - £200,000
2 bedroom flat	1	£230,000
2 bedroom park home	6	£185,000 - £74,000
1 bedroom flat (shared ownership – 50% share)	1	£75,000
1 bedroom park home	1	£115,000

This represents just over 2% of total private housing stock in the parish. One property was being marketed as shared ownership. All of the park home properties were being marketed as retirement properties for the over 50 age group only.

² Data from community profile for Wilstead (Parish), © ACRE, RCAN, OCSI 2013

Appendix C: Housing Needs Report

3.4 Property sales over last 3 years

Property sales over the last 3 years in Wilstead parish can be broken down as follows³:

	2016	2017	2018
£100,000 and under	0	0	0
£100,001 – 150,000	1	0	1
£150,001 – 200,000	2	0	0
£200,001 – 300,000	5	17	9
£300,001- 400,000	4	15	5
£400,000 +	20	15	13
Total	32	47	28

The number of properties sold on the open market in the parish has decreased slightly in recent years. The cheapest property to be sold in the last year, was a 2-bedroom shared ownership property for £112,500.

3.5 Current property available for rent in Wilstead

In October 2019, there were no properties currently available for rent in the parish of Wilstead. The nearest available properties were in Wixams where there were 2 properties available for rent, a 2 bedroom apartment for £725 pcm and a 4 bedroom house for £1,200pcm.

3.6 Household income required by first time buyers or renters in Wilstead

The Department of Communities and Local Government (DCLG) provides a guideline that "A household can be considered able to afford to buy a home if it costs 3.5 times the gross household income for a single earner household or 2.9 times the gross household income for dual-income households."⁴ This is reflected in the fact that the 'average income multiple' in lending to first-time buyers in October 2017 was 3.6.⁵

According to the DCLG guidance, in order to purchase the cheapest property currently available for sale on the open market in Wilstead (a 2-bedroom house at £200,000) as a first time buyer, a single earner household would need an annual gross income of over £57,000 and dual-income household would need over £68,000. There was a 1 bedroom shared ownership flat for sale which would require a single earner household to have an annual gross income of around £21,000 and a dual income household would need an income of over £25,500. It should be noted that the median annual full-time wage in the UK stood at £28,200 in April 2016⁶.

According to the same guidance, "A household can be considered able to afford market house renting in cases where the rent payable was up to 25% of their gross household income." (The 'Rent Payable' figure is defined as the entire rent due, even if it is partially or entirely met by housing benefit.) In order for a household to be able

³ Data sourced from www.rightmove.co.uk

⁴ Strategic Housing Market Assessments: Practice Guidance Version 2 (DCLG 2007)

⁵ Council of Mortgage Lenders

⁶ HMRC, April 2016

Appendix C: Housing Needs Report

to rent the cheapest property available closest to Wilstead (a 2-bedroom apartment at £725pcm), a household's gross income would therefore need to be over £34,500.

3.7 Minimum deposit required by first time buyers in Wilstead

Another major barrier to entry to the property market for first-time buyers is the high deposit needed for a competitive mortgage rate. The average loan to value for first time buyers nationally in October 2017 was 84.7%⁷, meaning that the average deposit is 15.3%.

Smaller deposit mortgages all but disappeared following the onset of the financial crisis. However, Phase 2 of the government's Help to Buy scheme has more recently facilitated a market in mortgages for first-time buyers at up to 95% loan to value. These mortgages are generally offered at higher rates of interest than for buyers with larger deposits.

At 95% loan to value, a first-time buyer household in order to purchase the cheapest property currently available on the market in the parish (2-bedroom house) at £200,000, would require a deposit of around £10,000. At the current average of 84.7% loan to value, a deposit of over £30,500 would be required.

4. Survey process and response

To study the need for affordable housing in Wilstead, a survey form (Appendix A) was delivered to all households, together with a FREEPOST envelope to enable residents to return their completed survey to BRCC. The survey form also gave contact details to request additional forms in the event of there being more than one case of housing need in the household.

The survey form was in two parts. Section 1 was for completion by all residents and aimed to gain their views on overall housing needs in Wilstead (see chapter 5). Section 2 was for completion by or on behalf of any household member currently looking for different accommodation, or who would be looking within the next 10 years. The findings from this section are analysed in chapters 6 and 7.

We received 280 completed responses from around 1000 distributed, a return rate of around 28%. This is a really good response rate for a housing needs survey (typical return rate is around 20 to 25%).

5. Views on housing needs in Wilstead

63% of respondents would support the development of some affordable homes specifically for people with a local connection to the parish. 37% were not in favour of such a scheme (Q1).

7% of respondents stated that they have had family members move away from the parish due to not being able to find a suitable home locally (Q2).

⁷ Council of Mortgage Lenders

Appendix C: Housing Needs Report

6. Analysis of housing needs – affordable rent and shared ownership

25 respondents indicated that their current home is not suitable for their households needs either now or in the future, by completing the second section of the questionnaire.

Out of these, 12 respondents were existing owner occupiers who were only looking to buy on the open market or buyers who had the means to purchase on the open market. These respondents will be considered in Chapter 7.

The other 13 respondents were either considering affordable rent, shared ownership or a starter home initiative scheme or were not currently owner occupiers; they will be considered in this chapter.

6.1 Timescale of housing need

The timescale in which these 13 respondents would be looking for different accommodation (Q5) was as follows:

Timescale	No. of households
Within 0-3 years	11
3-5 years	2
5-10 years	0
No response	0

6.2 Household composition

Respondents were asked (Q4) who lives in their current home:

Situation	No. of households
Single person household / Couple (older person(s))	2
Single person household / couple	1
A single person or couple with dependent child(ren) or other dependent(s)	6
A single person or couple with dependent child(ren) and non-dependent / older child(ren)	3
No Response	1

6.3 Nature of local connection

Local needs affordable housing would usually be made available in the first instance to people with a strong local connection. All 13 respondents identified a strong local connection (Q6) as follows (respondents could tick more than one):

Nature of local connection	No. of households
Currently living in Wilstead	11
Previously lived in Wilstead	1
An immediate family member (parent, child, or brother/sister) lives in Wilstead	2
Have permanently employment in Wilstead	0

Appendix C: Housing Needs Report

6.4 Current housing circumstances of households in need

The current housing circumstances of the 13 respondents (Q7) broke down as follows:

Housing tenure	No. of households
Living with parent(s) in their home	4
Owner Occupier	1
Shared Ownership Property	1
Renting from Private landlord	4
Renting from Housing association	1
Other	2
No Response	0

The majority of respondents in need of a property were currently either living with parents in their property or renting from a private landlord. 1 respondent was a current owner occupier, who may not be eligible for affordable housing, but stated a need due currently living in a park home and needing something more suitable due to medical reasons.

6.5 Reason for housing need

The reason for the housing need identified by the 13 respondents (Qu 8) can be summarised as follows (respondents were able to identify more than one):

Need	No. of households
Present home too large / wish to downsize	1
Present home too small	4
First time buyer / want to get on the property ladder	3
Medical reasons / disability	3
To be closer to family and / or carer support	2
Financial reasons	5
Other	4

6.6 Size, type and tenure of housing sought

The housing type, size and tenure sought by the households in need (Q10 a,b,c) broke down as follows (respondents could tick more than one):

Type of property	No. of households
Flat / Apartment	5
House	9
Bungalow / Retirement property	6
Size of property	
One bedroom	0
Two bedroom	11
Three Bedroom	1
More than Three bedrooms	2
Tenure of Property	
Private Rental	4

Appendix C: Housing Needs Report

Affordable Rental (through a housing association)	6
Buy on the Open market	3
Shared Ownership (part own & part rent – through a housing association)	3
Starter home (home to buy at 20% below market price up to £250,000)	3

Most of the demand was for 2 bedroom houses, followed by a demand for bungalows / retirement properties and flats / apartments. The highest proportion of respondents were seeking an affordable rental property.

6.7 New Household Composition

When asked who would live in the new home they were seeking; out of the 13 respondents, 9 households seeking a new property would contain all the same individuals currently living within their existing household. The remaining 4 responses were from young people aged 16-24 years wanting to move out of the family home and set up their own home.

6.8 Gross income of households in need

We saw in Chapter 3 that, in order to purchase the cheapest property available in Wilstead (a 2-bedroom house at £200,000) as a first time buyer, a single earner household would need an annual gross income of over £57,000, and a dual-income household would need over £68,000. To rent a 2-bedroom apartment, the cheapest available property in Wixams, as not rental properties were available within the parish, a household would require an annual gross income of over £34,500.

The current gross annual income of anyone who responsible for paying the rent/mortgage for the 13 households looking for a property, breaks down as follows:

Current gross income	No. of households
Less than £20,000 / yr	4
£20,001 to £30,000 / yr	6
£30,001 to £40,000 / yr	2
£40,001 to £50,000 / yr	0
More than £50,000 / yr	1
No response	0

Based on the data provided, only 1 of these households could potentially afford to purchase the cheapest property currently available on the open market in Wilstead and that would only be if their household income was higher than the top level of £50,000 mentioned in the questionnaire.

Appendix C: Housing Needs Report

6.9 Savings or equity of households in need

As we saw in Chapter 3, the average deposit required for a first-time buyer to purchase the cheapest property currently available in Winstead is £30,500. The minimum (under a 95% Loan to Value deal) would be around £10,000.

The savings or other equity that these 13 households could use to contribute towards a mortgage breaks down as follows:

Savings/equity	No. of households
None	5
Less than £10,000	4
£11,000 - £25,000	2
£26,000 - £50,000	1
More than £50,000	1
No response	0

Only 2 of the respondents would possibly have enough savings or equity currently to buy a property on the open market as a first time buyer. 2 additional respondents, may be able to purchase at high Loan to Value.

7. Analysis of need – market housing

7.1 Timescale of housing need

Chapter 7 will consider the 12 owner occupier households (mentioned in chapter 6) looking to purchase housing on the open market in Winstead over the next 10 years.

The timescale in which these 12 respondents indicated that they would be looking for different accommodation (Q5) was as follows:

Timescale	Number
Within 0-3 years	4
Within 3-5 years	4
5 - 10 years	3
No response	1

7.2 Household composition

Respondents were asked (Q4) who lives in their current home:

Situation	No. of households
Single person household / Couple (older person(s))	7
Single person household / couple	2
A single person or couple with dependent child(ren) or other dependent(s)	2
A single person or couple with dependent child(ren) and non-dependent / older child(ren)	0
No Response	1

Appendix C: Housing Needs Report

7.3 Sizes and types of house required

The preferred future housing type of the 12 respondents (Q10a) breaks down as follows (respondents couple tick more than one):

Housing type	Number
Flat / Apartment	1
House	4
Bungalow / Retirement housing	8

The demand is predominantly for bungalows or retirement suitable homes.

The preferred future house size of the 12 respondents in terms of number of bedrooms (Q10b) breaks down as follows (respondents can tick more than one option):

Number of bedrooms	Number
1 bedroom	0
2 bedrooms	9
3 bedrooms	3
More than 3 bedrooms	1

Appendix C: Housing Needs Report

8. Conclusions and recommendations

8.1 Affordable housing

Analysis of the data considered in Chapter 6 has identified a need for affordable housing within Wilstead from households' resident in (or with strong links to) the parish, that is unlikely to be met by normal market provision. This need is predominantly from young adults/couples who are currently living in their parents' home and want move into a rented property of their own or get on the housing ladder. There is also a demand from families who are currently in rented accommodation who would like to get on the property ladder.

Based on data supplied by respondents, up to 13 households with a local connection would be suitable for housing within a rural exception site development, whether for rent, shared ownership or under a starter homes initiative. However, it must be recognised that this is a snapshot of current, self-assessed need: some respondents may withdraw, move, or be housed by other means during the planning and development of any future scheme.

In order to have reasonable confidence that any new housing provided through a rural exception site will be taken up by people with a local connection to Wilstead, our recommendation is to meet around 50% of the need identified over the next 5 years, which would be around **7 units**.

Our assessment from the data is that the 7 units could be broken down as follows:

4 x 2 Bedroom House (2 Affordable Rent / 1 Shared Ownership / 1 Starter Homes Initiative)
2 x 2 Bedroom Bungalows (1 Shared Ownership. 1 Affordable Rent)
1 x 4 Bedroom House (Affordable Rent)

In making this assessment we consider a number of factors including household size and circumstances; the type and tenure being sought by respondents; and their financial means.

8.2 Market housing

Analysis of the responses considered in Chapter 7, and other evidence considered in chapters 2 and 3, suggests that there is a need for market housing, if Wilstead is to meet the identified current and future needs of existing owner occupier residents wishing to stay in the parish. The need identified is predominately from older individuals and couples who are looking to downsize into smaller 2 or 3 bedroom properties, mainly bungalows (or accessible homes) that will be more suited to their needs in retirement.

The evidence for this is as follows:

- There were no smaller (2 bedroom) bungalows currently available for sale on the open market.
- With the exception of park homes, the relative shortage of smaller properties for sale in Wilstead. There were only 2, 2-bedroom houses currently available

Appendix C: Housing Needs Report

for sale on the open market in Wilstead.

- The 12 owner occupier respondents who would be looking for more suitable properties at some point over the next 10 years, 8 of these within the next 5 years.

It should be noted that there is no guarantee that housing sold on the open market will be bought by people with a local connection to Wilstead. It is therefore not possible to stipulate how much new housing would meet the needs of the owner occupier respondents identified above. However, it is reasonable to suggest that the provision of up to **6 suitable units** would meet a reasonable proportion of the need while being in keeping with the size of the parish. These could be delivered separately or alongside affordable housing as part of a rural exception site, with the market housing cross-subsidising the affordable housing.

Appendix D: List of Meetings and Events in Chronological Order