



# Minchinhampton

Stroud District

Parish Housing Needs Survey Report  
February 2022

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# Contents

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1. Executive Summary
2. Introduction
3. Parish Summary
4. Aim
5. Survey Distribution and Response
6. Key Findings:
  - Part A – You and Your Household
  - Part B – Housing Needs
7. Affordability
8. Additional notes
9. Conclusion

Appendix 1: Suggestions for small development sites

Appendix 2: Comments on affordable housing for the parish

# 1. Executive Summary

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A Housing Needs Survey was undertaken by GRCC in October 2021, the report being finalised and issued in April 2022. The results are valid for five years from the date of issue.

Minchinhampton Parish has a population of 5,465 residents according to ONS Mid-Year Estimates for 2018. The Parish covers a large area including the Common, which is a Site of Special Scientific Interest, and many smaller settlements. The Parish has three primary schools and is close to several private and state schools.

Survey questionnaires were sent to 2,559 dwellings on the Council Tax register. The response rate was 17.6%.

The data shows most respondents were two person households and the biggest age group was 70+, with many having lived in the village for over 20 years. The majority of respondents owned their homes outright.

Of the completed and returned surveys:

- 13 households require affordable rent homes
- 6 households could afford affordable home ownership
- 38 households may be able to afford market housing

The data shows that, based on the average price of homes sold in Minchinhampton Parish in the two years to end November 2021, a person in receipt of median Stroud District full-time income £29,110\* **would be unable to purchase an average priced property without a considerable deposit of around £428,550.**

There were lots of comments in support of affordable housing, and many made the point of how affordable it really is for younger working people.

\* ONS Annual Survey of House and Earnings for 2020 (provisional)

## 2. Introduction

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2.1 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 drawn up by Stroud District Council for 2021-2022.

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

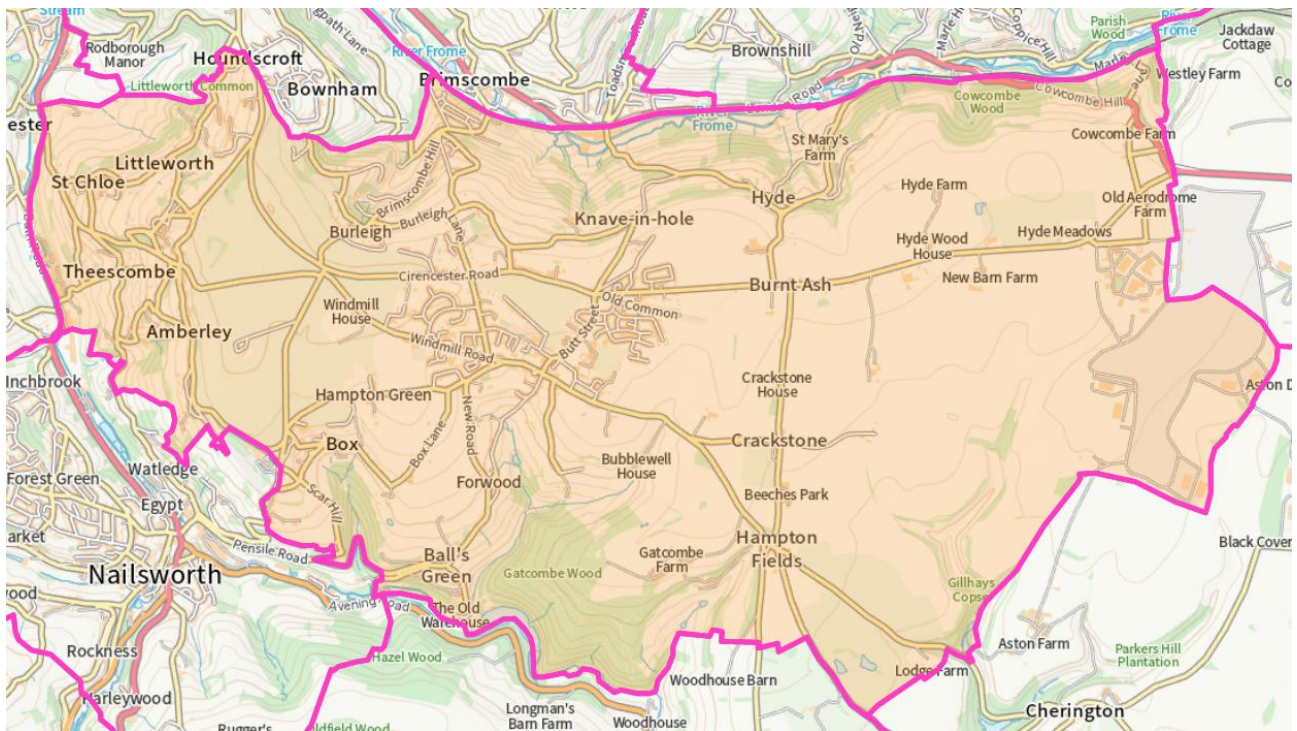
2.2 The Rural Housing Enabler (RHE):

- 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 the county. GRCC's services are sometimes commissioned by private developers, landowners, and their agents.

2.3 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 (January 2022).

### 3. Parish Summary

Ordnance Survey map showing Minchinhampton parish boundary.



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

3.1 According to Stroud District Council there were 2,559 dwellings on the Council Tax register in May 2021. The ONS Mid-Year Estimates 2018 gives the total population of the civil parish as 5,465.

3.2 Minchinhampton Parish include comprises a number of settlements in addition to the market town Minchinhampton itself, including Box, Amberley, and part of Brimscombe. Although a geographically large area, the parish includes Minchinhampton Common, a Site of Special Scientific Interest which covers around 580 acres.

3.3 The parish includes several schools, including primary schools at Amberley, Brimscombe, and Minchinhampton, plus an independent day and residential special school Cotswold Chine and is in close proximity to secondary state and private schools at Nailsworth and Stroud. Other facilities include a GP surgery, dental practice, Post Office, Library, and a range of shops. Longfield Hospice is also based in the parish.

3.4 Community buildings include Minchinhampton Market House, Amberley Parish Rooms, and Box Village Hall. The parish is also home to numerous sporting facilities, including a rugby club, golf club, and tennis club, as well as Cotswold Gliding Club which is based at Aston Down. In addition there are several hospitality businesses located around the parish, including pubs such as The Crown Inn, Amberley Inn, Black Horse Inn, and The Ragged Cot.

## 4. Aim

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4.1 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 Minchinhampton parish.

4.2 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*

4.3 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, Minchinhampton Parish Council, and local residents upon request.

## 5. Survey Distribution and Response

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5.1 Questionnaires were sent by Royal Mail and addressed to the occupiers of 2,559 dwellings during the week beginning Monday, 25 October 2021.

5.2 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 4 January 2022 are included in this report.

5.3 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'.

5.4 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.

5.5 450 completed questionnaires were received at GRCC's offices. This equates to a response rate of 17.6%. For comparison, since 2009 GRCC has received response rates for parish housing need surveys ranging between 10% and 55%.

## 6. Key Findings

### Part A – You and Your Household

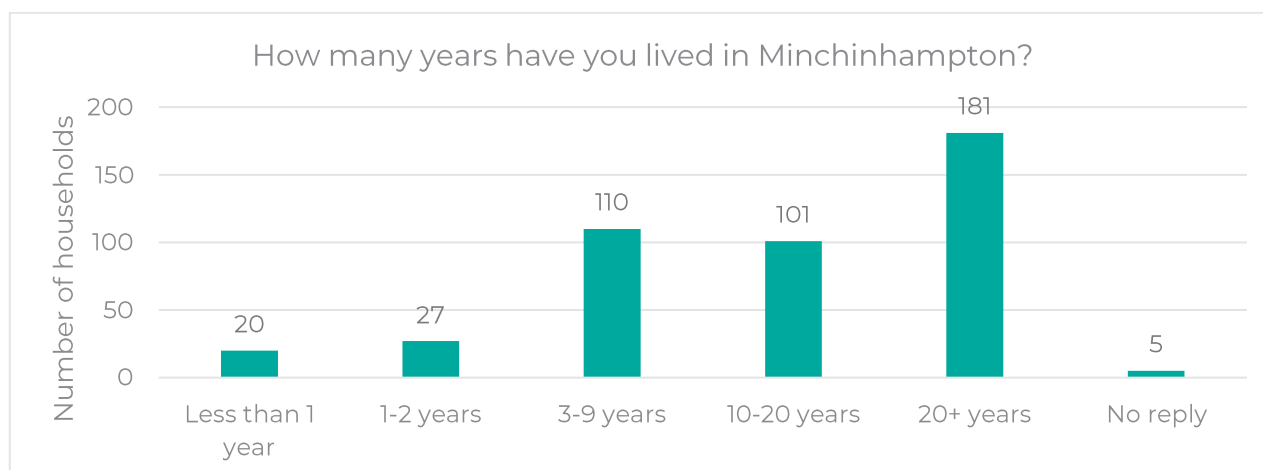
6.1 Below are the responses to questions in Part A.

#### Question A1

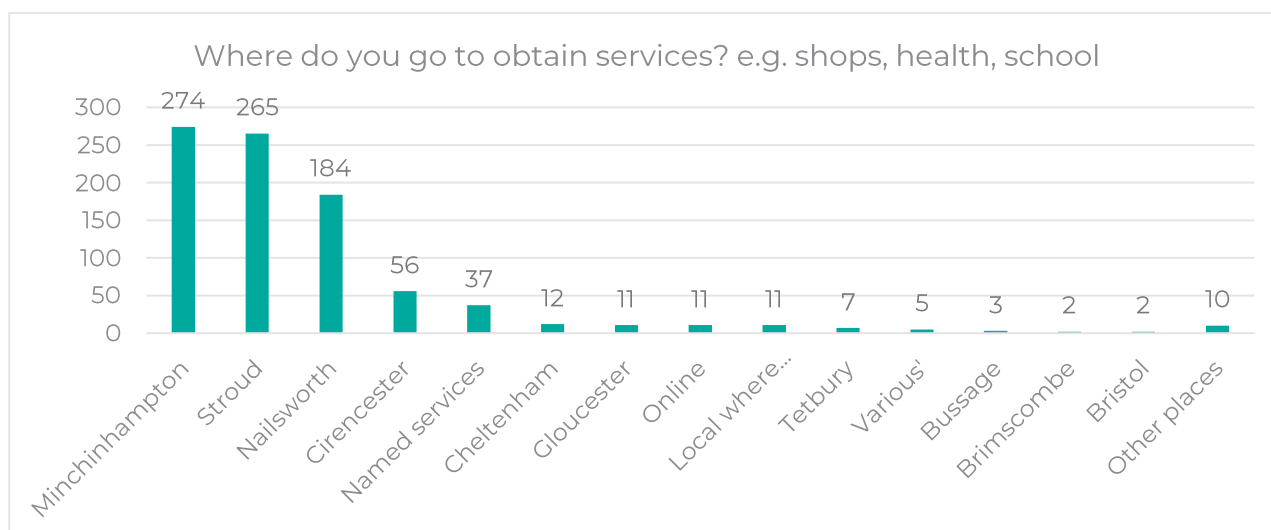
Is this your main home?		
Yes	No	No reply
432	6	12

6.2 Those for whom Minchinhampton is not their main home are asked not to complete the survey but to still return it. Therefore 444 surveys out of the 450 returned are included in the responses below.

#### Question A2



#### Question A3



6.3 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
384	31	37	23	9	229	58	8

6.4 Respondents were asked to tick all options which applied to their household so multiple responses were given.

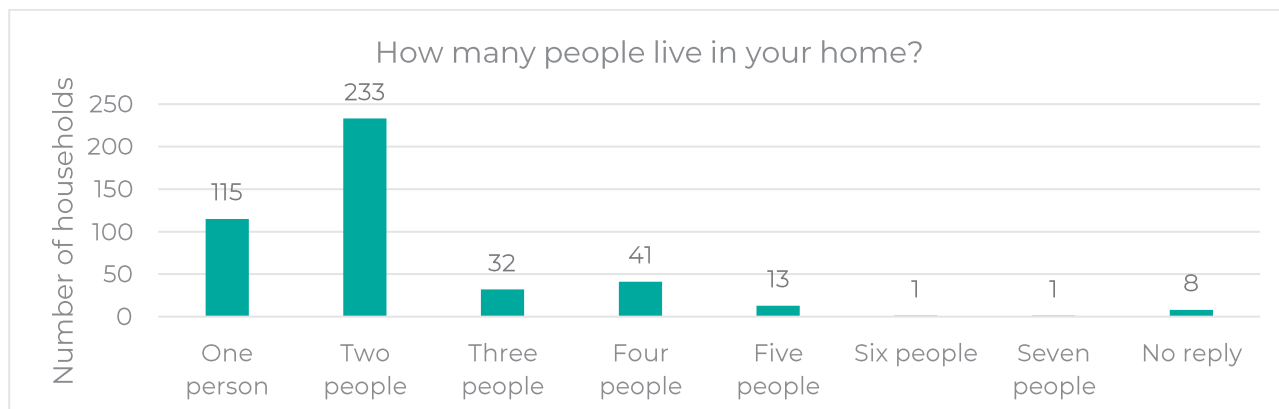
### Question A5

Is your home a ...						
House	Bungalow	Flat / apartment	Sheltered / retirement	Caravan / mobile home	Other	No reply
336	76	11	10	6	2	3

### Question A6

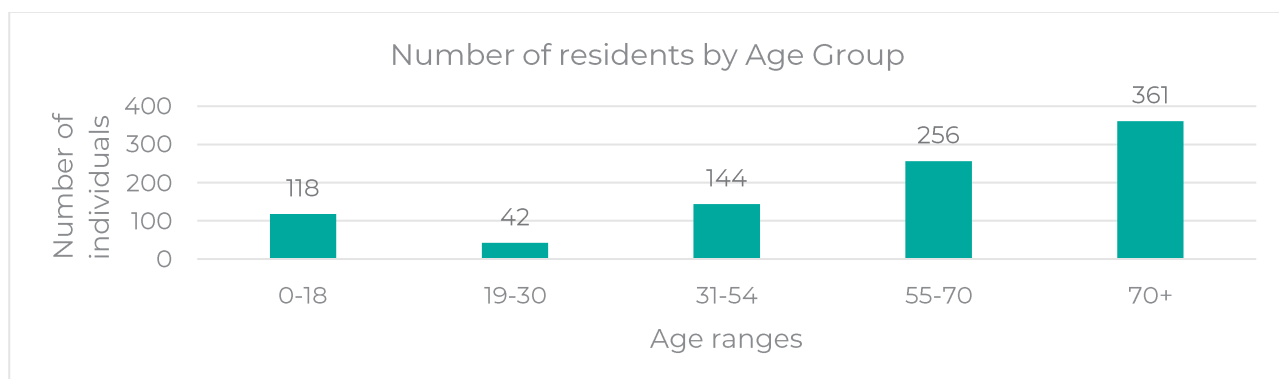
How many bedrooms does your home have?				
1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	No reply
22	59	135	225	3

### Question A7

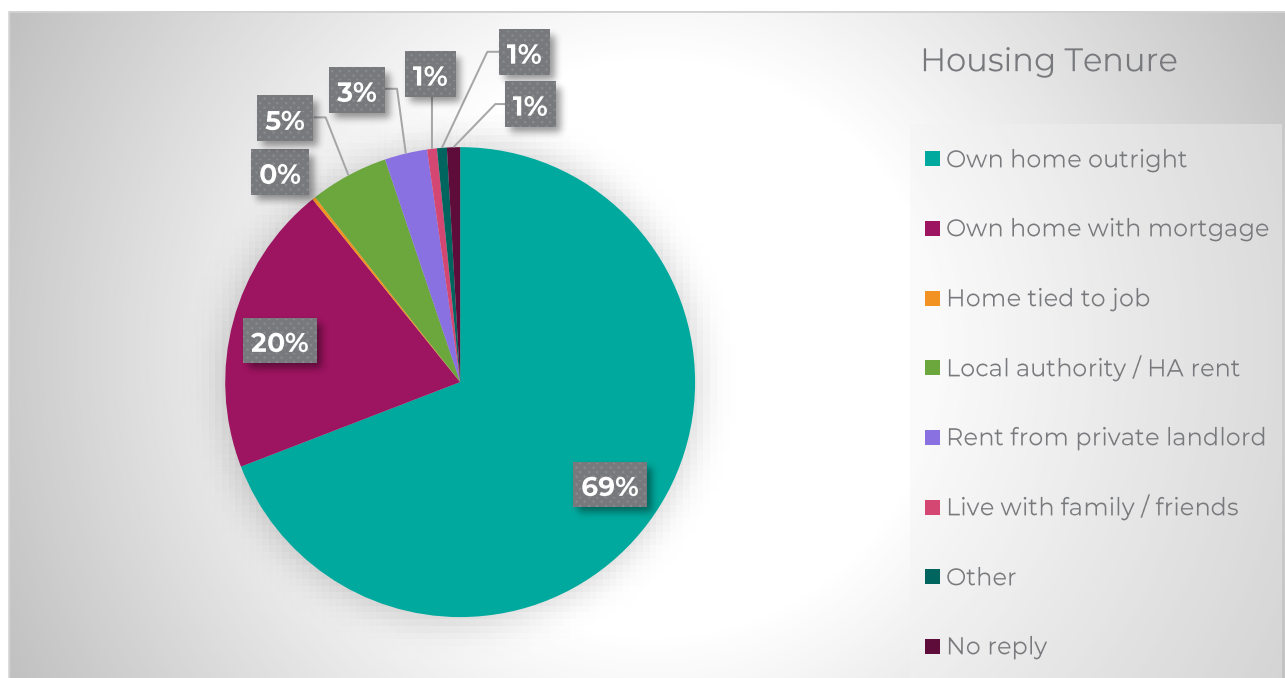


6.5 No respondents indicated that there are eight or more people living in their home so that option has not been included in the above chart.

### Question A8



### Question A9



6.6 No respondents live in a low cost / shared ownership home so this option has not been included in the chart.

### Question A10

Has anyone from your family moved away from Minchinhampton in the last 5 years due to difficulty finding a home they could afford locally?		
Yes	No	No reply
26	411	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
281	40	106	17

### Question A12

6.7 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 444 possible respondents, 199 replied to this question. Percentages below are out of 199. Some respondents suggested more than one potential site so answers have been split or included in more than one section, therefore the percentages will not sum to 100.

6.8 The table below shows the most common areas suggested along with the numbers of responses against development and general comments. A schedule of all comments is listed in Appendix A.

	Number of comments	% of respondents
Cirencester Road area	38	19.1
Brownfield or infill site	30	15.1
Tetbury Street / Tobacconist Road area	18	9
Dr Brown's Road area	16	8
Facilities, infrastructure and amenities	13	6.5
Glebe Farm / Glebe Road / Summersfield Road area	11	5.5
Box / Box Crescent / Common Road area	10	5
Aston Down	9	4.5
Brimscombe area	8	4
Other areas in parish	20	10.1
Areas to exclude	3	1.5
Nowhere suitable / not wanted	8	4
Refer to Minchinhampton NDP / Stroud Local Plan	5	2.5
Outside parish	5	2.5
Other comments	12	6
Don't know	31	15.6

### Question A13

6.9 The question invites comments on the issue of affordable housing in the parish. Of the 444 possible respondents, 143 replied to this question. The summary of responses by subject area is provided below – some comments have been split across multiple subject areas. A schedule of all comments is listed in Appendix B.

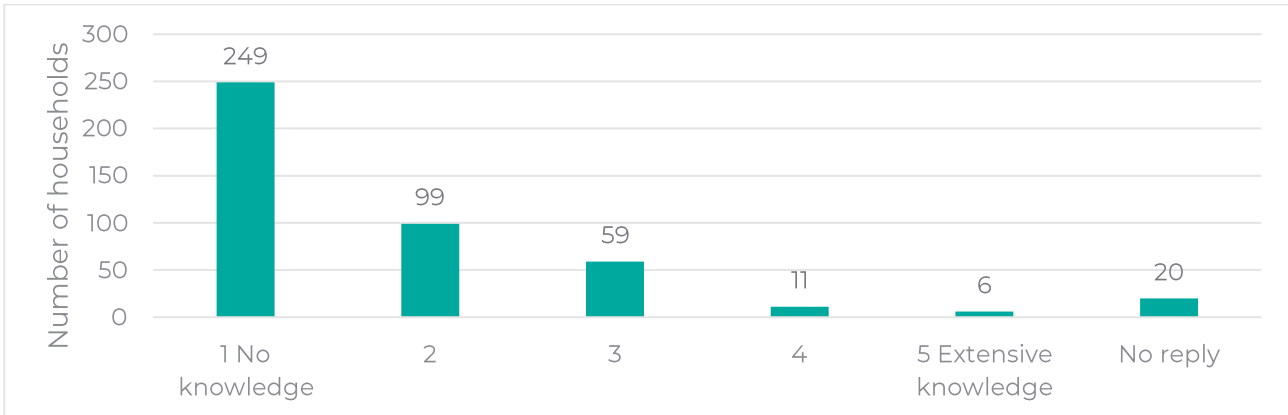
Subject area	Number of comments
Supportive of affordable housing	27
Affordability	22
For locals, young people & families	22
Infrastructure, jobs, traffic and parking concerns	15
Infill / settlement boundary only; not greenfield or AONB	9
Sustainability & the environment	6
Not in favour of further development	5
Rental or social housing	5
Second homes	5
Community diversity	3
Recent developments	3

Other	21
No comments	2

## Community-Led Housing questions

### Question A14

6.10 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
15	412	17

### Question A16

Would you be interested in being involved in a Community-led Housing project?		
Yes	No	No reply
35	383	26

6.11 Those who ticked 'Yes' were invited to provide their contact details if they would like GRCC to get in touch about Community-led Housing.

### Question A17

Do you think this approach to housing would benefit your community?		
Yes	No	No reply
314	55	75

## Part B – Housing Needs

### What is affordable housing?

6.12 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.

6.13 77 households completed *Part B: Housing Needs* of the survey questionnaire and self-identified themselves in need of alternative housing. Of these, 21 indicated they would need to move within one year; 18 in one to two years; and 29 in three to five years from the date of the survey (November 2021). 8 households did not indicate when they needed to move.

6.14 19 of those who responded to the survey have not been included in the tables below; 9 because they did not provide clear enough information to assess, and 10 because they want to move away from Stroud District.

6.15 According to information provided on their completed questionnaires **13** households require affordable rented housing. **6** households seek to buy their own homes and may be able to afford affordable home ownership.

6.16 Information about the households 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 Minchinhampton	Current tenure	Reason for moving	Where would you prefer to move?
Single, 70+	1 bedroom, sheltered / supported accommodation	Live in parish	Local authority / housing association	Need larger home	Within Stroud district
Couple, 55-70	2 bedroom house, bungalow, ground floor flat	Live in parish	Home tied to job	Other – retirement	Within parish
Family: 2x 31-54, 1x 19-30, 4x 0-18	4 or more bedroom house	Live in parish; used to live in parish, has close relative in parish	Local authority / housing association		Within parish
Single, 55-70	1 bedroom bungalow	Close relative in parish	Private rent	Need to be closer to carer / dependent	Within parish
Couple, 70+	2 bedroom house, bungalow, ground floor flat, sheltered / supported accommodation	Live in parish		Need to set up independent home	Within Stroud district
Single	1 bedroom bungalow, ground floor flat, sheltered / supported accommodation	Live in parish	Private rent	Landlord may sell due to age	Within Stroud district
	1 bedroom ground floor or above ground floor flat, sheltered / supported accommodation	Live in parish	Live with friends / family	Need to set up independent home	Within parish
Single, 70+	2 bedroom bungalow, sheltered / supported accommodation	Used to live in parish	Local authority / housing association	To be closer to family and shops	Within parish
Single	1 bedroom house, bungalow, ground floor or above ground floor flat	Live in parish	Live with friends / family	Need to set up independent home	Within Stroud district
Single	1 bedroom bungalow, ground floor flat, sheltered / supported accommodation	Live in parish	Private rent	Need warmer home	Within Stroud district

Family: 31-54; 19-30; 3x 0-18	3 bedroom house	Live in parish	Local authority / housing association	Need larger home	Within Stroud district
Family: 31-54, 19-30, 3x 0-18	3 bedroom house	Live in parish	Local authority / housing association	Need larger home	Within parish
Single	1 bedroom, dwelling unspecified	Live in parish	Live with friends / family	Need to set up independent home	Within Stroud district

6.17 **4** of these households have indicated they are not on Stroud District Council's housing register for rented housing (known as Homeseeker Plus) and **1** did not answer.

6.18 Details of households seeking affordable 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 Minchinhampton	Current tenure	Reason for moving	Where would you prefer to move?
Single, 55-70	2 bedroom house, bungalow	Live in parish; work in parish	Private rent	Better security of tenure	Within Stroud district
	1 bedroom house, bungalow, ground floor or above ground floor flat	Live in parish	Live with friends / family	Need to set up independent home	
	2 bedroom house, ground floor or above ground floor flat	Live in parish	Live with friends / family	Need to set up independent home	No preference
	2 bedroom house	Live in parish, work in parish	Private rent	Better security of tenure	Within parish
Couple, 55-70	2 bedroom house or bungalow	Live in parish	Private rent	Need to set up independent home	Within Stroud district
Family, 2x 31-54, 3x 0-18	4+ bedroom house	Live in parish	Own with mortgage	Need larger home	No preference

6.19 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 Minchinhampton	Current tenure	Reason for moving	Where would you prefer to move?
Couple, 70+	2 bedroom house or bungalow	Live in parish	Own home outright	Need smaller home	Within Stroud district

Couple, 70+	3 bedroom house, sheltered / supported accommodation, care / residential home	Live in parish	Own home outright	Need smaller home	Within Stroud district
	2 bedroom bungalow	Live in parish	Own home outright	To be nearer shops	Within Stroud district
Single	1 bedroom sheltered / supported accommodation	Live in parish	Own home outright	Need to be closer to carer / dependent	Within parish
Couple	2 bedroom bungalow, ground floor flat	Live in parish	Own home outright	Need home without steps / stairs	Within parish
Couple, 70+	Care home / residential home	Live in parish	Own home outright	Need to be closer to carer / dependent	
Couple, 70+	3 bedroom house	Live in parish	Own home outright		No preference
Couple, 70+	2 bedroom bungalow	Live in parish	Own home outright	Need smaller home	Within parish
	2 bedroom bungalow	Live in parish	Own home outright		Within parish
	House	Live in parish	Own home outright	Need larger home	Within parish
	1 bedroom ground floor flat	Live in parish	Live with friends / family		Within parish
Couple	2 bedroom bungalow	Live in parish	Own home outright	Need smaller home	No preference
Single, 55-70	2 bedroom house	Live in parish	Private rent	Better security of tenure	No preference
Couple, 70+	2 bedroom sheltered / supported accommodation	Live in parish	Own home outright	Need smaller home	Within Stroud district
Parent 70+ & adult child 31-54	3 bedroom bungalow		Own home outright	Need physically adapted home	Within Stroud district
Couple, 70+	2 bedroom house, bungalow, care / residential home	Live in parish	Own home outright	Need smaller home	Within parish
	2 bedroom house	Live in parish	Own home outright	Need smaller home	Within parish
Family, 2x 31-54, 2x 0-18	4+ bedroom house	Live in parish, work in parish	Own with mortgage	Need larger home	Within parish
Couple, 55-70	3 bedroom house	Live in parish	Own home outright	Need larger home, need larger garden	Within parish



Couple, 55-70	2 bedroom bungalow	Live in parish	Own home outright	Need smaller home	Within parish
Single, 70+	2 bedroom house, bungalow, ground floor or above ground floor flat	Live in parish	Own home outright	Need smaller home	Within Stroud district
Couple, 55-70	3 bedroom house, bungalow	Live in parish	Own home outright	Need smaller home	Within Stroud district
	2 bedroom house	Live in parish	Private rent	End of tenancy agreement	Within parish
	2 bedroom bungalow, ground floor flat, care / residential home	Live in parish	Own home outright	Need smaller home, need physically adapted home, need to be closer to carer / dependent	Within parish
Couple, 1x55-70, 1x 70+	2 bedroom bungalow	Live in parish	Own home outright	To be nearer family	No preference
Couple, 55-70	2 bedroom	Live in parish	Own home outright		No preference
Single, 70+	2 bedroom house	Live in parish	Own home outright	To be nearer town	Within Stroud district
Single, 31-54	2 bedroom house	Live in parish	Private rent	To purchase home	Within Stroud district
Couple, 70+	2 bedroom house, bungalow	Live in parish	Own home outright	Need smaller home	Within Stroud district
Single, 70+	1 bedroom care / residential home	Live in parish	Own home outright	Need physically adapted home	Within Stroud district
Family. 2x 31-54, 2x 0-18	3 bedroom house / bungalow	Live in parish	Own with mortgage	Need smaller home	No preference
Couple, 31-54	3 bedroom house	Live in parish	Own with mortgage	Need more outside space	Within Stroud district
Family, 2x 55-70, 1x 19-30, 1x 0-18	3 bedroom house, bungalow	Live in parish	Own with mortgage	Need larger home	Within Stroud district
Couple, 70+	2 bedroom bungalow	Live in parish	Own home outright	Need physically adapted home	Within parish
Family, 1x 55-70, 1x 35-54, 2x 0-18	3 bedroom house	Live in parish	Own with mortgage	Need larger home	Within parish
	2 bedroom house	Live in parish	Live with friends / family	Need to set up independent home	Within parish
Couple, 70+	2 bedroom bungalow	Live in parish	Own home outright	Need smaller home	Within parish

Single, 70+	2 bedroom house, bungalow, sheltered / supported accommodation, care / residential home	Live in parish	Own home outright	Need to be closer to carer / dependent	No preference
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## 7. Affordability

7.1 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.

7.2 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.

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

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

### Home ownership

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

7.6 Using information gained from HM Land Registry, it is possible to obtain the average prices of properties sold in Minchinhampton in the two years prior to November 2021. These are shown in the following table.

Average prices of residential properties in Minchinhampton sold in the two years prior to 30 November 2021 (according to HM Land Registry)

Property type	Average Price (£)	Number of Sales
Detached	663,973	74
Semi-detached	495,296	27
Terraced	413,179	39
Flat	260,875	8
Other	535,100	5
<b>All</b>	<b>544,990</b>	<b>153</b>

7.7 The number of house sales are for new and existing properties where the sales details registered with HM Land Registry are in Minchinhampton parish.

- There are sometimes delays in registrations of sales and this may result in under-counting of property sales

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

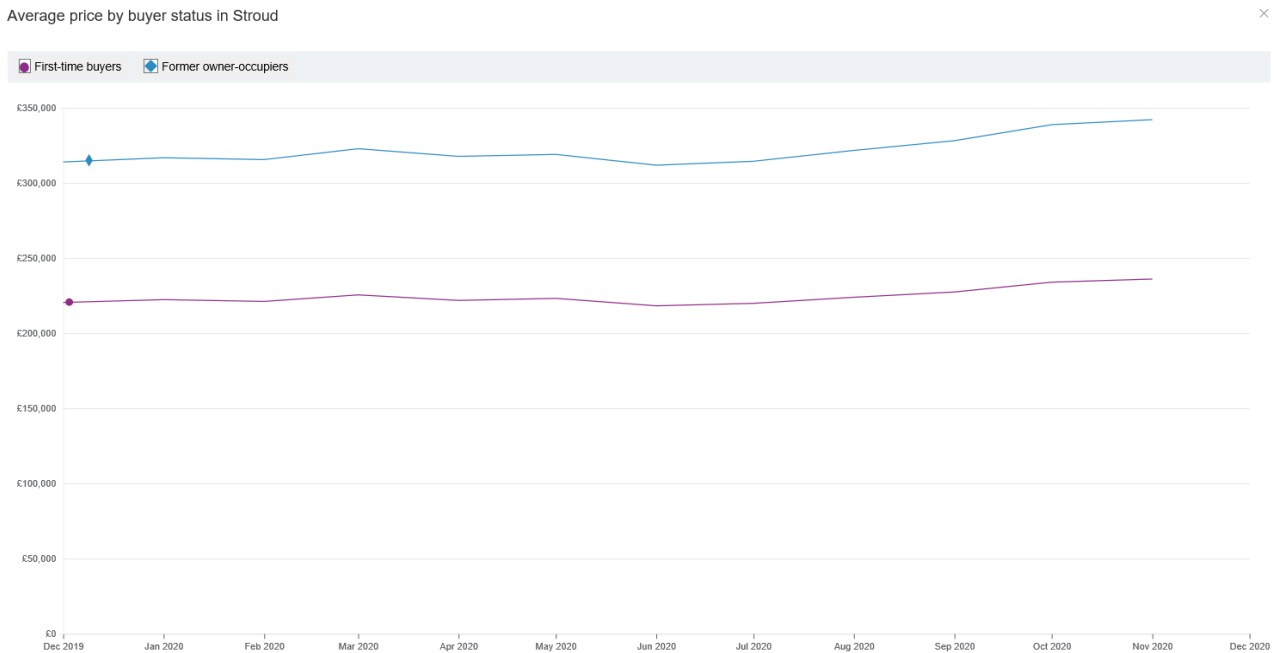
7.9 The average price of properties sold does not necessarily reflect the average value of all properties in the parish. In a small geographical area such as Minchinhampton the numbers of sales can be small and consequently the average house prices can be skewed by properties of a very high or low value. According to HM Land Registry the highest priced

dwelling sold in the two years to the end of November 2021 was £1,500,000 and the lowest priced dwelling was £100,000.

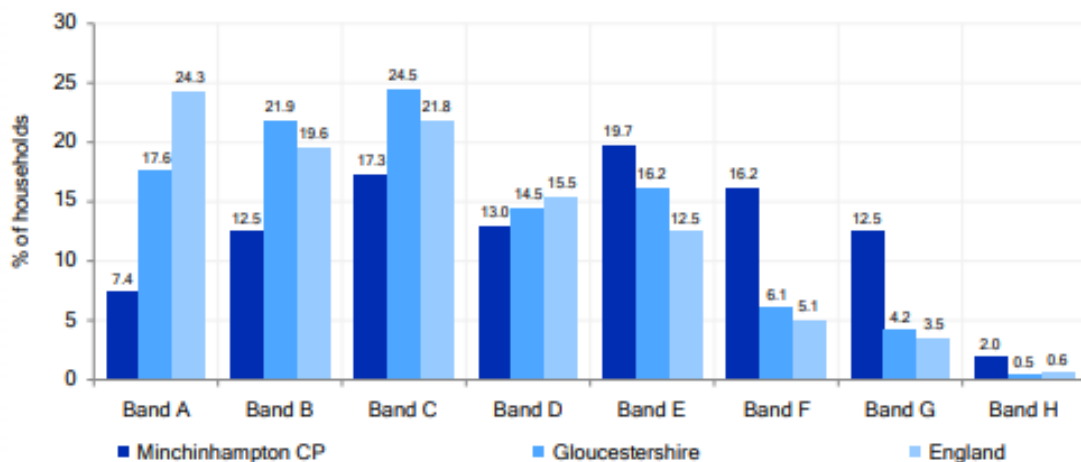
7.10 HM Land Registry tells us that the average price of new build residential properties in the Stroud District was £391,358 in 2020, and for existing residential properties was £285,009.

7.11 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)



7.12 The distribution of dwellings by Council Tax Band for Minchinhampton parish, Gloucestershire, and England is shown in the chart above. Minchinhampton has a lower proportion of Band A, B, C and D properties than in both Gloucestershire and England. However, the proportion of dwellings in Bands E to H is notably higher than for both Gloucestershire and England.

## Example Calculation for a Mortgage

7.13 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.

7.14 To afford the average priced dwelling (£544,990) sold during the two years to end November 2021 in Minchinhampton a household would require a mortgage of £517,740, assuming they have a 5% deposit of £27,250. Based on an interest rate of 4% and repayment over a period of 25 years, the monthly repayments would be £2,733. A larger deposit would reduce the size of the mortgage and hence a lower annual income could support the mortgage.

### *Median gross annual earnings for residents in local authority areas*

Area	Full-time employees £	Part-time employees £	All employees (full-time & part-time) £
Cheltenham	33,670	10,010	26,172
Cotswold	29,895	11,149	26,338
Forest of Dean	28,434	9,126	20,613
Gloucester	26,078	8,975	21,866
<b>Stroud</b>	<b>29,110</b>	<b>9,849</b>	<b>22,818</b>
Tewkesbury	31,034	11,216	25,069
Gloucestershire	29,848	9,968	23,806
South West	29,037	10,218	22,922
England	30,670	10,468	25,095

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

- The median gross annual earnings of residents in full-time employment in the Stroud District was £29,110 in 2020. This is lower than the corresponding Gloucestershire figure (£29,848) and figure for England (£30,670), but marginally higher than the figure for the South West region (£29,037).
- Based on the average price (£544,990) of homes sold in Minchinhampton parish in the two years to end November 2021, a person in receipt of a median Stroud District full-time income (£29,110) would **be unable to purchase an average priced property without a considerable deposit of around £428,550.**
- Many potential first time buyers struggle to meet the costs of buying their own home.

## Private rented

7.15 Information gained from [www.rightmove.co.uk](http://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 Minchinhampton in February 2022:

Property	Rent (pcm)
2 bedroom flat, Stroud	725
2 bedroom flat, Nailsworth	740
1 bedroom terrace, Nailsworth	750
2 bedroom flat, Stroud	750
2 bedroom flat, Tetbury	800
1 bedroom end terrace, Minchinhampton	825
3 bedroom maisonette, Brimscombe	835
2 bedroom flat, Nailsworth	895
2 bedroom flat, Nailsworth	915
2 bedroom terrace, Horsley	950
3 bedroom bungalow, Stroud	1,100
3 bedroom detached, Cainscross	1,200
3 bedroom terrace, Woodchester	1,400
4 bedroom detached, Tetbury	2,000
4 bedroom detached, Tetbury	3,500
5 bedroom detached, Middle Lypiatt	5,200

7.16 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:

Property	Rent (pcm)	Gross annual income
2 bedroom flat, Stroud	725	24,857
2 bedroom flat, Nailsworth	740	25,371
1 bedroom terrace, Nailsworth	750	25,714
2 bedroom flat, Stroud	750	25,714
2 bedroom flat, Tetbury	800	27,429

1 bedroom end terrace, Minchinhampton	825	28,286
3 bedroom maisonette, Brimscombe	835	28,629
2 bedroom flat, Nailsworth	895	30,686
2 bedroom flat, Nailsworth	915	31,371
2 bedroom terrace, Horsley	950	32,571
3 bedroom bungalow, Stroud	1,100	37,714
3 bedroom detached, Cainscross	1,200	41,143
3 bedroom terrace, Woodchester	1,400	48,000
4 bedroom detached, Tetbury	2,000	68,571
4 bedroom detached, Tetbury	3,500	120,000
5 bedroom detached, Middle Lypiatt	5,200	178,286

Of course, the rent does not include running costs, e.g. council tax, fuel bills, etc.

7.17 The median gross income of all employees in the Stroud District (both full-time and part-time employees) was £22,818 in 2020. Someone in receipt of the median gross income in the Stroud District would not be able to afford to rent any of the properties available in a 3-mile radius of Minchinhampton.

## Existing Affordable Housing Stock

Existing affordable housing stock for rent from registered providers or Stroud District Council in Minchinhampton at March 2022:

Type of dwelling	Numbers
Bedsit	13
Bedsit bungalow	16
1 bed bungalow	39
2 bed bungalow	47
1 bed flat	33
1 bed house	6
2 bed flat	28
2 bed house	58
3 bed house	79
4 bed house	11
<b>Total</b>	<b>95</b>

7.18 In total, there are **330** affordable or social rent dwellings in Minchinhampton parish. Please note, some of these are Independent Living units for those aged 55+ only.

7.19 There have been **40** re-lets of affordable or social rent housing in Minchinhampton between 1 March 2020 and 20 March 2022:

- 7 x bedsit bungalow
- 3 x 1 bed bungalow
- 10 x 1 bed flat
- 1 x 1 bed house
- 8 x 2 bed house
- 8 x 2 bed bungalow
- 3 x 3 bed house

These are the latest figures available from Stroud District Council.



## 8. Additional Notes

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8.1 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).

8.2 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.

8.3 Future housing development in Minchinhampton parish should take account of future anticipated housing need as well as the number of households in immediate need.

8.4 In the current housing market some potential purchasers, 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. In February 2022 the base rate stood at 0.5%. 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.

## 9. Conclusion

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9.1 Assessment of the information provided has confirmed that:

- 13 households require affordable rented housing,
- 6 household may be able to afford affordable home ownership
- 38 households may be able to afford market housing

9.2 The median gross income of full and part-time employees in Stroud District in 2020 was £22,818. Given that local authorities, housing associations and housing organisations suggest that housing costs should not exceed 35% of a household's gross income, no individual on the median gross income would be able to afford to rent any of the 16 rental properties identified in a 3-mile radius of Minchinhampton in February 2022.

9.3 In addition to local households in need, consideration should be given to turnover of the existing affordable and social housing stock in the parish when determining the number, type and tenure of additional affordable dwellings required to meet the parish's need. Also, consideration may be given to forecasted changes in the demographics and the impact of Government policies, e.g. housing benefit regulations. It should be noted that some existing affordable housing may be allocated to persons in greatest housing need throughout the District rather than priority awarded to local people.

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

9.5 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](#). Where a respondent suggested more than one site the response has been either split or duplicated under the appropriate headings.

<b>Cirencester Road area</b>
Including The Tynings, The Knapp, Vospers Field, Besbury Park
Field on Cirencester Road diagonally across from Cirencester Road / Butt Street intersection
Instead of a new GP surgery, use that field for affordable housing. Affordable housing should be eco-friendly and well built
The Tyning's – already in process for planning application!
Along Cirencester Road (towards Aston Down).
Beyond Butt Street over the Cirencester Road, off the route and / walkway to Besbury Common
Parish council owned field (AKA 'Vospers Field') to north of Cirencester Road.
Cirencester Rd – east of Besbury Park
Cirencester Road
Along Cirencester Road – next to Besbury Park
Besbury?
Cirencester Road on East side of Minchinhampton
Cirencester Road / Old Common area
Cirencester Road – loads of unused fields
Along Cirencester Road, near to proposed doctors surgery or at the back of Vospers Close
Johnny Vospers field
Any flat ground along the Cirencester Road
Vosper's Field or across road from there
Cirencester Road
Vosper Field
Close to proposed new medical centre (Cirencester Rd, Minchinhampton)
Hopefully within the village itself but there is land near to incorporate this (road to Cirencester)
Vospers
Along the Cirencester Road towards the Ragged Cot
Cirencester Road
Cirencester Road – fields opposite surgery site
Cirencester Road

Cirencester Road
Broadlands on Cirencester Road appears to have been uninhabited for several years and could support several properties or a new GP surgery
Field on left hand side of Cirencester Road just at top of Butt Street
The Knapp and the Tynings – where homes already exist
Knapp Lane, Old Common, Tetbury Road
Cirencester Road
Cirencester Road
Cirencester Road
I do not have enough local knowledge to know where land is available, but wonder if there is any close to the site for the new proposed surgery
Perhaps adjacent to the new site for Minchinhampton surgery
Near the new doctors surgery planned for the Cirencester Road development (care home & shops to follow)
Cirencester Road east side of Minchinhampton
<b>Brownfield or infill site</b>
Brownfield site if it exists??
Or the infill between campsite and Summerfield Rd Estate
Any of the many brownfield sites in the Stroud area
Brownfield site closer to Stroud where there's better public transport.
Exactly the problem. I believe that SENSIBLE redevelopment of one or two existing properties can provide a solution WITHOUT sacrificing green fields
Minchinhampton has its quota of affordable housing. More development should be limited to brownfield sites only.
There are no ideal sites which is why I have selected 'maybe'. My preference would be for all nearby brownfield sites to be developed first and to restrict second home ownership in the town.
There are many 'infill' sites available
Brownfield sites filling in
Redevelop existing site and NOT on greenfields. Old youth club opposite allotment would be a possible site
Behind Horsfall House or brownfield sites within the boundary
Various brownfield sites in Toadsmoor Lane and Brimscombe Valley. Not aware of any significant or suitable sites in Minchinhampton – an AONB
Preferably a 'brownfield' site if available or poor quality open site unfit for agricultural use

Brownfields
Brownfield redevelopment of existing houses or workshops
Any brownfield sites (if they exist). I would consider it important not to encroach on greenfield sites outside the town boundary
Lammas Court – lots of space here and it would be infill
Any brownfield site, certainly not on greenfield sites outside the settlement boundary. Brimscombe or other Mills, perhaps Aston Down
I say no because there are no brownfield sites available in Minch. And I think new housing should only be on brownfield sites.
Brown field sites but with food access facilities
Yes if on brown site, not agricultural land
The derelict site. Former carpet factory at Thrupp. It is a disgrace for the area
Preferably small infill sites within the existing settlement boundaries
I do not have this information currently. However I am 100% against the use of any green belt land. There are lots of small brown site areas available
Disused buildings along canal side at Brimscombe in a couple of places
Not really familiar with the geography around here. But would favour any infill areas between existing housing developments, or alongside Cotswold canal maybe?
No idea. National Trust own most of the land – some infilling / back gardens would work
On unused land / brownfield within town
Brown sites only
On a brown field site
<b>Tetbury Street / Tobacconist Road area</b>
Including Lemon Field, youth club, campsite, allotments, Chapel Lane
Tobacconist camp site or site on opposite side of Tetbury. Or the infill between campsite and Summerfield Rd Estate.
Behind Tobacconist Farm
The Lemon Field, Youth Club, Allotments
The Old Builders Yard, Tetbury Street, Minch. The Lemon Field. Tobacconist Farmland as part of bigger development
Tobacconist Farm
Tobacconist Farm, Lemon Field, or possibly were recreation site is – perhaps use of paddock behind and renewed / upgrade of play equipment etc.
Old youth club opposite allotment would be a possible site
Tobacconist Farm?

Lemon Field
Move allotment area to perimeter of Minchinhampton if possible
The allotments. Move the allotments to the Lemon Field or Aston Down
Down near allotments
Tobacconist Farm
Chapel Farm, Chapel Lane GL6 9DL
Allotments / 'Hub' / Glos CC 'youth club' Hall another option to build on
Tobacconist Farm
Lemon Field
Tobacconist Farm
<b>Dr Brown's Road area</b>
Including Cambridge Way, current GP surgery / library / former care home, Horsfall House
GP surgery site or unused part of Cambridge Way home
1. Present surgery site if current is relocated. 2. County owned bungalow east end of Cambridge Way. 3. Retain library if 1 & 2 allow for optimisation of combined space
The current surgery or library once the new surgery is built
On site of Drs surgery if they get planning permission to move; empty building at the end of Cambridge Way
Parish council owned field (AKA 'Vospers Field') to north of Cirencester Rd. Flats within the GCC owned property at school end of Cambridge Way – take opportunity to sort out road. From rationalisation of unplanned expansion of the Glebe. Second option may be better used to redesign the area to enable expansion of the surgery
At rear of Horsfall House
The field behind Horsfall House
Fields behind Horsfall House
Behind Horsfall House or brownfield sites within the boundary
Existing surgery & library when they are moved
Dr Brown's Rd area. Former care home site near surgery
Between the library and Cecily Court
The old doctor's surgery? The sheltered housing now closed by library?
Behind Minchinhampton library is a building which used to be for disabled people. Been empty for years, a small plot but could be used
When the new doctor's surgery in Bell Lane moves to its new site, a small number of affordable homes could be built on the original site
Next to Cecily Court where surgery is now

<b>Box / Box Crescent / Common Road area</b>
Near Box Crescent?
2 vacant plots on Box Crescent
Fields at Box Green
The field by Box Crescent – to the south or from Common Road between Box Crescent & Hampton Green – no one uses playground
Hampton Green
In the fields between east end of Box Village and Box Crescent
Don't know. Perhaps along Box Lane near play park? Something close enough to centre - walking distance to school
Box Lane
Field east of Beaudesert playing field. Common Rd west of Box Crescent
Off Windmill Rd & Common Rd
<b>Glebe Farm / Glebe Road / Summersfield Road area</b>
Or the infill between campsite and Summerfield Road estate
From rationalisation of unplanned expansion of the Glebe
Glebe Farm
Glebe Farm site?
Area used as parking between Butt Street and Glebe Road
If the local plan goes forward then the Glebe Farm development (proposed plot A502) east of Minchinhampton would be good to develop on the model outlined below rather than hand over to one of the large property developers
Glebe Farm
Land behind Eastfield Road, Minchinhampton
A number of sites recently would have been ideal – off Butt St. and in The Glebe – but these have been allowed for full open market value development unfortunately
George Pearce House, Trinity Drive, The Glebe, Minchinhampton is now in need of modernising. I suggest that it is taken down and the large area is used for affordable housing
Glebe Farm, as per local planning proposal
<b>Aston Down</b>
Aston Down Airfield – a new village with amenities and work. NOT ON AGRICULTURAL LAND
Aston Down (brown site)
Any brownfield site, certainly not on greenfield sites outside the settlement boundary, Brimscombe or other Mills, perhaps Aston Down
Aston Down

Aston Down
Aston Down
Aston Down
Aston Down Business Park (Leda Properties)
Aston Down
<b>Facilities, infrastructure and amenities</b>
Brownfield site closer to Stroud where there's better public transport. Minchinhampton parish is totally unsuitable as there are no facilities and everyone depends on car travel for work and leisure
None – Minchinhampton infrastructure is not able to make any further development
Close to existing property
The problem with Minchinhampton is poor vehicle access and narrow roads
Any development has to take account of what the local infrastructure can cope with. Minch is already showing signs of cracking, parking in the town centre is terrible, bus services only every two hours
Location where road access is suitable
Something close enough to centre – walking distance to school
Somewhere with good access roads which won't impact on existing local housing
Close enough to local amenities without overloading local services or causing traffic / safety issues and with agreement of those close to any proposed site
Fringe of Minchinhampton whilst allowing access by foot to key amenities
Site where access, parking and amenities are easily supplied
Very difficult as the roads and infrastructure are at breaking point already
Minchinhampton does not have the infrastructure, nor the built environment to accommodate more traffic. Cars regularly and illegally mount pavements to get through. It is not well served for facilities or services so people have to travel by car and there is very little employment in the town or parish which all makes it an unsustainable location in which to build
<b>Brimscombe area</b>
Wimberley Mill
Possibly Brimscombe (in the valley)
Various brownfield sites in Toadsmoor Lane and Brimscombe Valley
Any brownfield site, certainly not n greenfield sites outside the settlement boundary. Brimscombe or other Mills perhaps
Brimscombe Port redevelopment
Brimscombe Port



Disused buildings along canalside at Brimscombe in a couple of places
Brimscombe – anywhere in the valley bottom. The parish is large, the village is not
<b>Other areas in parish</b>
Edge of Minch towards Avening. There is already housing beyond
On road going towards Tetbury where other new houses have been built
Hampton Fields
There are fields on the outskirts which could take 15 houses
As the west side of Minchinhampton is common land, it would have to be on the east side (or possibly Stroud Valley)
Possibly the northern side of Minchinhampton (narrow lanes preclude large developments)
South / south east of town <u>but</u> ensure accessibility to roads without going through town centre as streets are very narrow
Between Beeches Park and Hampton Fields
There is a plot “for sale” next to the ‘Black Horse’ pub in Amberley
The park, Minchinhampton
Lammas Court – lots of space here and it would be infill
Plenty of fields around here that could be built on
Down Well Mill. Tetbury Road
Burleugh Lane, past hospice on the left
On the outskirts of the parish
Would need to be on outskirts of Minchinhampton as no sites within current town limits
Boundaries of Minchinhampton main settlement area. Especially on Cirencester side
Southern edge of town
Hyde
Longfords Mill is a managed site
<b>Areas to exclude</b>
Not on National Trust land but in Stroud or Nailsworth or on edge
<u>Not</u> on The Lemon
NOT ON AGRICULTURAL LAND
<b>Nowhere suitable / not wanted</b>
Minchinhampton parish is totally unsuitable as there are no facilities and everyone depends on car travel for work and leisure
None – Minchihampton infrastructure is not able to take any further development
Do not want any more homes built in Minchinhampton

Minchinhampton is oversubscribed now!
Within the boundary there isn't anywhere. Maybe the local royals give some land up?
None – Minchinhampton roads are far too congested already and a shortage of parking makes the situation even worse
I say no because there are no brownfield sites available in Minch. And I think new housing should only be on brownfield sites
NO SITES UNDEVELOPED
<b>Refer to NDP / Stroud Local Plan</b>
Existing sites identified in Minchinhampton Neighbourhood Plan
Look at Minchinhampton Development Plan on website!
NB! Please refer to Minchinhampton neighbourhood development plan to ensure compliance
If the local plan goes forward then the Glebe Farm development (proposed plot A502) east of Minchinhampton would be good to develop on the model outlined below rather than hand over to one of the large property developers
SDC local plan should show site all site which can be developed and also sites which should not be developed (including no permitted development & adjoining area)
<b>Outside parish</b>
East of A46 between N+S Woodchester
Brownfield site closer to Stroud where there's better public transport
Not on National Trust land but in Stroud or Nailsworth or on edge
Any of the many brownfield sites in the Stroud area
The derelict site. Former carpet factory at Thrupp. It is a disgrace for the area
<b>Other comments</b>
In a place that doesn't upset neighbours
Any plot in Minchinhampton should be affordable. We do <u>not</u> need any more expensive 4+5 bedroomed properties – we need 2+3 bedroom properties
That depends on what is available
Near existing social housing – no space in central area
For the elderly and young. Not sure where!!
A suitable site which does not impact on or affect neighbours. Single storey preferable
It is difficult to find developments around Minchinhampton as it is within an area of AONB
I am not sure – would need to research restrictions in Commons, woodlands
Not aware of any significant or suitable site in Minchinhampton – an AONB

Somewhere where there is room for gardens or allotments as increasingly people want to grow their own food; + safe places for children to play outside – not just ‘playgrounds’ but paths, trees, green spaces – areas to socialise easily

Away from existing residents so as not to destroy their view and peace & quiet. These folks have paid a lot of money to enjoy their retirement in peace – please respect this!

I prefer a few houses not a huge development. Near green fields at edge of existing fields not using all the fields. How about renovating old houses / barns and properties because its using is FAR more environmentally friendly

**Don't know**

No idea

Don't know of any site

No idea

Not here long enough to judge

Can't think of any empty land in the parish

Don't know

None known in the area

Don't know

Not know enough to comment

No idea I'm afraid

Not in a position to comment

Don't know

Don't know, sorry I'm new to the area

No idea

Too new to the area – don't know

Do not know

Not aware of anything suitable

Don't know

Don't know

This is new to me

Difficult: Amberley doesn't have much free space to accommodate new build

Unknown

Not a clue

No idea!

Don't know

Not enough knowledge of the area
Not been here long enough to know
Don't know the area well enough
No specific idea
I have no idea of availability of land
I am not familiar with the area so can't comment

## 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.

<b>Supportive of affordable housing</b>
There is not enough affordable housing in Minchinhampton and any future development should contain a clause which ensures that these houses should only be sold on to local people, as due to the popularity of the location, prices will otherwise go too high and defeat the object
Not enough in the parish. Witness the number of children at Minch School who are brought in from outside the area
I recognise the need for affordable housing
Complete lack. I know personally 12 families including me who are overcrowded living here. Due to lack of affordable homes, we will all be forced to leave!
Make it a priority
There does need to be more
We need more affordable housing so the young families stay in local area
Need more now!
We think there is a need for affordable housing. But employment is very limited in Minchinhampton, so perhaps towards Brimscombe is a more suitable area
Very much needed
Support
Support the need for more affordable housing to broaden the range of people e.g. more young people
In full support of affordable housing
I am strongly in favour of more affordable housing being readily available in the Minchinhampton area
Affordable housing is necessary to keep a town active and viable
The need for affordable housing nationwide is greater than any objections that may be made. Those of us with housing have to accept it. Also, the issues of houses sitting empty should be addressed
Think it's essential
There is a desperate need for affordable housing in the Cotswolds, and variety in housing leads to variety in community which is a good thing
Not enough!

I strongly believe in affordable housing BUT only if the town can accommodate!!!!
We need more, somebody's view is not more important than someone being able to afford a house where they grew up
There is insufficient affordable housing in this area
Think it is to be recommended. The new houses are usually far too expensive for young people, we need them here.
Essential
It is badly needed
Essential to have some affordable housing
I believe every community / parish <u>must</u> provide affordable housing. If it does not, it excludes local young people living in the area. This is NOT acceptable
<b>Affordability</b>
Housing should actually be affordable. Previously affordable housing isn't really affordable to most normal people.
The homes should be truly affordable, not using the government's definition
The housing in our parish isn't affordable to normal people in normal jobs
Families are being priced out of Minchinhampton – not just at the lower level (affordable housing) but at all levels. 3 bedroom houses selling for over £500,000? More and more families are being forced to move
Affordable has to mean that. A mix of housing tenures and ownership structures should be available to ensure affordability
Make sure it is affordable
If a development is a mix of affordable and open market, then the developer needs to ensure they are really affordable and not proposes plans based on high margin, e.g. 30%
I am reliably informed that Minchinhampton is providing sufficient affordable homes (both recently built and currently being built) to suffice for the parish's needs. Therefore suitable land has, to date, been allocated for new housing. The real problem is how 'affordable' is exactly calculated. My daughter (who lives nearby but outside the SDC authority) seriously considers that any property selling for above £150k-£200k is in any practical sense unaffordable for many people, even those who work. It is essential that the District and Parish Councils reject the proposals of developers to build unnecessary properties retailing for £500k upwards in this area. Minchinhampton is awash with expensive houses and there is no need for any more. Developers (as I personally know) have no interest at all in this AONB except as a commercial asset. Their attention has to be refocused on the genuine needs of less well-off locals have have just as much right to enjoy this ravishing landscape.
I deplore the building of luxury dwellings for people moving to Minchinhampton from London, the SE, when local people need affordable housing

There seems to be very little affordable housing. We would have been unable to buy without help from parents
Most of the houses built are not really affordable
Need to move away from old fashioned working and redefine affordable against local market conditions. Please note the condition of the Minchinhampton neighbourhood development plan – ensure compliance. Encourage self-build on low cost land
House prices have gone up dramatically and I think there is a need for smaller homes 1-3 bed max.
Because Minchinhampton house prices are generally quite expensive any new built developments of houses always seem to be on the market at premium price. This does not seem to be helpful to young people who would like to remain in Minchinhampton
The town has become totally gentrified making it unaffordable for local people.
It seems clear that there is a lack of affordable housing, and it is worth prioritising. But the trick is to ensure that developers build to a sensible budget and that rules are applied that <u>keep</u> the housing within the intended communities
Current house prices make difficult to move, feel I'm being priced out by people from outside of the area
Many young families aspire to live in Amberley – but price is a barrier
Prices in Minchinhampton have increased significantly recently due to people from out of the area moving here which is preventing those locally from 'upsizing' when needed
It is time to stop using the word 'affordable'. New properties priced at 8 to 10 times the average wage are not affordable to Mr & Mrs Average
Should be properly affordable - 80% of market rate is still expensive!
Our grown up children are still at home due to unaffordable housing both owned and rented
<b>For locals, young people and families</b>
Local born folk ought to have opportunity to reside locally if their workplace is local up to Chelt, Ciren, Glos
I am concerned that affordable housing is, rightly, targeted at local people on low incomes and not seen as a 'way in' to people moving to the Cotswolds
We feel affordable housing should only every be for young owner / occupier local people
There has always been a problem with this. Myself and most of the people I grew up with had to move out of Minchinhampton because of the price of housing. People who are brought up in a village should be helped first rather than people from outside having second homes pushing up prices
It really must be directed to people who have lived in the community for at least 20 years and working locally.

I think local families should be helped to find affordable housing so a variety of age groups live in the area
It would be good if there were affordable houses available for younger people so they didn't need to move out of the area
It is essential that affordable housing is developed for local young people who otherwise will have to leave the village
Affordable / social housing is very difficult to prioritise for 'local' people. It is normally done via a housing association, and their only interest is getting people into those houses. They normally time limit applications from 'locals'! Social / affordable can also be split into pure social or shared equity. The latter is better as it allows people a foot on the property ladder.
More houses for young people & families and another shop possible – and MORE PARKING
Like any rural town, Minchinhampton faces slow decline if people starting out in adult life have to move away
The way Homeseeker Plus works means that affordable housing is allocated to needs across the district rather than within the parish, so the real local need may never be satisfied
We need more, so that young families can afford to live / stay / move here to keep community sustainable, i.e. not just wealthy / older
An illiterate but intelligent local young man lives in his van. He has no money. Most of his family are in the churchyard!! We need to provide places in the area for PTSDs too! <u>NOT</u> just infill for those with an income. <u>Council houses</u> needed too.
Must be ring fenced with option first given to people from Minch then if no uptake offered open to surrounding parishes. Local occupancy clauses <u>must</u> be enforced. Self build should be encouraged!
Children of local residents have to move away to buy homes – has been the case for decades
It is important for young families to be able to move or stay in Minchinhampton
Keep local people local where possible
It must be truly affordable and as a permanent home for local people NOT to be bought as an asset by a rich person to rent or give to their child
Recent affordable housing in the boundaries went mostly to people with no local connection as the 'need' prioritises those without a local connection. I object to this survey being used to drive development unless it is a community led venture for local people and is also sustainable
It's needed to bring in more young families
Support affordable housing for local people but <u>not</u> as part of large commercial build as commitments are never met by builders
<b>Infrastructure, jobs, traffic &amp; parking concerns</b>
Transport network does not need any more cars from new houses. The village cannot support the housing cars at the moment



No point in adding any houses until the town's infrastructure has improved. Roads, surgery, school, access, parking...
Problem is not aware of sites in Minchinhampton boundaries. Access & traffic is a major problem. I think field near Tobacconist Farm has been earmarked but access is through an existing housing development with narrow roads.
Needs to be supported by better bus service. Public transport needs improving. The Common cannot cope with increased traffic flow.
Main concern about further housing is traffic flow through Minchinhampton
Any new housing needs to be supported by an increase in services, e.g. schools, doctors, etc. and not built within the rural village where existing infrastructure is already under pressure, particularly roads
Make sure there's enough parking for new houses. New Dr surgery needs to be built with better Dr that actually care about their patients
There is no space in the roads for the amount of cars going through Minchinhampton. Parking is also a massive issue
Before housing you need better road and infrastructure, i.e. fibre cable, telephone wire, etc.
Affordable housing is a must for young families but the infrastructure needs to be sorted first to accommodate more housing
Residents of Minchinhampton have no access to effective public transport. All households need a private car.
A jobs shortage would mean more car travel to a place of work – none in Minchinhampton. Brown field sites nearer Stroud should be used
<i>As above [NB response to previous question was: Very difficult as the roads and infrastructure are at breaking point already]</i>
Parking is at a premium to access services in the town so would need to be addressed to accommodate more houses. Likewise, the doctors' surgery is too small and needs to move to new site ASAP
Services need increasing accordingly
<b>Infill / settlement boundary only; not greenfield or AONB</b>
Redevelopment of old mills has been most successful. I would oppose greenfield development
Must not be built on green field site
Development should not take place within the AONB
Need to balance housing against environmental & community needs. All the houses built locally are large and are extending the footprint of Minchinhampton. This is unacceptable. Need to infill with affordable housing and not be dissuaded by a handful of rich people complaining
Minchinhampton is suitable for infilling. Not large estates as recently proposal, e.g. Glebe Farm

“Affordable” should not be used as a means by developers to build outside the settlement boundary. Too often numbers of such housing are reduced after planning permission has been granted. Any proposals should be for numbers of houses which are actually required rather than numbers fabricated by planning consultants. They should be for families with proven connections to Minch. You are probably aware that a developer has put forward plans to build 35 “affordable” dwellings on The Knapp, outside the settlement boundary. They would be in addition to seven units already being constructed and those which would have to be built as part of the Brimscombe Port Development. Glebe Farm site would also have to include 24 affordable dwellings if developed.

Please see above [NB comment on previous question read: I say no because there are no brownfield sites available in Minch. And I think new housing should only be on brownfield sites.] There are plenty of brownfield sites available elsewhere which can be used for housing and are not too far away. Please STOP trying to ruin our local community by building on fields and agriculture land.

See above [NB comment on previous question: I do not have this information currently. However I am 100% against the use of any green belt land. There are lots of small brown site areas available]

Also the housing area on the road out of Minchinhampton towards Hampton Green have very large gardens and perhaps some of that space could be utilised. We don't want to use any green field sites.

**Sustainability & the environment**

Let's have it, decent build, design, space and better than current abysmal minimum insulation standards

Whatever happens – houses built must be sustainable, i.e. timber frame, air tight, insulated with air source heat pumps & mechanical ventilation

To include for EV charging and modern environmental heating and insulation etc

Only that it is hugely important, but avoid Cotswold pastiche design in favour of innovative, contemporary and ecological

Also, all units should have renewable energy designed in – solar, ground source, air source, as well as rainwater capture or electrical charge points

Affordable for new home owners but NOT at any environmental cost

**Not in favour of further development**

The village has recently had an affordable housing estate built and therefore does not need any further developments of this nature

Not required

No need. No facilities for them

Minchinhampton is a small community that would lose its sense of being with any further housing developments of any kind and would also ruin its setting

Minchinhampton has planning applications in abundance. The successful ones (e.g. in Butt St) do not appear to cater for affordable housing needs. More development would chose the already half choked roads, children have no places in the school. The council should buy houses and convert them into flats for singles
<b>Rental or social housing</b>
The homes should be for rent, not purchase. It should be a mix of household sizes, family as well as young people
Needs to be social housing
If the council buys existing houses those can be offered to anyone in need of housing with no need for new builds
I think affordable housing should come under local social housing management. It should be a mix of stock appealing to young local family units, singletons, older downsizers, plus self-builders. I believe St Austell has a good example.
A return to council owned homes is urgently required
<b>Second homes</b>
Too many holiday homes & second homes
It's an unfortunate knock-on effect of living close to Stroud & Nailsworth, both noted as best place to live so smaller properties are snapped up as 2 <sup>nd</sup> homes
Local affordable housing should take priority over second / holiday Air BnB properties. Rents should be capped and / or supported to maintain local affordable housing
I believe it's a widespread problem. There seem to be a lot of second homes in the area – maybe they should be taxed in some way
Too many smaller properties are 2 <sup>nd</sup> homes and not lived in all the time, thus reducing cheaper housing stock
<b>Community diversity</b>
Much of the social housing in Minch is in the Glebe – from post war council houses to 21 <sup>st</sup> C developments. This separation of market price + affordable housing is not good for the community. Better integration is needed.
I want to live in an inclusive society which provides a range of housing and welcomes a wide spectrum of the population: age / income / background / outlook
Diversity in the parish is crucial. It is dominated by older richer people
<b>Recent developments</b>
There has been large redevelopment already. It is very important not to lose the essential character of our neighbourhood
It is good that some houses have already been built in Minchinhampton
Houses already built and are being built

Other
GPs are not doing many face-to-face appointments, so do not need a bigger site. Renovate the current building. GPs can afford to live anywhere
My problem with affordable housing is the lack of control as to who is in there. The affordable housing near me, there are continued domestics, there is old toys and rubbish outside and no one is held accountable. Tenants need to be accountable and action taken if they are not. I work hard to afford my house and I should not need to put up with screaming / shouting with no consequences. The minority spoil community housing. There is no control, no check system and little can be done if a family destroy the area. I would be more supportive if there was a robust monitoring system in place with strict repercussions if any of the tenancy conditions are broken. As it is people are given a house and allowed to run riot and nothing is done. In the meantime us hardworking people who look after our houses and respect our neighbours are the ones that suffer. To be honest it is just not good enough!
Must <u>not</u> be driven by inappropriate development
Smaller rather than larger, as specified in A11
Good news to allow housing for all to keep the age profile of the locality vibrant
Why do we not have a robust local plan and LNP so affordable housing is provided with market housing? Also to ensure more diverse provision of market housing for smaller units
I think the granting of planning permission for extensions has eroded the natural progression of people through the housing chain from tiny 1-2 bed cottages up to family homes. If small houses stayed small then people could afford them more easily
I am able to retire in 4½ years, at which time I will effectively be homeless. I am worried that I will be unable to remain in Minchinhampton post-retirement
1. Misleading to ask these questions in pandemic – everyone wants to live here and work from home right now. 2. See NDP – small groups of affordable homes scattered within settlements. 3. Affordable housing must not be in green fields outside settlement
Smaller units required for single dwelling – i.e. 2 bedroom houses, not family units
I am a member of Stroud Community Housing group. We have always been unsuccessful in planning applications
No affordable housing in Amberley save the units let by the Highlands Cottage Charity
As above. <i>[NB comment on previous question was: Away from existing residents so as not to destroy their view and peace &amp; quiet. These folks have paid a lot of money to enjoy their retirement in peace – please respect this!]</i> Please respect the views of the existing residents with regard to peace, quiet and beauty. They chose this lifestyle and do not wish it to be destroyed by careless planning and development driven by greed and profit.
Of course it would be good for extra houses more people want to live on own independently. If you put things in a contained place it does not get moved or covered over, you know where it is

Small developments would be acceptable but large scale (e.g. those in Cam, around Stonehouse) not!
Trying to live a secure life here is very scary – being dependent on mercurial and unregulated private landlords is terrible
I am 75 years old, live in a cold damp house and am quite active – I do think I need to live in a warmer, less damp house / bungalow / flat in the next few years – say 5
This survey does not, in its design, take into account the unique position and circumstances of Minchinhampton. Any identified need for parish residents should be designed as a discrete unit and NOT as a percentage of houses in a large open market value development
Single person dwelling. Flats with outdoor areas
I think affordable houses should have covenants specifying clauses, e.g. no extensions, to be sold only to residents of Minchinhampton, etc. so that in time, a base of affordable houses would exist for the future.
We think this should be reconsidered after say 6 years. What are the statistics relating to the need for this housing in a rural area versus the environmental impact on travel to work and services?
<b>No comments</b>
No
None