



Housing Report

June 2015

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1. Parish summary

The parish of Ashton Keynes is in the Malmesbury Community Area within the local authority area of Wiltshire and is wholly within the Cotswold Water Park.

The population of Ashton Keynes is 1386 according to the 2011 Census, comprising 576 houses with a mix of older and more modern properties with a variety of different house sizes and tenures.

Much of the village is designated as a Conservation Area.

2. Purpose, policy and objectives

2.1 Purpose

The purpose of the Housing Focus Group is to produce a Local Housing Plan for inclusion in the Neighbourhood Plan by understanding the housing needs and demands of local people and those who have a need or desire to live in the parish of Ashton Keynes.

2.2 Policy

Our policy is to maintain a strong community within the parish through planned growth and change to meet the housing needs of existing and future residents of Ashton Keynes.

2.3 Key Objectives

Our key objectives are:

- Objective 1:** To enable local people to stay in the parish throughout their lifetime and to ensure housing is available as their needs change.
- Objective 2:** To ensure an adequate supply of affordable housing ^{Note1} to meet the needs of the Parish in line with the Wiltshire District plan.
- Objective 3:** To maintain a strong community by ensuring a mix of home types and integration between different types and tenures of housing within the parish.
- Objective 4:** To ensure the village is not over-developed and that development is in keeping with the character of the village.

Note 1

Affordable housing is a term defined nationally. Affordable housing:

- is only available to households whose housing needs are not met by the market (with regard to their income and local house prices) and so is made cheaper to rent or buy than housing in the open market;
- can be rented housing either at 'social rent' which is around 50-60% of local open market rents, 'affordable rent' which can be up to 80% of local open market rent, or 'intermediate rents' which may be higher but below open market rents;
- can be housing for sale at rates below market levels either on a 'shared equity' basis where households own part of their own house and pay rent on the rest, or sold at a reduced cost compared to the local open market value;
- has to remain as affordable housing for future eligible households.

3. Executive summary

3.1 Over the next three years there is a requirement for seven affordable homes and four shared/low cost ownership homes as follows:

Subsidised rented housing

- Four off one-bedroom homes for singles / couples three of which should be bungalows / single level accommodation.
- One off two-bedroom home for a family.
- Two off three-bedroom homes for families one of which should be a bungalow / single level accommodation.

Shared / Low cost home ownership

- One off two-bedroom home for a family.
- Three off three-bedroom homes for families

3.2 In the first quarter of 2013, there were thirty three households on the Wiltshire Council Housing Register seeking affordable homes in Ashton Keynes: only one of these households is in actual need of affordable housing. The remaining households are seeking properties with between one and four bedrooms.

3.3 The Area's population is set to increase by 8.6% (146 persons from 1386 to approximately 1532) between 2010 and 2026. The under 16 years of age group is projected to decrease slightly, whilst the working age population is projected to see a larger decrease. With a significant projected decrease in the sub-retirement age, the projected 8.6% total population increase to 2026 will be entirely accounted for by the increase in the retirement age population. This trend for an increase in the ageing population will be a consideration when looking at future housing development.

4. The housing plan

4.1 The plan must be compliant with the Wiltshire Council's Strategy from 2006 to 2026 for the County of Wiltshire with regard to sustainability, health, economic vitality and provision of housing.

4.2 The main aim of the Strategy is to state the way forward for all aspects of life in Wiltshire and as such lies under the National Planning Policy Framework and other EC and Government legislation. Additionally, within the Wiltshire Core Strategy there is a specific strategy for the Malmesbury Community Area. To be compliant, the Ashton Keynes Neighbourhood Plan must meet the basic conditions of all of these. The specific objectives for Ashton Keynes are:

- To provide appropriate levels of housing in the town and villages within the designated area (N.B. Ashton Keynes is identified as a Large Village);
- To ensure that all development within the community area conserves the designated landscape of the Cotswold Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics;
- To ensure future development is carefully managed to ensure a high quality built environment and ensure that important historic assets and the Conservation Areas are protected. Future development should be of high quality design and well integrated with the existing built form and landscape setting of the parish including using local materials where appropriate.

4.3 The Plan is aimed at providing suitable housing to meet the housing needs of the parish. It will do this through:

- Allowing small-scale development in selected locations – to include houses for sale on the open market, affordable social rented and shared equity housing, and sheltered elderly persons accommodation;
- Ensuring that all such development includes a mix of house types and tenure capable of meeting the identified local need;
- Considering the redevelopment of existing brown field development opportunities first.

4.4 The Plan supports the development of two types of housing:

- **affordable housing** – housing for sale or rent at reduced price, available only to people with a local connection and unable to meet their needs in the open market.
- **market housing** which has to be used as the **primary** residence of the household living in it.

4.5 Market housing is supported by the plan in order to provide housing that ensures a mix of house types and tenures within the parish. The Plan does not support the development of open market housing that could be used as a second or holiday home.

4.6 Meeting our housing needs **and** creating new opportunities for people to live and work here is most likely to take the form of small scale developments within the existing settlement boundary.

4.7 We need to provide affordable housing for local people. The community supports this (87.4%). Villagers know of local people in housing need and know of people who have moved away because the parish has been unable to meet their housing needs.

4.8 The mix of the types of affordable housing delivered will be determined by:

- the needs of the community in terms of the sizes and types of dwelling;
- the needs of the community in terms of the different levels of affordability which might be provided, and the mix of renting, shared equity, and affordable ownership;
- the nature of the site and how this affects what it is feasible to deliver.

4.9 Where affordable housing is provided privately it will be subject to a size restriction as a means of limiting the value of the property.

4.10 Proposals for affordable housing will be supported subject to the following criteria:

- the proposals will contribute to meeting the affordable housing needs of the community in terms of types and sizes of dwelling, levels of affordability, and mix of tenures;
- the dwellings will be occupied by local persons in housing need in accordance with paragraph 4.8
- for owner occupied properties the net internal floor-space will be restricted to make sure it remains affordable
- that it will be affordable in perpetuity

4.11 All applicants for affordable housing will be subject to a criteria. First choice will be given to an applicant:

- who has a minimum period of 5 years continuous residence in the parish;
- is not now resident in the parish but has lived in the parish with a period of continuous residence of 5 years or more within the last 8;
- has an essential need to live close to another person who has a minimum of 5 years permanent residence in the parish, the essential need arising from proven age or medical reasons;
- has a specific need to live close to their place of work in the parish.

If a qualifying person cannot be found then someone who meets the criteria from a wider area (e.g. neighbouring parish) will be considered.

4.12 To formulate the plan the report addresses six key areas:

- **Information about the residents of the parish** to help understand how changes to current population factors may affect housing needs over the planning period;

- An assessment of the future demographics of the parish to help plan for population growth and change;
- **An assessment of current housing stock and tenure** (including planning approvals) to aid understanding of the type of housing already in supply;
- Identification of sites within the parish that may be deemed suitable for housing in order to provide a view of potential future housing development;
- **An evaluation of current housing demand** to aid understanding of housing needs;
- **A prediction of future housing needs** to ensure supply and demand is matched over the planning period.

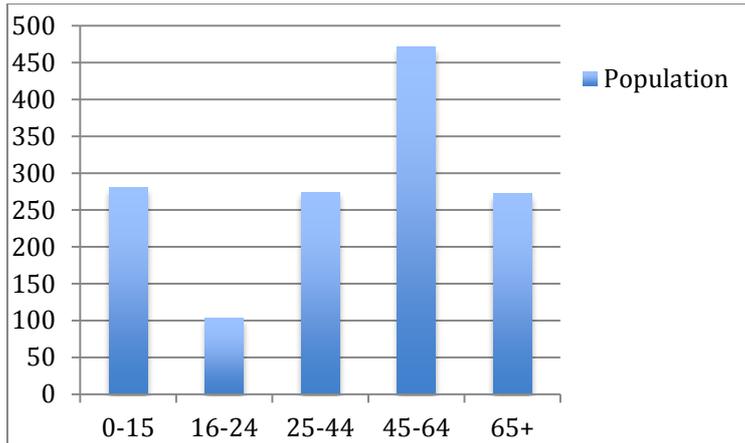
5. Information about our residents

5.1 Current population

In March 2011 Wiltshire District Council registered the population of Ashton Keynes as 1,400. This differs from the 2011 Census that puts the population at 1386. 99.2% of the residence has Ashton Keynes as their main home. Apart from the age spread, the 2011 census figure of 1386 is used throughout the rest of the analysis.

Table 1: Age profile

Age	Number by age	Percentage of population	Age	Number by age	Percentage of population
0 to 4	71	5.1%	25 to 29	43	3.1%
5 to 7	44	3.1%	30 to 44	231	16.5%
8 to 9	42	3.0%	45 to 59	340	24.3%
10 to 14	100	7.1%	60 to 64	131	9.4%
15	23	1.6%	65 to 74	156	11.1%
16 to 17	31	2.2%	75 to 84	88	6.3%
18 to 19	24	1.7%	85 to 89	17	1.2%
20 to 24	48	3.4%	90 and over	11	0.8%



It should be noted that National statistics show that the birth rate is plateauing, whilst the aging population is growing as life expectancy continues to extend. It is not only affordable housing for the young that needs to be addressed, but also housing suitable for the needs of an aging population.

5.2 Length of time in village

Table 2: Time in village

Time in Village	Percentage of people
Less than 2 years	6%
2-5 years	13%
5-10 years	16%
10 years +	65%

The majority of people (65%) have lived in the parish for more than ten years, which is an appropriate indicator for the high levels of home ownership (see Table 6).

Ashton Keynes does not have an itinerant population. Residents choose to live in the village because they want to and are more likely to want accommodation to meet their continued living needs than say a commuter town.

5.3 Distance travelled to work

Table 3: Travelling distance

Distance travelled to work	Up to 2 miles	2-10 miles	10-50 miles	50+ miles
Number of people doing the journey	46	98	99	24

Note: Only 43.6% of residents responded to this question.

5.4 Employed residents

Table 4: Employed residents

Population	Residents in employment	Number of residents who live and work in the village	Number of jobs in the village
1386	655	201	589

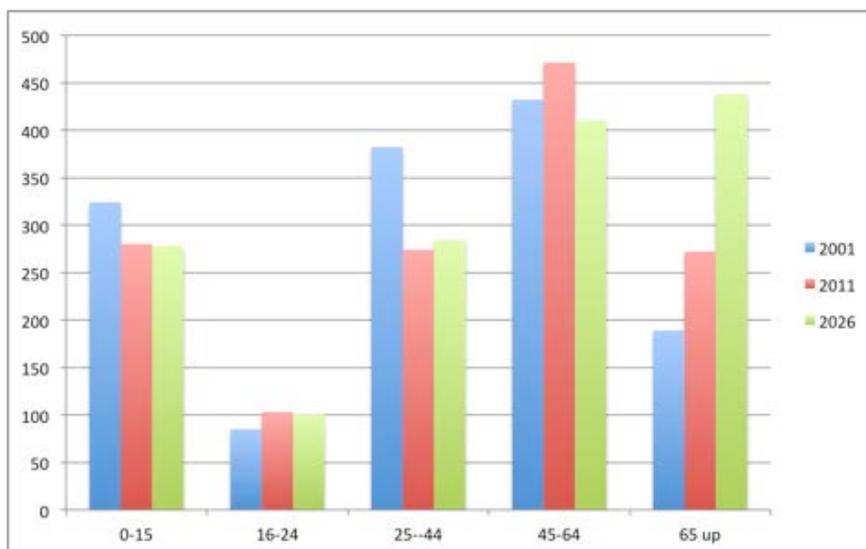
5.5 Projected population growth

Extract from the Malmesbury Area Plan:

“... The Area’s population is set to increase by 1,810 persons between 2010 and 2026, an increase of 9.7%. The under 16 years of age population is projected to decrease from 3,500 to 3,410 persons, whilst the working age population, aged 16 to 64 for males and 16 to 59 for females, is projected to see a larger decrease from 11,090 persons to 10,450 persons.

With a significant 720 person projected decrease in the sub-retirement age population, Malmesbury Community Area’s projected 9.7% total population increase over the period mid-year 2010 to mid-year 2026 will be entirely accounted for by the retirement age population. This poses Malmesbury Community Area with an extremely significant ‘ageing population’ challenge. This trend for an increase in the ageing population will need to be a consideration when looking at future development”.

Based upon the Malmesbury planning figures, the projected population for Ashton Keynes in 2026 is 1532 with the following age profile:



6. Information about our housing

6.1 Current housing

There are 597 homes within the parish. The majority of these are privately owned (82.5%) with a predominance of homes (85.9%) having three bedrooms or more.

Table 5: Housing Stock and Types

Type of property	Number of this type of property	Percentage
All dwellings	597	100%
Households with at least one usual resident	576	96.5%
Households without any usual residents	21	3.5%
Detached house or bungalow	346	58%
Semi-Detached house or bungalow	165	27.6%
Terraced house or bungalow	80	13.4%
Flat, Maisonette or part of a shared building	5	0.8%
Caravan, Mobile home or other temporary structure	1	0.2%

Table 6: Homes By Tenure

Tenure	Number of Dwellings	Number of people living in this type of tenure	Percentage of dwelling types
Owned (Outright)	262	526	45.5%
Owned (Mortgage)	213	626	37%
Shared Ownership	14	33	2.4%
Social Rented	42	99	7.3%
Private Let	30	70	5.2%
Private Rent (Other)	7	21	1.2%
Living Rent Free	8	11	1.4%

Table 7: Homes By Occupancy

Number of Bedrooms	Percentage of properties
1	0.8%
2	13.3%
3	32.4%
4	38.7%
5 or more	14.8%

The 2011 Census indicates that 89.6% of households in Ashton Keynes parish have one or more spare bedrooms in their homes. Higher levels of under-occupation often reflect a large proportion of older people, as under-occupation is more common in older person households.

6.2 Current affordable housing

A number of housing associations have (or have had) social housing in the village.

Knightstone do not have any affordable housing in Ashton Keynes – all of their Wiltshire stock has been part of a stock swap with Sovereign Housing Association.

Sovereign Connect does not currently have any properties in this area.

The Wiltshire Rural Housing Association does not have any properties in the Parish, nor are they planning to provide housing over the period of the plan.

Greensquare has a total of 34 dwellings in Ashton Keynes.
 24 dwellings are assured tenancies some with the Right to Buy.
 3 void (The Mead).
 1 Market rent
 2 starter tenancies
 4 shared ownership

Sanctuary has 6 properties in this village
 2 shared ownership
 4 rented.

6.3 Housing supply

The Malmesbury Community Area Remainder housing land supply requirement is for an indicative number of 151 homes to be identified between 2014 and 2026. The five large villages in the Community Area, including Ashton Keynes, have been identified as the most sustainable settlements outside of Malmesbury Town and are therefore expected to provide the majority of this supply. The Core Strategy provides a methodology to calculate the number of new homes required in Ashton Keynes by 2026. This states that the general starting point for allocation will be proportionality in relation to their existing number of dwellings, but that this will be modified by consideration of such factors as the individual vision for each village, the existence of designations such as greenfield sites, the conservation area, the settlement boundary and the individual sustainability credentials of villages in relation to local facilities and transport links and the existence of particular local needs and opportunities.

Table 8: Summary assessment of supply and remaining housing to be identified for the Malmesbury Community Area

Area	Indicative requirement 2006-2026	Housing already provided for		Indicative remaining requirement
		Completions 2006-2014	Developable commitments 2014-2026	
Malmesbury Town	885	483	447	0 (-45)
Remainder	510	273	86	151
Community Area Total	1,395	756	532	151

Source: Wiltshire Council – Housing Land Supply Statement – April 2014 – Appendix 6

Using the methodology detailed in the Core Strategy a proportional allocation houses produces a requirement for 15 new homes to be built in Ashton Keynes by 2026.

The District Council has carried out a Strategic Housing Land Availability Assessment (SHLAA) for housing land within the parish. As a result of the assessment a number of sites were identified. Additionally, a number of landowners have expressed an interest in developing their land for housing. (It should be noted that any applications to develop these sites would be subject to parish and district planning approval as well as suitability to meet the local housing need). Table 9 shows the number of houses each site could provide should the site be developed.

Table 9: Possible Housing supply

Location	Number of dwellings	When deliverable		
		Within 5 years	6-10 years	11-15 years
The Mead	9	<input type="checkbox"/>		
Church Farm, Cock's Hill	71		<input type="checkbox"/>	<input type="checkbox"/>
Dairy Farm Bungalows	50		<input type="checkbox"/>	<input type="checkbox"/>
Land fronting Derry Fields	95	<input type="checkbox"/>		
Land at AB Carter Haulage	11		<input type="checkbox"/>	
Land at the Old Piggery	TBD			
Cotswold Community	120	<input type="checkbox"/>	<input type="checkbox"/>	
Vine View Back Street	TBD			
Wheatley's Farm	18	<input type="checkbox"/>		
Land at Derry Field	10	<input type="checkbox"/>		
Land at Grove Farm	30	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rixon Gate Farm	5	<input type="checkbox"/>		

Public consultation shows a clear preference for developers to provide a percentage of new units to be affordable, rather than to allow the development of exception sites around the edge of the existing village.

The Ashton Keynes and Wiltshire housing surveys identified sixteen people requiring housing. Only fourteen of the sixteen responded to the Wiltshire District Council questionnaire in regards to questions about their financial status. Comparing income, savings and equity levels of the remainder with affordability in Ashton Keynes a further three would not require public support in order to achieve their required housing. There are therefore **eleven** households 'in housing need' who cannot afford accommodation on the open market.

It would appear that the needs of the majority of families on low income and in need of affordable accommodation could be met by the existing supply of affordable housing with developments already in the pipeline. However, as the Housing Needs Survey indicates, whilst the initial period of housing need over the next 10 years is likely to be accurate, need beyond this period is likely to be indicative and for this reason there is a need to provide some flexibility in the affordable housing supply in the second part of the plan period. In addition, a significant proportion of residents in the latter part of the plan are projected to be elderly and potentially in need of housing specifically suited to their needs. Anticipating what type of housing is required is impossible at present but must be continually assessed as the plan progresses.

The Wiltshire District Council Settlement Strategy 2012 shows that since 2006 fifteen new houses were built and 6 commitments were outstanding. This represented a 4% growth in housing in a six-year period. The following shows the development approvals from 2009 and applications awaiting a decision.

A large majority of residents do not wish to see major new housing developments in Ashton Keynes which would inevitably lead to a significant change in the character of the village or create village sprawl. This is consistent with the objectives to protect the countryside around the village and to achieve integration between different types and tenures of housing within the village.

Table 10: Planning permissions

Site address	Proposal	Status and date
Land at Brayden Cottage, Kent End,	Eight dwellings, including four affordable units and associated access and parking (Re-submission of 05/03261/FUL)	Permission 17/06/2009
Land at 10 High Road,	Erection of dwelling and detached garage (Revision to 08/00948/FUL)	Permission 08/09/2011
Pilgrim Cottage, 15 Back Street	Erection of single dwelling and detached garage	Permission 29/11/2011
Land at 33 Kent End,	Erection of 4 bedroom dwelling with single garage and vehicular access.	Permission 22/05/2013
10 Gosditch,	Demolition of garage. Erection of 3 bedroom cottage with replacement garage / parking & associated works.	Registered 13/06/13
Cox Hill Farm North End	Conversion of principal barn into residential dwelling with associated ancillary development including aquaponic greenhouse unit, demolition of three outbuildings and refurbishment of remaining outbuildings	Approved with conditions 22/07/13
6A Park Place	Demolition of existing bungalow & erect 2 dwellings	Registered 03/09/13
8 The Mead	Demolish existing dwelling and erection of two dwellings with associated access, parking and amenity spaces	Registered 06/11/13
Land at the Mead	Demolition of 3 existing dwellings & erect 9 affordable dwellings with access, parking & amenity spaces	Registered 11/11/13

6.4 Housing development applications

Cotswold Community

An application has been submitted for a housing development at the derelict Cotswold Community site in the period 2016 to 2021. The proposal is for up to 350 houses to be constructed on 16 hectares of the 102-hectare site. The exact mixture of houses will be influenced very much by identified local needs (Local needs in this application refers to housing requirements for the Malmesbury area and is predominately a market led activity).

However, under Government directive, a percentage of the housing must be affordable and be delivered 'on-site' or by provision of a contribution to housing elsewhere within the Malmesbury area.

Rixon Gate farm

An application is being sought to develop Rixon Gate Farm which is in a state of disrepair with listed buildings and structures in serious need of attention. The application includes:

Two listed buildings (and other structures within the curtilage) to be restored and 3 new homes to be constructed

- two new dwellings fronting Rixon Gate (old barns) one 3 bed and one 3/4 bed.
- three 4 bed dwellings in the courtyard.

Whilst no affordable housing is included in the plan, the developers will make a contribution to an affordable house elsewhere in the village.

The Mead (Greensquare)

Greensquare has a proposal to demolish three of the pre-fabricated homes at The Mead and construct nine new dwellings. These we would like to be able to complete within the next three years. Also under consideration are the additional two new dwellings at No 8 The Mead to help facilitate some additional parking in that area.

Wheatley's Farm

An application for 18 dwellings to be built on this site has recently been refused by the district council. The site is outside of the settlement boundary and sits within a flood plain.

For the future there may be some minor opportunities in other areas but they do not currently expect to have any other developments arising from or current assets. There are no other specific plans at this time.

6.5 Potential development sites

Greenfield sites

Greenfield land is undeveloped land either used for agriculture, landscape design, or left to naturally evolve. These areas of land are usually agricultural or amenity properties being considered for urban development.

Windfall sites

These are sites that have not been proposed for development in the Local Plan, but which subsequently become available for residential development. They are normally found within defined Development Boundaries.

Over the past 10 years, small sites of between 1 and 4 dwellings have made a regular contribution towards the housing land supply in the Parish. There remain opportunities for small-scale changes of use, redevelopment and infill development and the Neighbourhood Plan facilitates such 'windfall' developments over the remainder of the Plan period.

SHLAA sites

SHLAA is the acronym for the Strategic Housing Land Availability Assessments.

SHLAA's are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. These assessments are required by national planning policy.

The primary role of the Strategic Housing Land Availability Assessment is to:

- identify sites within the parish with potential for housing;
- assess their housing potential; and
- assess when they are likely to be developed.

Wiltshire District Council identified six sites within the parish for assessment. However, upon review against defined criteria three of the sites were excluded as the development area was below the acceptable size for a SHLAA. The three excluded sites were:

Table 11: SHLAA excluded sites

Site Reference	Site
1105	Land at the Derry
151	AB Haulage Contractors
722	Vine View (Back Street)

The remaining three sites assessed were:

Table 12: SHLAA sites

Site Reference	Site
614	Church Farm
702	Dairy Farm bungalow and Dairy Fields
3119	Land fronting Derry Fields

Note:

The 'suitable area' discounts any areas that are considered unsuitable as they lie in areas that; have recently been developed, are subject to extant planning permission (and so are assessed as commitments), are designated as employment sites, Greenbelt, SSSI, Flood Risk Zones 2 or 3, recreation sites or Health and Safety Executive exclusion zones.

The developable area makes an allowance for a proportion of the site to be used for non-residential uses.

In all, ten sites within the parish were identified as potential sites for housing development.

Site 1



Land at Church Farm, Cox's Hill

- **Size of site:** 2.38 hectares
- **Current use:** Greenfield, open space, with agricultural use
- **Proposed number of houses:** 71 (as per SHLAA)
- **Proposed affordable houses:** To Be Determined
- **Other proposals:** The site also has the potential to accommodate a small number of business units
- **Relation to built-up area:** ½ mile from Village centre
- **Relation to conservation area:** The site is within the conservation area boundary
- **Relation to flood zones:** Not within Flood Zones 2 or 3
- **Access:** From Cox's Hill
- **Further information:** The site is outside of the Settlement Boundary and any new development will only be allowed by planning permission as an exception site, or inclusion within the Neighbourhood Plan

Site 614 - Land at Church Farm

Community Area	Malmesbury Community Area	Emerging HMA	North & West Wilts HMA
Address	Church Farm		
Settlement	Ashton Keynes		
Previous Use	Greenfield		
Gross Site Area	3.17 ha	Suitable Site Area	3.17 ha
Reason for smaller suitable area	None		
Developable Site Area	2.38 ha	Gross-to-Net factor	0.75
Potential Suitability Constraints	Within a Minerals Safeguarding Zone		
Suitability	Suitable		
Ownership	Multiple or unknown ownership		
Availability	Not available at present as in multiple or unknown ownership		
Capacity	71	Deliverable within 5 yrs	No
Deliverable in 6-10 yrs	Yes	Deliverable in 11-15 yrs	Yes



Site 2



Land at Dairy Farm Bungalow, and Dairy Fields

- **Size of site:** 1.59 hectares
- **Current use:** Greenfield, open space
- **Proposed number of houses:** 50 (as per SHLAA)
- **Proposed affordable houses:** To Be Determined
- **Other proposals:** No other proposals known
- **Relation to built-up area:** ¼ mile from Village centre
- **Relation to conservation area:** The site is within the conservation area boundary
- **Relation to flood zones:** The site is partly within Flood Zone 3
- **Access:** From the B4696
- **Further information:** The site is outside of the Settlement Boundary and any new development will only be allowed by planning permission as an exception site, or inclusion within the Neighbourhood Plan

Site 702 - Land at Dairy Farm Bungalow and Dairy Fields

Community Area	Malmesbury Community Area	Emerging HMA	North & West Wilts HMA
Address	Dairy Farm Bungalow and Dairy Farm		
Settlement	Ashton Keynes		
Previous Use	Greenfield		
Gross Site Area	2.41 ha	Suitable Site Area	2.12 ha
Reason for smaller suitable area	Part of the site is assessed as a commitment and so is included elsewhere. Part of the site is designated for employment uses. Part of the site is in a flood risk zone.		
Developable Site Area	1.59 ha	Gross-to-Net factor	0.75
Potential Suitability Constraints	Within or adjacent to County Wildlife Site. Within or adjacent to Minerals Resource Zone. Within or adjacent to Minerals Safeguarding Area. Within Cotswold Water Park. Contains or adjacent to a Scheduled Ancient Monument.		
Suitability	Suitable subject to potential constraints		
Ownership	Multiple ownership		
Availability	Not available at present as in multiple ownership		
Capacity	50	Deliverable within 5 yrs	No
Deliverable in 6-10 yrs	Yes	Deliverable in 11-15 yrs	Yes



Site 3



Land fronting Derry Fields

- **Size of site:** 1.97 hectares
- **Current use:** Greenfield, open space
- **Proposed number of houses:** 95 (as per SHLAA)
- **Proposed affordable houses:** To Be Determined
- **Other proposals:** No other proposals known
- **Relation to built-up area:** ¼ mile from Village centre
- **Relation to conservation area:** The site is within the conservation area boundary
- **Relation to flood zones:** Not within Flood Zones 2 or 3
- **Access:** From the B4696
- **Further information:** The site is outside of the Settlement Boundary and any new development will only be allowed by planning permission as an exception site, or inclusion within the Neighbourhood Plan

Site 3119 - Land fronting Derry Fields

Community Area	Malmesbury Community Area	Emerging HMA	North & West Wilts HMA
Address Land fronting Derry Fields			
Settlement Ashton Keynes			
Previous Use Agricultural			
Gross Site Area	2.88 ha	Suitable Site Area	2.88 ha
Reason for smaller suitable area			
Developable Site Area	1.97 ha	Gross-to-Net factor	0.75
Potential Suitability Constraints	Within or adjacent to Minerals Safeguarding Zone		
Suitability Suitable			
Ownership Multiple ownership in agreement for development			
Availability Available			
Capacity	95	Deliverable within 5 yrs	Yes
Deliverable in 6-10 yrs	No	Deliverable in 11-15 yrs	No



Site 4



Land at AB Carter Haulage, Happy Land

- **Size of site:** 0.48 hectare
- **Current use:** 1 house, otherwise open space
- **Previous use:** 1 house, Haulage business yard
- **Proposed number of houses:** 11 (as per SHLAA)
- **Proposed affordable houses:** To Be Determined
- **Other proposals:** No other proposals known
- **Relation to built-up area:** ¼ mile from Village centre
- **Relation to conservation area:** The site is within the Conservation Area boundary
- **Relation to flood zones:** Not within Flood Zones 2 or 3
- **Access:** Road access from Happy Land
- **Further information:** The site was previously used as a Haulage Contractor business, and prior to that a housing site with 3 dwellings

Site 151 - Land at AB Carter Haulage Contractors

Community Area	Malmesbury Community Area	Emerging HMA	North & West Wilts HMA
Address AB Carter Haulage Contractors, 14, 15, 16 Happy Land			
Settlement Ashton Keynes			
Previous Use Recent use as a Haulage Contractors yard, and prior use as land for 3 houses			
Gross Site Area	0.484 ha	Suitable Site Area	0.363 ha
Reason for smaller suitable area Existing house occupies part of the site			
Developable Site Area	0.363 ha	Gross-to-Net factor	0.75
Potential Suitability Constraints	None known		
Suitability Suitable			
Ownership Joint family ownership			
Availability Owners considering options on developing the site in the next 6 to 10 years			
Capacity	11	Deliverable within 5 yrs	No
Deliverable in 6-10 yrs	Yes	Deliverable in 11-15 yrs	No



Site 5



Land at the Old Piggery, The Derry

- **Size of site:** 0.75 hectare
- **Current use:** Brownfield, open space
- **Previous use:** Farm Building, Farm Land
- **Proposed number of houses:** To Be Determined
- **Proposed affordable houses:** To Be Determined
- **Other proposals:** No other proposals known
- **Relation to built-up area:** ¼ mile from Village centre
- **Relation to conservation area:** The site is outside of the Conservation Area boundary
- **Relation to flood zones:** The site is within Flood Zone 2
- **Access:** Road access from The Derry
- **Further information:** The site is outside of the Settlement Boundary and any new development will only be allowed by planning permission as an exception site, or inclusion within the Neighbourhood Plan

Site 1105 - Land at the Old Piggery

Community Area	Malmesbury Community Area	Emerging HMA	North & West Wilts HMA
Address	The Old Piggery, The Derry		
Settlement	Ashton Keynes		
Previous Use	Farm Out-Building and Farm Land		
Gross Site Area	0.75 ha	Suitable Site Area	0.75 ha
Reason for smaller suitable area			
Developable Site Area	0.56 ha	Gross-to-Net factor	0.75
Potential Suitability Constraints	Flooding Risk due to site being largely in Flood Zone 2		
Suitability	Dependent on measures employed for flood risk mitigation		
Ownership	Joint family ownership		
Availability	To Be Determined		
Capacity	To Be Determined	Deliverable within 5 yrs	No
Deliverable in 6-10 yrs	TBD	Deliverable in 11-15 yrs	TBD



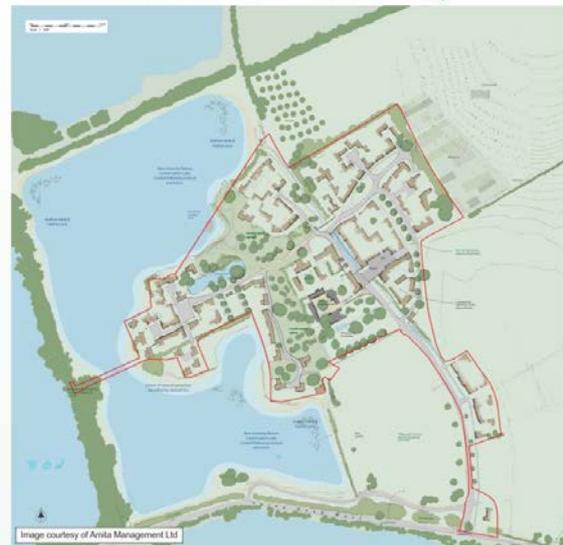
Site 6



Cotswold Community

- **Size of site:** circa 10 hectares
- **Current use:** Mix of brownfield and open space with agricultural use, including permitted C3 and C2 residential use
- **Proposed number of houses:** Expected to be from 120 to 150
- **Proposed affordable houses:** To be determined, but to include an element of discounted for first time buyers, and homes suitable for downsizing
- **Other proposals:** Includes some business hub units, Extraction of gravel beds with restoration to a landscaped lake
- **Relation to built-up area:** 1¼ mile from Village centre
- **Relation to conservation area:** The site is ¼ mile outside the conservation area boundary but contains 4 listed buildings which will be restored
- **Relation to flood zones:** The site is partly in Flood Zone 2, but development to be kept within the non-flood zone area
- **Access:** From the Spine Road West
- **Further information:** The site is outside of the Settlement Boundary and any new development will only be allowed by planning permission as an exception site, or inclusion within the Neighbourhood Plan

Site 6 - Cotswold Community



- Development by a new layout design that stays within the existing built-form footprint of the previous residential institution and houses
- Number of houses yet to be finalised but no more than 150
- Extraction of gravel beds with restoration to landscaped lake
- Proposal of Amita Management Ltd

Site 7



Land at Vine View, Back Street

- **Size of site:** 0.46 hectare
- **Current use:** Greenfield, open space

- **Proposed number of houses:** To Be Determined
- **Proposed affordable houses:** To Be Determined
- **Other proposals:** No other proposals known

- **Relation to built-up area:** ¼ mile from Village centre
- **Relation to conservation area:** The site is within the conservation area boundary
- **Relation to flood zones:** Not within Flood Zones 2 or 3
- **Access:** Potentially from Back Street
- **Further information:** The site is outside of the Settlement Boundary and any new development will only be allowed by planning permission as an exception site, or inclusion within the Neighbourhood Plan

Site 722 - Land at Vine View, Back Street

Community Area	Malmesbury Community Area	Emerging HMA	North & West Wilts HMA
Address	Vine View, Back Street		
Settlement	Ashton Keynes		
Previous Use	Agricultural		
Gross Site Area	0.46 ha	Suitable Site Area	0.46 ha
Reason for smaller suitable area			
Developable Site Area	0.35 ha	Gross-to-Net factor	0.75
Potential Suitability Constraints			
Suitability			
Ownership	Multiple ownership		
Availability	To Be Determined		
Capacity	To Be Determined	Deliverable within 5 yrs	TBD
Deliverable in 6-10 yrs	TBD	Deliverable in 11-15 yrs	TBD



Site 8



Land at Wheatleys Farm, High Road

- **Size of site:** 1.48 hectares
- **Current use:** Brownfield Farm Buildings, Caravan Storage

- **Proposed number of houses:** 18
- **Proposed affordable houses:** To Be Determined
- **Other proposals:** No other proposal known

- **Relation to built-up area:** ½ mile from Village centre
- **Relation to conservation area:** The site is outside the conservation area boundary
- **Relation to flood zones:** The site is completely within Flood Zone 2
- **Access:** From the High Road
- **Further information:** The site is outside of the Settlement Boundary and any new development will only be allowed by planning permission as an exception site, or inclusion within the Neighbourhood Plan

Site - Wheatleys Farm, High Road

Community Area	Malmesbury Community Area	Emerging HMA	North & West Wilts HMA
Address	Wheatleys Farm, High Road		
Settlement	Ashton Keynes		
Previous Use	Farm Buildings		
Gross Site Area	1.48 ha	Suitable Site Area	1.48 ha
Reason for smaller suitable area			
Developable Site Area	1.11 ha	Gross-to-Net factor	0.75
Potential Suitability Constraints	Flooding Risk due to site being largely in Flood Zone 2		
Suitability	Dependent on measures employed for flood risk mitigation		
Ownership	Family ownership		
Availability	Within 5 years		
Capacity	18	Deliverable within 5 yrs	Yes
Deliverable in 6-10 yrs	No	Deliverable in 11-15 yrs	No



Site 9



Land at Derry Fields

- *Size of site:* 0.45 hectare
- *Current use:* Greenfield, open space
- *Proposed number of houses:* 10
- *Proposed affordable houses:* To Be Determined
- *Other proposals:* No other proposals known
- *Relation to built-up area:* ¼ mile from Village centre
- *Relation to conservation area:* The site is within the conservation area boundary
- *Relation to flood zones:* Not within Flood Zones 2 or 3
- *Access:* From the B4696
- *Further information:* The site is outside of the Settlement Boundary and any new development will only be allowed by planning permission as an exception site, or inclusion within the Neighbourhood Plan

Site - Land at Derry Fields

Community Area	Malmesbury Community Area	Emerging HMA	North & West Wilts HMA
Address	Derry Fields		
Settlement	Ashton Keynes		
Previous Use	Agricultural grazing land		
Gross Site Area	0.45 ha	Suitable Site Area	0.45 ha
Reason for smaller suitable area			
Developable Site Area	0.34 ha	Gross-to-Net factor	0.75
Potential Suitability Constraints			
Suitability	Suitable		
Ownership	Family ownership		
Availability	Within 5 years		
Capacity	10	Deliverable within 5 yrs	Yes
Deliverable in 6-10 yrs	No	Deliverable in 11-15 yrs	No



Site 10



Land at Grove Farm, High Road

- *Size of site:* 3.5 hectares
- *Current use:* Greenfield, open space
- *Proposed number of houses:* 30
- *Proposed affordable houses:* 20 with options for first time local buyers
- *Other proposals:* No other proposals known
- *Relation to built-up area:* The site is close and less than ¼ mile to the Village centre
- *Relation to conservation area:* The site is within the conservation area boundary
- *Relation to flood zones:* The site is marginally within Flood Zone 2
- *Access:* From The Derry and potentially from the High Road
- *Further information:* The site is outside of the Settlement Boundary and any new development will only be allowed by planning permission as an exception site, or inclusion within the Neighbourhood Plan

Site - Land at Grove Farm

Community Area	Malmesbury Community Area	Emerging HMA	North & West Wilts HMA
Address	The Grove, Farm Land		
Settlement	Ashton Keynes		
Previous Use	Agricultural grazing land		
Gross Site Area	3.5 ha	Suitable Site Area	3.2 ha
Reason for smaller suitable area	Part of the site is in Flood Risk Zone 2		
Developable Site Area	2.4 ha	Gross-to-Net factor	0.75
Potential Suitability Constraints	The site is marginally in Flood Risk Zone 2, any development should be restricted to non-flood risk areas		
Suitability	Dependent on access to the site from the High Road or elsewhere		
Ownership	Multiple ownership in agreement for development		
Availability	Within 5 years		
Capacity	30	Deliverable within 5 yrs	Yes
Deliverable in 6-10 yrs	Yes	Deliverable in 11-15 yrs	Yes



7. Future Housing Trends

A recent report on Housing Futures reviewed a trend in housing need where traditional family structures are no longer the norm.

There is a prevalence of people remaining single, living longer, and having children shared between multiple homes which puts greater pressure on housing stock.

The study concluded that adults born between 1978 and 1995 were “willing to live in private rental for longer, if not for their lifetime”. This group of people delay settling down – not least because they cannot afford to buy a home of their own.

Meanwhile, those born during the baby-boom years of the Fifties and Sixties are planning to “right-size” by selling larger homes and using the capital for “pensions and their children’s housing needs”. This group of people are looking for smaller properties.

The report states that “The ageing baby boomers and those who reached adulthood around the year 2000 are creating two huge imbalances at either end of the market, which, if ignored, will create an imbalance that will become more exacerbated over time and the existing housing stock will become less and less fit for purpose”.

The report identifies the kinds of homes people will want to live in by the middle of the next decade. It includes much smaller traditional two-bedroom flats, and houses, which can be adapted to accommodate different generations living in the same property. These are:

Multi Generational households, which contain three generations living under one roof as cash-strapped families pool resources or care for an elderly relation, or both. They might also share a home with friends or an extended family.

Eco homes for the health conscious which are expected to have eco credentials including gyms, pools, saunas and Jacuzzis to cater to their needs.

‘Micro Mansions’ are a product of the baby-boom generation. Their children are leaving home and they are looking for smaller properties in which to enjoy their retirement. These households will be luxurious and small (100 to 250 sq ft in size) and sought after in city centres.

Additionally, new Government planning rules unveiled recently will force councils to make sure there are enough houses for older people. The types of housing should include bungalows, flats and sheltered accommodation. It is anticipated that by 2021 there will be an increase of 2.2 million households of which 54% will be households of 65 or over. The guidance states “Local planning authorities should count housing provision for older people against their housing requirements. ***The approach taken, which may include site allocations, should be clearly set out in the Local plan***”.

8. Our housing need

The Wiltshire District Council Housing Survey (2012) quantifies the housing need over the plan period as set out below.

8.1 Housing allocation

At the time of compiling this report the Malmesbury District plan is under examiner review and among changes to be made is an increase to the number of new houses Malmesbury District has to provide. Using the same formula previously used to determine Ashton Keynes housing allocation, the new figure for Ashton Keynes contribution to the plan is predicted to be 15 new homes.

8.2 Affordability

The **average** market house prices in Ashton Keynes (June 2013) were:

1 bed	£133,500
2 bed	£168,500
3 bed	£212,800
4 bed	£325,000
5 bed+	£445,400

A household making a single application may obtain a mortgage of 3.5 times their annual income, (or 3x annual income for joint applications) with a deposit required of around 15% of the total price.

For an average two-bedroom property a household may require £25,275 as a deposit. Annual household income would have to be at least £40,921 for a single applicant or £47,742 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in the North Wiltshire area in 2011 was £20,149.

It would be unlikely that a household would be able to purchase property in this parish without a large deposit, some equity in an existing property or a substantial income. First time buyers would generally struggle to meet the criteria necessary for obtaining their own home.

8.3 Tenure sought

Sixteen households in the village have indicated their need for affordable housing. All but one of these households have a local connection to Ashton Keynes, either living or working in the parish, having family members there, or having previously lived there themselves. Fifteen believed that there was no suitable housing in Ashton Keynes to meet their needs.

Table 13: Tenure sought

Tenure sought	Number of people	Percentage	
Buy own home	11	69%	
Shared ownership	5	31%	
Social rented	9	56%	

Note: More than one type of housing per person could be requested.

8.4 House types required

Table 14: Type of homes sought

Type of home sought	Number	Percentage (approx.)
Semi detached	11	69%
Terraced	10	63%
Detached	9	56%
Bungalow	8	50%
Flat, apartment, maisonette	5	30%
Mobile home/caravan	2	12%
Sheltered accommodation	1	6%

Note: More than one type of home could be requested by a person.

8.5 House size required

Table 15: House size required

Size of home required	Number	Percentage
1 bed	3	18%
2 bed	6	37%
3 bed	6	37%
4 bed	1	7%
5 bed +	0	0%

Of the sixteen people requiring housing, only fourteen responded to the Wiltshire District Council questionnaire in regards to questions about their financial status. Comparing income, savings and equity levels of the remainder with affordability in Ashton Keynes a further three would not require public support in order to achieve their required housing. There are therefore **eleven** households 'in housing need' who cannot afford accommodation on the open market.

The following indicates the minimum need over the next three years for new affordable housing. (Note: This addresses the affordable housing need only of those who responded to the Wiltshire District Council housing need survey 2013).

- In the first quarter of 2013/14, there were thirty three households on the Wiltshire Council Housing Register seeking affordable accommodation in Ashton Keynes parish: only one of these households is in need of affordable housing. The remaining households on the Register are seeking properties with between one and four bedrooms, and any full assessment of housing need in the parish must take account of the Register.
- From the first to the fourth quarter of 2012/13, no social homes were re-let in the parish. This suggests that none of the households in need of affordable accommodation could meet their needs through accessing the existing social housing of the parish.

- There is evidence to suggest that households possess the financial capacity to either rent or purchase open-market accommodation and the lack of suitable accommodation points to a need for a mix of housing type and tenure.

The following indicates the minimum need over the next three years for new affordable housing development in the parish.

Subsidised rented housing

- Four off one-bedroom homes for singles / couples three of which should be bungalows / single level accommodation.
- One off two-bedroom home for a family.
- Two off three-bedroom homes for families one of which should be a bungalow / single level accommodation.

Shared / Low cost home ownership

- One off two-bedroom home for a family.
- Three off three-bedroom homes for families

Sheltered housing for older people

- None

8.6 Local support for housing development

The Wiltshire County Council housing survey March 2013 and the Ashton Keynes Housing Needs Survey shows a vast majority of Ashton Keynes residents (87.4%) support the development of new housing.

Table 16: Number of homes supported

Number of new homes supported to be built	Percentage of residents who agreed (Approx)
None	12.6%
1-3	4.8%
4-10	32.4%
11-20	27.1%
21-40	15%
40 +	8.1%

8.7 Types of houses supported

Table 17: Types of new homes supported

Type of new homes supported	Percentage of people supporting this type of development	
Cheap starter homes for young people	68.1%	
Older peoples accommodation	53%	
Shared ownership	37.5%	
Rented	31.9%	
Supported accommodation (disabilities)	27.9%	
None	13.9%	

Note: more than none type of dwelling could be chosen as supported by a person.

9. Housing Policies

Our vision is to maintain a strong community within the parish through planned growth and change to meet the housing needs of existing and future residents of Ashton Keynes. This will be done through meeting a number of core housing objectives which:

- enable local people to stay in the parish throughout their lifetime by ensuring housing is available as their needs change through provision of mix of housing types including smaller homes for elderly villagers wishing to downsize and for young singles, couples or families needing their first home.
- ensure an adequate supply of affordable housing to meet the needs of the parish in line with the Wiltshire Development Plan and our own housing needs.
- ensure the parish is not over-developed and that new development is of high quality design, is built to a high sustainability standard and reinforces local distinctiveness.
- keep all new developments within the settlement boundary smaller than 15 homes.
- give preferential access to some new homes for people with a strong local connection.
- ensure that the design and location of new development is resilient to the effects of climate change and flooding.

The following policies define how the parish of Ashton Keynes will ensure that these objectives are met.

9.1 Background

- There is a need to provide smaller houses.
- More affordable housing needs be provided.
- There is very little in the way of building land within the settlement boundary.
- Housing suitable for older people must be provided.
- Housing must be provided at a scale that is appropriate to the character of the village and will enable new residents to integrate easily into village life.
- There should be provision for those with a strong local connection to have preferential access to housing.

The majority of people (65%) have lived in the parish for more than ten years and the village does not have an itinerant population. Residents choose to live in the village because they want to and are more likely to want accommodation to meet their continued living needs than a commuter town.

The population is ageing. Since 2001 the number of residents in the parish aged over 60 has increased by over 33% and the number under 40 has decreased by 17%. This threatens the vitality of the community and places extra, and different, demands on local health, transport and housing.

Ashton Keynes needs more young people and families for the community to retain its age balance but the current shortage of affordable housing denies young people and families the opportunity to live in the village where they grew up. The village needs smaller homes for elderly villagers wishing to downsize and remain in the village and for young singles or couples.

Of the 597 homes in Ashton Keynes 58% are detached; 28% are semi-detached and 13% terraced. Of these, around 80% are owned outright or owned with a mortgage. Of the remainder only 7% are social rented. Providing smaller social rented homes will re-dress this imbalance.

The 2011 Census indicates that 89.6% of households in Ashton Keynes parish have one or more spare bedrooms in their homes. Higher levels of under-occupation often reflect a large proportion of older people, as under-occupation is more common in older person households. By providing houses for downsizing or homes better suited for an aging population, family homes may become available.

Ashton Keynes is in a conservation area and to retain the character of the village and avoid sprawl, then priority for housing development should be to be given to using redundant brown field sites.

9.2 Housing strategy

This housing strategy is directed towards improving the sustainability of Ashton Keynes as a demographically mixed and balanced community. It therefore targets:

- (i) priority for smaller dwellings to address the imbalances identified. This includes:
 - starter and smaller homes for private purchase;
 - affordable housing for rent or shared ownership;
 - smaller dwellings for residents to downsize.

- (ii) It is accepted that a small number of larger homes may be necessary in order to secure viability of allocated sites and deliver the number and type of homes required to meet the local housing need.

9.3 Housing plan

The goals and objectives of the Plan are realised by a set of policies that:

- conform to the relevant policies in the Wiltshire Core Strategy;
- provide housing to meet the local housing need;
- retain the character of the village in terms of community and housing;
- address those village issues that are related to land use; and
- address the sustainability or any other requirements that arise from a specific site proposal.

9.4 Number of new homes

A large majority of residents do not wish to see major new housing developments in Ashton Keynes which would inevitably lead to a significant change in the character of the village or creating village sprawl. The Malmesbury area plan allocates 510 homes to be split between the larger villages in the area. The larger villages have been identified as the most sustainable settlements outside of Malmesbury. The Core Strategy provides a methodology to calculate the number of new homes required in Ashton Keynes by 2026. This states that the general starting point for allocation will be proportionality in relation to their existing number of dwellings, but that this will be modified by consideration of such factors as the individual vision for each village, the existence of designations such as greenfield sites, the conservation area, the settlement boundary and the individual sustainability credentials of villages in relation to local facilities and transport links and the existence of particular local needs and opportunities.

Using the methodology detailed in the Core Strategy a proportional allocation houses produces a requirement for 15 new homes to be built in Ashton Keynes by 2026.

The Ashton Keynes housing survey identified the following minimum need over the next three years for new affordable housing development in the parish.

Subsidised rented housing

- Four off one-bedroom homes for singles / couples three of which should be bungalows / single level accommodation.
- One off two-bedroom home for a family.
- Two off three-bedroom homes for families one of which should be a bungalow / single level accommodation.

Shared / Low cost home ownership

- One off two-bedroom home for a family.
- Three off three-bedroom homes for families.

Policy H1: Number of New Homes within the settlement boundary

Planning will be supported for building up to, and including, the number of homes allocated to the parish of Ashton Keynes in the Malmesbury Area Plan in the period to 31st December 2026 across the following sites.

Site reference	SHLAA reference	Site name	Within settlement boundary	Maximum number of house
4	151	Happy Land	Yes	11
6	484	Cotswold Community	No	48

Objectives supported: 1, 2, 3 and 4

9.5 Tenancy and housing mix

The Malmesbury Area's population is set to increase by 9.7% by 2026. Within this, the under 16 years of age population is projected to decrease slightly, and the working age population is projected to see a much larger decrease.

With a significant projected decrease in the sub-retirement age population, Malmesbury Community Area's projected 9.7% total population increase over the period mid-year 2010 to mid-year 2026 will be entirely accounted for by the retirement age population. This poses an extremely significant 'ageing population' challenge. This trend for an increase in the ageing population will need to be a consideration when looking at future development. Since 2001 In Ashton Keynes the number of residents in the parish aged over 60 has increased by over 33% and the number under 40 has decreased by 17%. This threatens the vitality of the community and places extra, and different, demands on local health, transport and housing.

Policy H2: Tenancy Mix

Proposals for development will need to consider local housing need and should normally provide a tenure mix and house types and sizes capable of meeting the identified local need in respect of:

- houses for sale on the open market,
- affordable social rented homes;
- shared equity housing, and
- elderly persons sheltered accommodation

25% of the affordable homes should be for shared-ownership unless viability or other local factors show a robust justification for a different mix.

Objective supported: 1

9.6 Homes for local people

The Plan supports the development of affordable housing for rent, shared-ownership and for sale. Residents have expressed a desire that affordable housing should meet the needs of local people with strong local connection to Ashton Keynes. The sustainability and balance of the community is threatened because young people brought up in Ashton Keynes are forced to move away because the village is unable to meet their housing needs in the open market. Starter homes and family homes with adequate gardens or shared green space are priorities for a community that needs to retain its young families. Older residents are also forced to move out of the village leaving family and friends because there are no suitable properties into which to downsize.

Policy H3: Priority to purchase

Proposals for housing on the allocated sites that make provision for open market housing to be made available for sale to local residents for a period of three months prior to release onto the open market will be encouraged.

Objective supported: 5

9.7 Affordable homes

Affordable homes comprise social rented and intermediate housing (shared ownership) provided to eligible households whose needs are not met by the open market.

In terms of affordable housing those responding to the Wiltshire housing survey 2013 showed that:

- In the first quarter of 2013/14, there were thirty three households on the Wiltshire Council Housing Register seeking affordable accommodation in Ashton Keynes parish: only one of these households is in need of affordable housing. The remaining households on the Register are seeking properties with between one and four bedrooms, and any full assessment of housing need in the parish must take account of the Register.
- From the first to the fourth quarter of 2012/13, no social homes were re-let in the parish. This suggests that none of the households in need of affordable accommodation could meet their needs through accessing the existing social housing of the parish.
- There is evidence to suggest that households possess the financial capacity to either rent or purchase open-market accommodation and the lack of suitable accommodation points to a need for a mix of housing type and tenure.

The Ashton Keynes housing survey found that of the 597 homes in the parish around 80% were either owned outright or owned with a mortgage. Of the remainder only 7% were social rented.

Policy H4: Affordable Housing

Proposals for developments that result in a net gain of 10 or more dwellings will be expected to provide the minimum number of affordable housing on the site in accordance with the Wiltshire Core Strategy. These houses will be fully integrated into the development unless other material consideration demonstrates a robust justification for a different percentage.

Affordable housing development will be supported if:

- the proposals contribute to meeting the affordable housing needs of people with local connections in terms of types and sizes of dwelling, affordability, and mix of tenures; and
- there is an agreement with the developer which ensures that affordable housing remains affordable for people with local connections ; and
- the proposals do not have a significant impact on the surrounding rural landscape and the landscape setting in the plan area; and
- the development is appropriate in terms of its scale, character and location within the settlement to which it is associated; and
- the location, design and layout of affordable housing within the scheme creates an inclusive development.

Developers are required to submit an Affordable Housing Mix Strategy with any planning application. The statement must clearly outline how the development addresses the Ashton Keynes local housing needs.

Objectives supported: 1 and 2

Policy H5: Allocation of Affordable Housing

All new affordable housing provided by the Plan will be subject to a local connection covenant, meaning that people with a strong local connection to the Parish and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home. In this context a strong local connection means an applicant(s):

- who has lived in the Parish for 5 of the last 8 years and is currently resident there, or
- who has lived in the Parish for at least 5 years and whose parents or children are currently living in the Parish and have at least 10 years continuous residence there.

Objectives supported: 1, 2 and 5

In recognising that affordable housing is an essential factor in considering future housing needs, it is essential that these homes are integrated into the village. It is important to retain the communal feel that a compact village such as Ashton Keynes has and to ensure that everyone has the same accessibility to village facilities.

Policy H6: Inclusive development

To ensure that the location, layout and design of the affordable housing within a site creates an inclusive development, proposals for new housing must ensure that the new homes are well integrated with the village.

This integration could be achieved by a number of means including by ensuring that:

- affordable housing units are integrated with market homes;
- affordable housing is not located in one area;
- there are short and direct routes for pedestrians and cyclists connecting to the rest of the village to ensure safe walking/cycling to the school; shop; village hall etc.;
- provision of new facilities that can be shared with adjacent areas – e.g. connecting new and existing open spaces

Objective supported: 3

9.8 New homes type and size

Ashton Keynes has a high percentage of detached homes (58%) compared to the national average and only 13% of terraced homes. This reduces the supply of less expensive homes in a village where housing is expensive.

Policy H7: Type of Homes

A proportion of new homes on developments of 9 or more new homes must be semi-detached or terraced. The precise number will be agreed at the time of application and will depend the local need at that time. The developer must demonstrate significant and robust justification for a mix different from that required by the parish of Ashton Keynes to meet its local need.

Objectives supported: 1 and 2

Sixteen households in the village have indicated their need for affordable housing. All but one of these households have a local connection to Ashton Keynes, either living or working in the parish, having family members there, or having previously lived there themselves. Fifteen believed that there was no suitable housing in Ashton Keynes to meet their needs.

Of the sixteen, three (18%) were seeking a 1 bed home; six (37%) a 2 bed home; six (37%) a three bed home and 1 (6%) a four bed home.

Policy H8: Size of Homes

This policy directs that new development should favour smaller dwellings. Overall up to 15% of new homes on developments of 9 or more new homes should have 1-bedroom, a minimum of 40% should have 2, a minimum of 40% should have 3, and up to 5% can have 4 or more bedrooms unless there are robust justification for a different mix.

This requirement:

- reflects the response to the Ashton Keynes Housing Survey which showed 74% of respondees seeking homes in the village required a two or three-bedroom home;
- redresses a housing imbalance in the village in which 53.5% of homes have 4 or more bedrooms;
- produces smaller, and therefore, more affordable family homes; and
- provides home for elderly residents wishing to downsize.

Objectives supported: 1 and 2

9.9 Housing provision for older people

- Demographics indicate that there will be an increasing need for housing provision for the elderly. Many residents are content to continue into retirement in their current homes; others seek alternative housing in the village with needs falling into three general categories:
- homes for those who wish to downsize. The stock of smaller houses has been much reduced over the years as many have been extended. There is a need for two-bedroom, mainly single storey;
- sheltered housing, for those capable of independent living with limited support.
- care home provision for those no longer capable of independent living. Ashton Keynes does not have a Care Home and residents must move elsewhere for specialist care.

Policy H9: Housing for older people

Developments of 10 or more houses should address the local need for older persons housing. This can be through provision of single story dwellings or house types suitable for the elderly and will be restricted to occupancy to local residents where at least one person is over the state retirement age.

On sites greater than 10 new homes a minimum of 10 per cent of housing must meet the Lifetime Home standards.

The new homes will be subject to a Legal Agreement that ensures the home remains available in perpetuity for occupancy by local residents where one member is over state retirement age.

These dwellings will be subject to other housing policies within this document.

Objective supported: 1

9.10 Development sites

Large-scale development is not acceptable to the community and if new housing is needed in Ashton Keynes the consensus is that it should be delivered through a number of smaller sites, or on a larger site within the parish but outside of the settlement boundary.

There is only one development site (AB Carter Haulage; Happy Land) within the settlement boundary that meets the housing need. However, within the parish there are four listed buildings at the Cotswold Community (outside the settlement boundary) that are in desperate need of repair. Without funding from other sources these buildings will become derelict. For this reason it is recognised that a certain amount of development must be permitted on this site in order to rescue these buildings.

Infill development within the settlement area of Ashton Keynes will be considered. The Neighbourhood Plan provides adequate provision for new housing to meet identified local needs up to 2026. From information currently available additional housing is not required to contribute to the present and future economic, environmental and social sustainability of the village. It is important that infill development does not destroy the character of the village. A small infill site could provide an opportunity for a small number of self-build homes to be constructed.

It is also accepted that there will be some windfall land over the life of the neighbourhood plan.

Policy H10: Site Allocations

Residential allocations are provided in table below. The development of, up to and including, the number of houses set out in the table for each development will be supported.

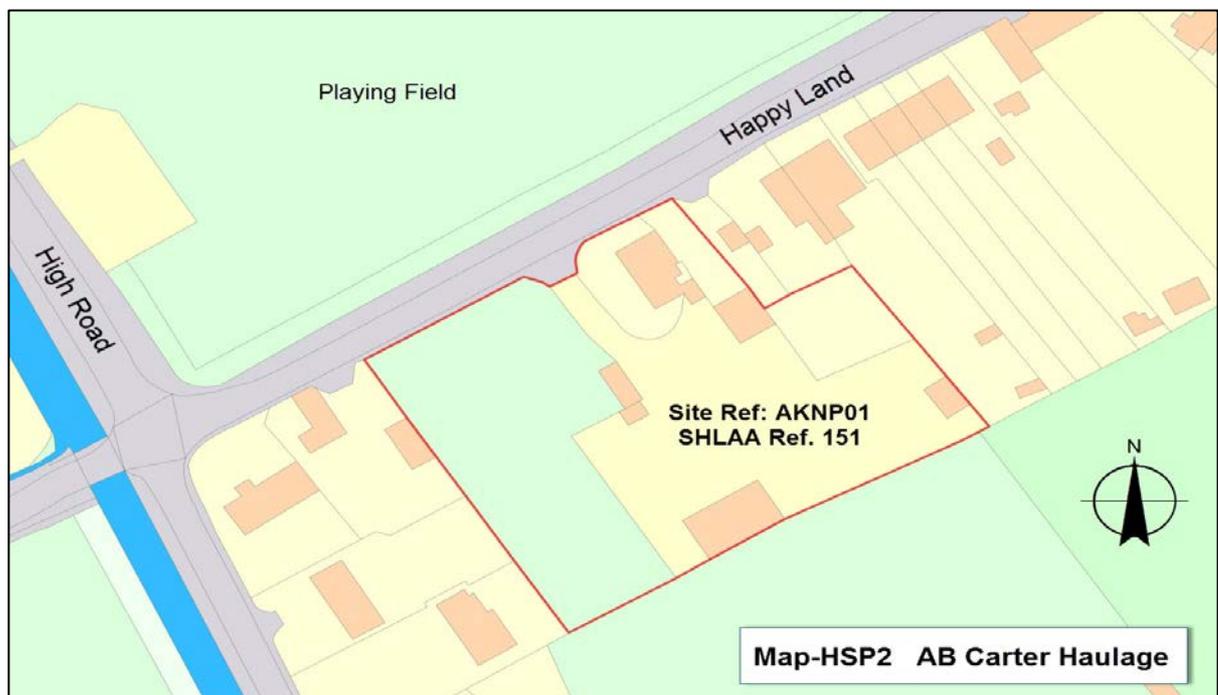
AKNP Ref	SHLAA Reference	Site Name Address	Maximum Number of Homes
01	151	AB Carter Haulage, Happy Land	11
02	484	former Cotswold Community, Ashton Fields	48

Policy H11: AB Carter Haulage

Site Reference	AKNP01
Area to be developed	0.36 ha
Number of Homes	11

Site AKNP01 is allocated for 11 dwellings, subject to:

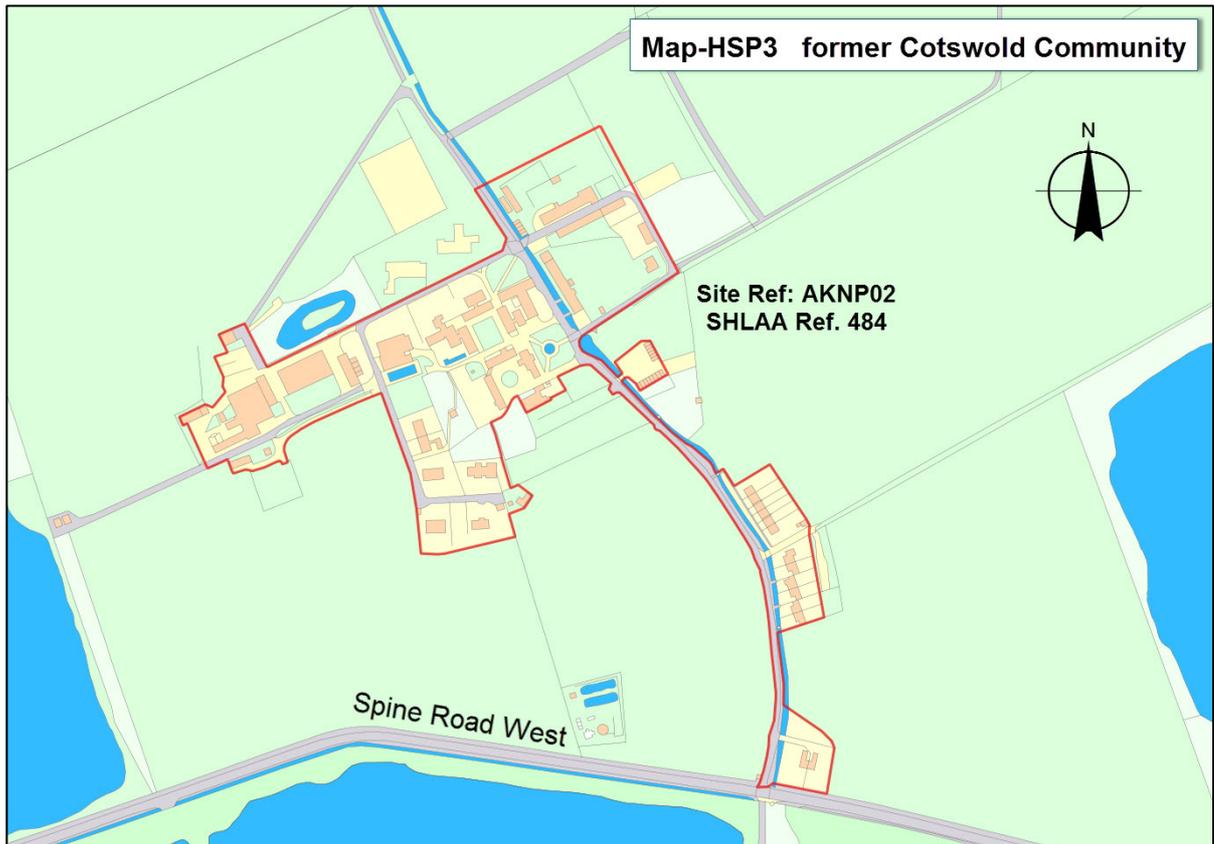
- i. the proposed development conforming to the policies contained in the Ashton Keynes Neighbourhood Plan and the Wiltshire Core Strategy; and
- ii. the following site specific requirements;
 - a. the development will occupy the edged area shown on Map-HSP2;
 - b. vehicular access to the site will only be from the existing entrance to the site from Happy Land;
 - c. screening from adjacent properties in the interests of privacy is to be provided through the retention of existing hedge screening and the provision of additional screening where considered appropriate;
 - d. the existing orthostatic walling on the frontage with Happy Land to be retained and preserved;
- iii. The landowner and any proposed developer notes that the allocation of the site in the Plan is subject to the grant of planning permission and the start of work on site not later than 31st December 2026.



The former Cotswold Community residential institution has been derelict for many years and the listed buildings within the site continue to deteriorate. The community is of the opinion that the site should be restored to a useful purpose, but not overdeveloped on a large scale.

The community has concerns about the additional burden on local amenities and facilities, especially the village primary school, should large-scale development of the site occur. To address this concern the scale of the re-development is proposed to be 48 dwellings, and additionally the 27 vacant dwellings with lawful consent.

Policy H12: Former Cotswold Community	Site Reference	AKNP02
	Area to be developed	5.97 ha
	Number of Homes	48
Site AKNP02 is allocated for 48 dwellings, subject to:		
<ul style="list-style-type: none"> i. the proposed development conforming to the policies contained in the Ashton Keynes Neighbourhood Plan and the Wiltshire Core Strategy; and ii. the following site specific requirements; <ul style="list-style-type: none"> a. the development will occupy the area edged in red shown on Map-HSP3; b. vehicular access to the site will only be from the Spine Road West; c. the development may include the re-development of the 27 existing C3 dwellings with Certificates of Lawful Consent within their existing curtilages; d. the development includes the re-development of the sites of the C2 Residential Institution buildings within their existing curtilages subject to planning permission being granted; e. the development includes the restoration and conversion to residential of the 4 Grade II listed building subject to planning permission being granted; iii. The landowner and any proposed developer notes that the allocation of the site in the Plan is subject to the grant of planning permission and the start of work on site not later than 31st December 2026. 		



Policy H13: Windfall and Infill Development

Applications for small residential developments on infill and windfall sites within the settlement boundary will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in the Plan, and where such development:

- fills a small, restricted gap in the continuity of existing frontage buildings, or on other sites within the built-up area of the village where the site is closely surrounded by buildings;
- where the scale and form of proposals are complementary to surrounding properties and do not result in loss of amenity for existing residents;
- will not involve the outward extension of the built-up area of the village;
- does not require unsuitable access; reduces the privacy of adjoining properties or is inconsistent with the character of the locality; and
- are accompanied by appropriate provision for parking, access and storage of waste.

In respect of back land development in gardens of existing properties, developments will not be supported where they have the potential for loss of amenity of neighbouring properties through loss of privacy; daylight; car parking; or through the loss of mature vegetation and landscape screening; or any visual intrusion by a structure or building.

Objectives supported: 3 and 6

9.11 Infrastructure

It is inevitable that there will be some degree of impact on the local infrastructure, facilities and amenities. Ashton Keynes is a small and relatively tightly packed community with current facilities such as the shop, pub, village hall and doctors surgery and general parking all inadequate for the current population.

It is not therefore unreasonable to expect developers to contribute to improving village assets to compensate for the increased demands their development will have.

Policy H14: Infrastructure Contributions

A financial contribution will be required from each developer to:

- mitigate the impact of development on essential infrastructure such as utilities and waste service;
- improve public area parking;
- improve footpaths within and around the village;
- mitigate the impact of additional children on the village school;
- improve healthcare facilities;
- develop existing public open spaces and recreational facilities;
- upgrade highways to compensate for additional traffic and points of access;
- improve general village look and feel including improvements to verges and the riverside.

In addition, the parish of Ashton Keynes is seeking to improve its facilities. Where appropriate and possible, developer contributions will be sought to help achieve the following:

- A new or re-developed community hall;
- A new doctors surgery;
- A new or enlarged village shop;
- Increased public area parking.

9.12 Design

Much of the newer housing in Ashton is architecturally undistinguished and does not reflect the character of many villages within the Cotswold area. The village has a mix of architectural types and there is no one distinguishing style. There is an opportunity within the Neighbourhood Plan to influence the design aesthetic within the village.

Policy H15: Good Design

Proposal for all new development must plan positively for the achievement of high quality and inclusive design, at the same time demonstrating they have sought to conserve local distinctiveness of traditional rural settlements and buildings.

All proposals must demonstrate that they have complied with the Ashton Keynes Design and Access statement by providing a development brief.

10. Design statement

All new development must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the existing built environment. In Ashton Keynes good design means:

- achieving high quality design that respects the scale and character of existing and surrounding buildings;
 - ensuring buildings respect the character of the street scene;
 - ensuring proposals relating to existing streets establish a consistency with the street architecture;
 - innovating to achieve low carbon sustainable design and maximise the use of renewable energy opportunities;
 - ensuring garages meet the architectural style of the dwelling it serves; they should be set back from the street and should be located between houses rather than in front in order not to dominate the street scene;
 - complying with the principles incorporated in the Secured by Design (the official UK Police flagship initiative that supporting the principles of 'designing out crime').
 - using green hedging for highways boundaries wherever possible;
 - ensuring that gaps which provide views out of the village to the surrounding country side are maintained;
 - ensuring safe access for vehicles; pedestrians and cyclists;
 - respecting established building positions and arrangements of front gardens, walls or hedges;
-
- adopting the principles of sustainable urban drainage and water capture (for use in activities such as gardening, car washing);
 - providing sufficient external amenity space
 - integrating the new homes into the village and support a more pedestrian and cycle friendly neighbourhood;
 - providing access to local facilities and public transport links via convenient, direct paths suitable for those pushing a pushchair, in a wheelchair, walking with a stick or walking frame or using a mobility scooter;
 - providing streets designed in a way that encourages slow vehicle speeds and allows them to function as social spaces;
 - providing off-street parking to prevent anti-social parking;
 - allowing for plenty of trees and planting to balance the visual impact of the development;
 - providing adequate storage space for bins and recycling, as well as vehicles and cycles.
 - providing sufficient garden amenity space to meet household recreational need;
 - avoiding infringement on open spaces or access to open spaces;
 - taking adequate measures to prevent light pollution.

Replacement of any existing building will only be permitted if the development is of better architectural quality and makes a more positive contribution to the village.

Planning permission will not be granted for development of poor design that fails to take the opportunities available for improving local character and quality of an area and the way it functions.