

**Subject:** RE: Shipston-on-Stour Neighbourhood Plan  
**From:** "Sarah Brooke-Taylor" <sarahbt@wrccrural.org.uk>  
**Date:** 15/03/2017 13:55  
**To:** <ed@2jays.co.uk>

Good afternoon Ed

Given the right evidence I'm sure you would be able to find a suitable housing association interested in providing a local needs mixed tenure site, comprising housing association properties for rent and shared ownership together with local market homes which could cross-subsidise the development costs. I doubt that a local housing needs survey would provide sufficient evidence to promote extra care housing though such evidence could no doubt be procured from WCC (currently Tim Willis, WCC Extra Care Housing, [timwillis@warwickshire.gov.uk](mailto:timwillis@warwickshire.gov.uk)).

It might be worth emailing some or all of the Registered Providers approved by SDC (listed below), more or less along the lines of the email that you sent to me below, to see whether, in principle, your suggestion would be of interest:

- Stonewater Housing Association - [www.stonewater.org](http://www.stonewater.org), [enquiries@stonewater.org](mailto:enquiries@stonewater.org)
- Warwickshire Rural Housing Association – [www.warwickshirerha.org.uk](http://www.warwickshirerha.org.uk), [neil.gilliver@midlandsrh.org.uk](mailto:neil.gilliver@midlandsrh.org.uk)
- Orbit Housing Association – [www.orbit.org.uk](http://www.orbit.org.uk), [info@orbit.org.uk](mailto:info@orbit.org.uk)
- Waterloo Housing Association – [www.waterloo.org.uk](http://www.waterloo.org.uk), [reuben.flynn@waterloo.org.uk](mailto:reuben.flynn@waterloo.org.uk)
- Fortis Living – [www.fortisliving.com](http://www.fortisliving.com),
- Bromford Housing Group - [www.bromford.co.uk](http://www.bromford.co.uk)

In principle I think it's a wonderful idea to set aside two potential sites for local needs housing.

Regards

Sarah Brooke-Taylor

WRCC

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**From:** Ed Jackson [<mailto:ed@2jays.co.uk>]  
**Sent:** 28 February 2017 13:12  
**To:** 'Sarah Brooke-Taylor'  
**Subject:** Shipston-on-Stour Neighbourhood Plan

Dear Sarah

Greetings! You and I have corresponded briefly in the past about the emerging Shipston-on-Stour Neighbourhood Plan.

I believe that last autumn you were sent a link by my colleague Paul Kelly to the pre-submission draft Neighbourhood Plan for Shipston-on-Stour which we published for formal consultation with

the public, statutory consultees and other interested bodies. We did not receive any comments from you on that draft so I am assuming that you did not take issue with any of our proposed policies.

In that draft Plan (now accessible at <http://www.shipstonnp.org/files/Neighbourhood%20Plan/documents/new/Draft%20Neighbourhood%20Plan.pdf>) we made proposals in Policy HSG4 (on page 40) to allocate two small plots of land to be developed for affordable, low-cost market and/or extra care housing in the 2020s (i.e. after current extensive commitments have been implemented) should an up-to-date Local Housing Needs Survey indicate that there was an unmet local need for such types of accommodation. We have received representations from a number of commercial house builders, both large and small, who maintain that this policy is unrealistic and incapable of implementation because land owners and builders would have no interest in progressing such schemes. Officers at Stratford District Council share this view.

We are therefore keen to establish whether small-scale housing developments of the scale we are proposing (approximately 16 and 25 dwellings), specifically to meet local needs, really are not viable or whether, as we hope, our Policy would be capable of being implemented by a Housing Association or other affordable housing provider.

I would welcome your views.

Kind regards

Ed Jackson

*For Shipston Neighbourhood Plan Community Team*