



COLERNE

COMMUNITY LAND TRUST

Colerne Community Land Trust

<https://www.colerneclt.uk>

Around five years ago, Wiltshire Council's Housing Needs Survey shows that Colerne needed 10 affordable houses in the following three years.

Since then, Colerne Community Land Trust (Colerne CLT) has grown from the housing needs identified in the Colerne Neighbourhood Plan that was published in 2022. The CLT has now started work to provide **affordable housing for local people**, building on the requirements identified in the Neighbourhood Plan.

Affordability will be offered through Community Led Housing that meets our essential Rural Housing Needs, as defined by our community. This can be provided through affordable rentals or co-ownership, with custom-built for special needs.

By using 'Rural Exception Sites', Colerne CLT can obtain planning permission where commercial housing developers cannot. We aim to build:

- Small discrete developments to suit the locality.
- Well-designed for singles, couples and families.
- Energy efficient / carbon neutral designs that are cheaper to run.

October 2023 Housing Needs Survey

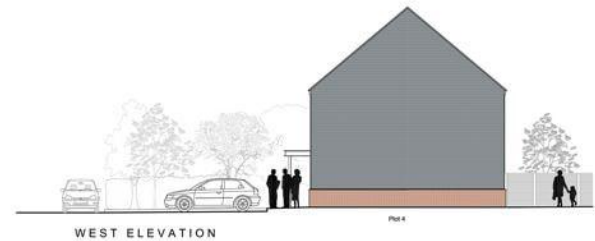
Colerne Parish Council and Colerne Community Land Trust

- **The WC Housing Needs Survey** of 5 years ago focused on the question: *Can people afford the housing that is available here in the Parish?* Ten new units were projected – mostly standard 2 or 3 bedroom types – for affordable rental or co-ownership with a housing association.
- **The Colerne CLT / Parish Council Housing Needs Survey** is asking the question: *What sort of housing do we need to build for local people within the lifetime of the Neighbourhood Plan (2022–2036) ?*
- **Affordability** The Colerne CLT definition is less than 35% of net income (the Shelter definition). The Government / WC definition of affordable is 80% of market purchase price or rental charge.
- Climate change dictates that we must reduce our energy consumption. Therefore, the Colerne CLT definition of affordability also includes running costs. **Passivhaus** construction standards are required to meet this aim.

Example: The Seend CLT Passivhaus Development

<https://www.seendclt.org>

Park Farm Passivhaus Option 2 v.4



PLOTS 1 - 4 PRELIMINARY ELEVATIONS

Seend CLT	PRELIMINARY FOR DISCUSSION ONLY
Park Farm Seend Cleeve	
pkf 11-11-2019 1:100(BA1)	
Plots 1-4 Preliminary Elevations	
PLOTS 1-4: 1843 house type 2 TK.dwg	

PKA
ARCHITECTS

PKA Architects Ltd
Fosterfields, Whitley Road, Putney, Bristol, W14 8JL
tel 01380 725688 email: peter@pka-architects.com www.pka-architects.co.uk

RIBA CHARTERED PRACTICE



Ground Floor



First Floor

PLOT 4
INARY FLOOR PLANS

Seend CLT	PRELIMINARY FOR DISCUSSION ONLY
Park Farm Seend Cleeve	
pk/ 11-11-2019 1:500/A1	
Preliminary Floor Plans	
PLANS .1843 house type 2 TK.dwg	







October 2023 Housing Needs Survey

**Colerne Parish Council and
Colerne Community Land Trust**

This survey will help to identify local housing needs that are not being met by current provision, giving a more up-to-date picture than the Wiltshire Council survey of five years ago.

It will be used to help guide planning and building strategy for the locality. All people over 16 years of age have a right to express their needs, so you can complete more than one survey form for your household.

Please take the time to fill in this survey and then post it in the CLT box at Bright's Village Stores or at the Premiere (Lexies) Store. Alternatively, there is an online version that you can complete at <https://www.colerneclt.uk>

- If you are renting but beyond your means, need space for a family but cannot get a mortgage or have young adults living with you – what would you each be looking for?
- If you have elderly parents needing to be closer to you, what do they need?
- If you are an older couple or individual, how might downsizing or other housing options help you to plan for greater infirmity?
- If you have an individual within your home who needs special facilities, what housing could be helpful for them?



1. Please tick one or more of the following (tick in box)

a	<input type="checkbox"/>	Are you renting but finding it difficult to make ends meet?
b	<input type="checkbox"/>	Do you need space for a family but cannot get a mortgage?
c	<input type="checkbox"/>	Do you have young adults living with you, hoping for a home of their own or needing to live closer to you for support ?
d	<input type="checkbox"/>	Do you have vulnerable elderly parents needing to be closer to you?
e	<input type="checkbox"/>	Are you an older couple or individual, looking to downsize closer to younger relatives?
f	<input type="checkbox"/>	Do you have a person in your home who needs special facilities that are currently not adequately provided?
g	<input type="checkbox"/>	Other – please specify

2. Does your household have a local connection to the Parish?

a No

b Yes – I live in the Parish

c I do not live in the Parish now , but I have previously lived here

d I do not live in the Parish, but family members live here

e I work in the Parish but live elsewhere

f Other (please specify)

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3. Please provide the ages of the people in your household by writing the total number of people in each age range

	0–15	16–24	25–44	45–64	65+
Number of people					

4. What type of accommodation are you looking for?

a	<input type="checkbox"/>	Terrace
b	<input type="checkbox"/>	Semi-detached
c	<input type="checkbox"/>	Detached
d	<input type="checkbox"/>	Flat / apartment
e	<input type="checkbox"/>	Bungalow
f	<input type="checkbox"/>	Supported / sheltered housing
g	1 2 3 4	Number of bedrooms (please circle)

5. What sort of tenure are you looking for?

- | | | |
|---|--------------------------|---|
| a | <input type="checkbox"/> | Affordable rental (80% of market; CLT defined as 35% of earnings) |
| b | <input type="checkbox"/> | Social rental (50% of market rent) |
| c | <input type="checkbox"/> | Private (market) rental |
| d | <input type="checkbox"/> | Shared ownership (part buy, part rent) |
| e | <input type="checkbox"/> | Affordable self-build owned (land cost below commercial) |
| f | <input type="checkbox"/> | Affordable market housing (80% of open market price) |
| g | <input type="checkbox"/> | Open market housing |

**6. Do you have particular accommodation needs?
(Tick any that apply)**

a	<input type="checkbox"/>	Bedroom size
b	<input type="checkbox"/>	Workspace
c	<input type="checkbox"/>	Bungalow
d	<input type="checkbox"/>	Ground floor flat
e	<input type="checkbox"/>	Secure office space
f	<input type="checkbox"/>	Trade van space
g	<input type="checkbox"/>	Own garden space

7. Do you have special health-related needs? (Tick any that apply)

- | | | |
|---|--------------------------|--------------------------|
| a | <input type="checkbox"/> | Bedroom size |
| b | <input type="checkbox"/> | Kitchen size |
| c | <input type="checkbox"/> | Physiotherapy space |
| d | <input type="checkbox"/> | Bathroom / wet room size |
| e | <input type="checkbox"/> | Mobility vehicle space |

**8. Please rank the following in order of importance to you
(1 = most important)**

- | | | |
|---|--------------------------|---|
| a | <input type="checkbox"/> | Low heating costs |
| b | <input type="checkbox"/> | Low energy costs |
| c | <input type="checkbox"/> | Public transport |
| d | <input type="checkbox"/> | Space to grow food |
| e | <input type="checkbox"/> | Space for working from home (either office or workshop) |

9. Which of the following would you be prepared to share in a small housing development? (tick any)

- | | | |
|---|--------------------------|-----------------------------------|
| a | <input type="checkbox"/> | Power generation |
| b | <input type="checkbox"/> | Green spaces + food growing areas |
| c | <input type="checkbox"/> | Storage areas |
| d | <input type="checkbox"/> | EV charging |
| e | <input type="checkbox"/> | Community guest rooms |
| f | <input type="checkbox"/> | Office hub / workshop |

10. Do you need secure outside storage for bicycles / mobility scooter?

a Yes

b No

11. Do you need a charging point for an electric vehicle?

a Yes

b No

12. Would you be prepared to live in a mixed development consisting of owned and rented housing, where all the land is owned by the CLT so that all properties remain long-term affordable?

a Yes

b No

13. Please write your postcode so that we can analyse the survey results

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If you have an urgent or emergency housing need, please contact the Wiltshire Council Housing Register via 0300 456 0106 or at <https://www.wiltshire.gov.uk/article/5269/Housing-Register>

The Colerne Community Land and Asset Trust is a not-for-profit local initiative, responding to identified community housing needs.

Data is being collected for the specific purpose of providing an anonymised housing needs report and will not be used for any other purpose. Data will be processed lawfully and fairly and kept in a secure manner.