

SOUTHROP PARISH COUNCIL

JANUARY 2025

Dear Resident,

Possible affordable housing development in Southrop

As you will have heard, Councils all around the country are under considerable pressure from the Government to provide affordable housing, particularly for younger people and young families keen to get onto the property ladder for the first time. The Cotswold District Council (“CDC”) is no exception. Indeed, the situation is particularly acute here because open market property, whether to buy or let, is of course notoriously expensive in the Cotswolds.

CDC has identified a site (shown overleaf) of approximately 1 acre, which it owns in the village, which it considers suitable for the development of approximately 12 social houses. We do not think CDC owns any other land in the village.

CDC has asked the Parish Council for its views on the proposal at a very early stage and is hoping that we’ll canvass views around the village both now and as and when the scheme may progress.

The rent on such houses is typically around 60% of open market rent which means that there would be little or no profit for a conventional builder/developer.

Accordingly, such schemes are usually built by “Registered Providers” which are non profit organisations such as Bromford Housing (who manage some of the existing social housing in the village).

We plan to convene a special Parish Council meeting once the CDC proposal begins to take shape so that we can hear your initial comments (for or against) this proposal. There are, of course, many aspects to consider including:-

- the likely demand in the village for such properties; we understand priority is given to local people, or those with local connections.
- access, parking, drainage and required infrastructure.
- design of the scheme and how it would relate to existing properties.
- number of houses and how that would relate to the village (12 houses would be less than 10% of existing).
- planning. This would be subject to exactly the same scrutiny as any other planning application.

We’ve decided to inform you at this very early stage even though we know very little ourselves about the CDC’s plans, but we seek transparency on a matter which may well invite a range of opinion. We look forward to hearing your views at the special Parish Council meeting we plan to hold in due course.

With very best wishes from your Parish Councillors

Tim Guest Russ Giles Peter Brickley Rod Jones Cathy Brickley