

Rural Housing Development Action Plan 2008/09 - 2012/13



August 2009



Winchester
City Council



winchester
district
council
partnership
Winchester Housing Board

Winchester District Rural Housing Development Action Plan 2008/9 - 2010/11



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Summary of the Background and Issues

The following notes provide a summary of the background and issues within rural housing development in Winchester District. A paper setting these out in more detail is available on request. At the end of these notes is an action plan to address the issues and a needs matrix examining need for affordable housing across the rural parishes. The needs matrix is supported by a number of tables.

Introduction

In recent years house prices have increased rapidly, particularly in rural areas where house price inflation has been exacerbated by inward migration of wealthy commuters, retirees and second home owners. This has created an affordability gap for many local people between what they can afford to pay for a home and the actual cost of the home. The result is that many local people are no longer able to buy or rent a home in the village they grew up and/or work in and have to leave to find suitable accommodation elsewhere. This in turn impacts on the age mix within a community, its social diversity and cultural identity. Valuable social and support networks are broken. It also impacts on the economic vibrancy of rural communities which are increasingly composed of older retired people or wealthy commuters who work elsewhere and are less likely to use the local amenities and facilities such as the local school and shop. These factors can result in a lack of social cohesion and long term sustainability for the community.

Since the 'Credit Crunch', house prices have fallen, but affordability has not improved as mortgages have become more difficult and costly to obtain, particularly for first time buyers. The fall in prices is most significant in urban centres and is less likely to help disadvantaged households in rural areas where exclusivity is establishing a stronghold.

The main focus for this action plan is the rural areas and settlements of less than 3000 people, the settlements that are eligible for small settlement rural funding from the Homes and Communities Agency. The South East Regional Housing Board has a rural funding target for settlements under 3000. It has a target of 500 homes per annum across the South East region. HARA (see page 4) has a target of 100 completed homes per annum. There is no specific target for Winchester District.

The action plan concentrates on the provision of affordable housing for people with a local connection¹ to a particular parish, on exception sites². These are sites that lie beyond the settlement boundary of the parish and can only be developed for residential use as an exception to planning policy if the homes are affordable; for local people; and will remain so in perpetuity. However the larger villages have been included in the tables of rural parishes as they too offer opportunities for exception site development to meet the needs of their local people. Rural funding is also available for these villages as a separate Homes and Communities Agency funding pot for settlements up to 10,000 population.

¹ The local connection criteria are set out in appendix 1.

² Exception site policy is referred to in paragraph 30 of PPS3, see appendix 1. The Winchester City Council Local Plan policy H6 on exception sites is reproduced in appendix 1.

Vision

The Winchester Housing Strategy vision is:

“To ensure that communities are sustainable and inclusive”.

The Rural Housing Development action plan applies this vision to the rural settlements of 3000 population or less. The sustainability of the settlements is considered in social and economic as well as environmental terms, as the social mix and economic vibrancy are as important as an attractive environment.

Rural affordable housing is a corporate priority for Winchester City Council. The Council has a strategic responsibility to provide affordable housing to meet identified need. There are households in need of affordable housing and with a local connection to their parish in every rural parish in the District.

The overall objective of the action plan is therefore:

“To increase the supply of affordable housing in rural areas to meet local needs”.

A co-ordinated approach across departments in the Council will be adopted to realise this vision.





Background

The case for developing affordable housing in rural settlements is well rehearsed as set out in a range of local, regional and national publications:

- The Affordable Rural Housing Commission Report May 2006
- The Housing Corporation (Homes and Communities Agency) Rural Housing Strategy 2007
- The South East Plan
- The South East Regional Housing Strategy
- Planning Policy Statement 3
- Planning Policy Statement 7
- The Hampshire Sustainable Community Strategy 2007-2017
- The Winchester City Council Community and Corporate Strategies
- The WCC Housing Strategy
- The WCC Local Plan/Local Development Framework.

The most recent publication, the Taylor Review: Living Working Countryside, published in July 2008, stresses the links between the provision of affordable housing and the economic vibrancy of rural communities. Taylor writes:

“Restrictive planning practices and a shortfall in the provision of affordable homes are contributing to many villages and hamlets becoming unsustainable communities, unaffordable for those who work there, losing jobs and services.”

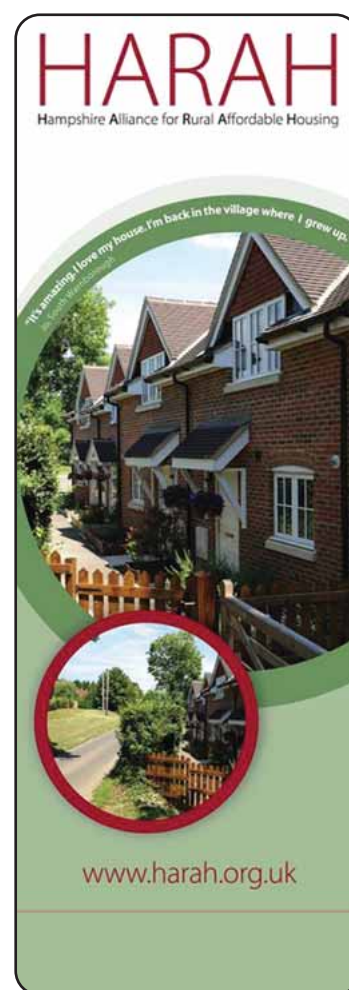
The Hampshire Alliance for Affordable Rural Housing (HARAH)

The Hampshire Alliance for Rural Affordable Housing (HARAH)³ was established in 2005 primarily to increase the provision across Hampshire of rural affordable housing for local people.

In July 2005, following a commissioning process, HARAH appointed Hyde Housing Association to undertake all development of affordable rural housing on exception sites across Hampshire.

HARAH has undertaken considerable work to increase provision; create efficiencies in the delivery of affordable rural housing; and to standardise procedures and protocols across the six local authorities.

In 2008 an independent evaluation was undertaken of HARAH by Jo Lavis of Rural Housing Solutions. The report published in September 2008 highlighted the challenges facing the partnership. One of the key challenges is to improve the delivery of houses, through increasing the flow of sites. A number of recommendations were suggested to improve exception site developments, including: the development of protocols and processes; to work closely with policy and development control planners; and to link site identification with parish planning to improve engagement with the local community.



Need for rural affordable housing

There were over 2,800 households registered for a social rented home on the Winchester Joint Housing Register in May 2008 and over 650 households seeking intermediate affordable housing through the Homes and Communities Agency's Zone Agent⁴. The tables list the number of households that are registered on the Joint Housing Register who have a local connection to each parish. There are 2160 local connections indicated though some have a connection to more than one parish.

To be able to provide appropriate and accessible housing it is important to take account of the individual needs and the needs of particular groups, including (but not exclusively) those covered by the 6 equality strands: gender, age, race, disability and health, sexuality and religion and belief. New development that allows disadvantaged or vulnerable people to choose to remain in the rural community to which they have a strong connection enables them to maintain their social and support networks.

³ HARAH comprises 6 predominantly rural local authorities of: Winchester, Test Valley, New Forest, Hart, East Hampshire and Basingstoke and Deane; together with the Hampshire Rural Housing Enablers based at Community Action Hampshire, the Homes and Communities Agency, Hampshire County Council and New Forest National Park Authority. Hydemartlet are the development partner. More information is available on the website: www.harrah.org.uk

⁴ The Zone Agent for Hampshire is Homes in Hants, at Swaything Housing Society. They manage the register for households seeking intermediate affordable housing products such as shared ownership and shared equity homes.

Housing Provision

The greatest need, demonstrated by the Housing Registers, is for social rented homes. The mix of size of homes should reflect the need registered by applicants on the Housing Register with a local connection to the parish. However it is accepted that households quickly outgrow smaller units but have difficulty moving on to larger units whilst staying in the parish. It is therefore recommended that only a small proportion of one bedroom accommodation will be built to meet the needs of those households that are unable to afford to live in larger accommodation, such as young single people, but other single people and couples will be allocated to 2 bedroom homes. This reflects the Housing Strategy which suggests that larger dwellings offer the greatest flexibility in meeting housing needs and contributing towards social sustainability and well-being. It recommends that emphasis is given to 2 and 3 bed houses.

It has been the experience in Hampshire, where house prices are high, that shared ownership homes are often not affordable to the local people they are aimed at. Even if affordable at the first sale, they become unaffordable at subsequent sales due to house price inflation. New shared ownership and shared equity models are being explored through the HARAH partnership, with affordability a key consideration, and will be tested if appropriate in one of the rural exception site projects. The Community Land Trust model is also being explored. However the priority is for rented accommodation as this ensures long term affordability.

New homes should generally meet the Homes and Communities Agency Design and Quality Standards, currently to achieve Code for Sustainable Homes level 3 as a minimum and should be built to Lifetime Homes Standards. Clearly affordable homes built on exception sites should also achieve these standards where this is viable. In some cases we would expect that a higher standard could be achieved, particularly with regard to the Code for Sustainable Homes. Homes should also be built with the flexibility to enable residents to work from home.

Exception site housing will often be built at the lower end of density standards, to ensure the design is appropriate for the schemes to fit with often lower density, more scattered housing in villages.



Which parishes?

It is clear from the table on pages 11-12 that there is need for affordable housing for local people in every rural parish in the District. The Taylor Review recommends that local planning authorities should address the short and long term needs and vision for each village or parish, including for affordable housing, to help them remain sustainable. However resources are limited. The Homes and Communities Agency annual funding is available for 500 rural homes in settlements of less than 3,000 and a further 500 in settlements between 3,000 and 10,000 people across the whole of the South East region. Officer resources are also finite. Rural affordable housing projects on exception sites are complex and costly. However in the current economic climate, when fewer sites within defined policy boundaries are being developed across the District, the opportunity to gain funding for exception sites should be maximised.

In order to prioritise in which parishes to concentrate limited resources a 'Need matrix' has been collated, based on the following elements:

- Sustainability – the matrix considers access to amenities and public transport. The matrix gives a rating for each parish. However it is important to recognise that the absence of services does not make a settlement unsustainable. The social aspect of sustainability is equally important but more difficult to quantify. Informal social and care networks and family support networks are essential elements in small villages with limited facilities. Mixed communities are more sustainable and self-supporting and use a greater range of services than restricted communities.



- Current provision - Most rural parishes have some affordable housing within the parish. This can be council stock owned by Winchester City Council or RSL stock owned and managed by a Housing Association. Most of this accommodation is sited within the settlement boundary of a village and is available to anyone on the Housing Register or Zone Agent Register who would like to live in the particular village. There are relatively few exception site homes, built outside parish settlement boundaries and therefore provided for people with a local connection. The table on pages 13-14 give information for each parish on the current stock of affordable housing at November 2007.
- Need - For the purposes of this action plan, the need being considered is those households in housing need that have a local connection to a particular parish. The figures shown in the table on pages 11-12 are almost certainly an under-representation of the number of households in need. Many households do not bother to register on the Housing Registers as they do not believe they have a chance of being housed in the area they want to live, i.e. their own parish.
- Community Support - The affordable housing projects that are most successfully progressed are those with strong community support. The support for affordable housing for local people may be identified by the Parish Council or through the community planning process. In parishes where the community identifies the need for affordable housing, whether through a parish plan or otherwise, even if parish amenities are limited, the parish will be given priority. However lack of Parish Council support will not prejudice development.
- Needs matrix - The matrix on page 15 combines all the elements listed above, to suggest the parishes in which resources should be concentrated. The list of priority parishes should be reviewed annually to take account of changes in circumstances of individual parishes.
- It should be noted that, given the difficulty finding suitable and available sites, should such a site be put forward, either by a landowner or by a parish council, in a parish with need for affordable housing, then a scheme will be progressed as a priority.

The process of development

A number of documents have already been published to engage communities and provide guidance to Parish Councils about the process of development as follows:

- 10 Step Guide
- Starter Pack
- Process of consultation on exception sites.

These are available on the HARA website www.harrah.org.uk

These are meant only as guidance notes as every project is unique and will require a slightly different approach. In addition the HARA DVD has been sent to all Parish Councils and can be viewed on the HARA website.

However the development process can still take many years from initial contact with the parish to completion of a housing scheme. One of the action points planned is to consider how the process can be improved and made more efficient. This work is already underway. Future projects will be planned and monitored using project planning tools. A project team comprising WCC strategic housing and planning officers, the Registered Social Landlord (HydeMartlet) and the Rural Housing Enabler, will work together on projects.

Equality Impact Assessment

An equality impact assessment has been undertaken of the Rural Housing Development Action Plan. A copy of the report is available on request.

Action Plan

The action plan on pages 17-20 sets out a range of short and longer term action points to progress rural housing development. The planned action will be undertaken within existing resources. The action plan will be monitored and progress reported to the Corporate Housing Enabling Group.



Appendix 1

Local Connection criteria

A person shall be taken to have a strong local connection if he or she satisfies any one or more of the following criteria:

- (i) he or she is ordinarily resident in the Parish at the date of allocation
- (ii) he or she was previously ordinarily resident in the Parish prior to the date of allocation and has family who ordinarily reside there
- (iii) he or she has a demonstrable need to live in the Parish by reason of:
 - a. his/her current employment in the Parish
 - b. his/her taking up permanent employment in the Parish
- (iv) he or she has a demonstrable need to reside in the Parish either to support or to be supported by another member of his/her family who ordinarily reside in the Parish at the date of allocation.

A person shall be taken to be a member of another's family if he or she is the spouse, civil partner, mother, father, sister, brother, daughter, son, grandparent, or grandchild of that other person or if he or she ordinarily resides with that other person as husband or wife or partner without being legally married to that person.

Parish Councils are consulted with regard to local connection in their parish, in particular the length of time it is considered appropriate for the local connection criteria to have been met.

Planning Policy Statement 3

Local Planning Authorities should consider allocating and releasing sites solely for affordable housing, including using a Rural Exception Site Policy. This enables small sites to be used, specifically for affordable housing in small rural communities that would not normally be used for housing because, for example, they are subject to policies of restraint.

Rural exception sites should only be used for affordable housing in perpetuity, i.e. for all time. A Rural Exception Site policy should seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection, whilst also ensuring that rural areas continue to develop as sustainable, mixed, inclusive communities.

Small rural settlements have been designated for enfranchisement and right to acquire purposes (under Section 17 of the Housing Act 1996) by SI 1997/620-25 inclusive and 1999/1307.

Policy H6 of the Winchester Local Plan

As an exception to other policies of the Local Plan, small-scale housing schemes will be permitted on sites well related to existing defined and other settlements, to meet the needs of local people unable to afford to rent or buy property on the open market, provided that:

1. the planning authority is satisfied that the need cannot be met within the settlement where the need exists;
2. the development provides affordable housing in perpetuity for local people in proven housing need, who cannot afford accommodation locally on the open market;
3. there is access by public transport, walking or cycling to local facilities (particularly shops and schools);
4. the development is well related to the scale and character of adjacent settlements;
5. it does not intrude unduly into the countryside or harm the landscape character or setting of settlements, particularly in the East Hampshire Area of Outstanding Natural Beauty.

Needs Matrix

Parish	Number on Housing Register										Total (1)	Total with local connection wishing to live elsewhere	Grand Total	Households in Parish (2)	Housing need as % of households in the parish (3)	
	Bedrooms				Number on Housing Register											
	1	2	3	4												
Bighton	3	1	2	0	6	10	16								126	4.76
Bishops Sutton	8	1	3	1	13	6	19								171	7.60
Bishops Waltham	68	42	19	0	129	20	149								2649	4.87
Boarhunt	7	1	3	0	11	3	14								202	5.45
Bramdean	6	6	4	1	17	7	24								195	8.72
Cheriton	11	5	7	1	24	12	36								253	9.49
Colden Common	45	28	5	1	79	26	105								1589	4.97
Compton	13	8	1	0	22	3	25								539	4.08
Corhampton & Meonstoke	4	3	4	1	12	1	13								282	4.26
Crawley	4	1	1	1	7	9	16								161	4.35
Curdridge	8	6	1	0	15	5	20								473	3.17
Denmead	38	16	19	0	73	7	80								2427	3.01
Droxford	13	7	5	1	26	8	34								251	10.36
Durley	5	8	4	0	17	8	25								349	4.87
Exton	0	1	2	0	3	3	6								97	3.09
Hambleton	16	8	11	0	35	7	42								416	8.41
Headbourne Worthy	10	2	4	1	17	7	24								188	9.04
Hursley	12	7	4	0	23	7	30								347	6.63
Itchen Stoke & Ovington	6	2	1	0	9	4	13								91	9.89
Itchen Valley	8	11	4	0	23	9	32								572	4.02
Kilmeston	4	1	1	0	6	6	12								98	6.12
Kingsworthy	100	39	20	2	161	48	209								1630	9.88
Littleton & Harestock	89	32	16	3	140	5	145								1381	10.14
Littleton	23	8	7	1	39	12	51								51	
Harestock	66	24	9	2	101	31	132								132	
Micheldever	23	12	3	0	38	17	55								494	7.69

Parish	Bedrooms				Number on Housing Register				Housing need as % of households in the parish (3)
	1	2	3	4	Total (1)	Total with local connection wishing to live elsewhere	Grand Total	Households in Parish (2)	
New Alresford	79	22	15	2	118	29	147	2233	5.28
Old Alresford	33	9	5	2	49	25	74	216	22.69
Otterbourne	20	10	3	0	33	15	48	573	5.76
Owslebury	9	7	0	1	17	12	29	301	5.65
Shedfield	50	18	14	0	82	12	94	1482	5.53
Shedfield	18	5	7	0	30	5	35		
Shirrell Heath	9	6	2	0	17	3	20		
Waltham Chase	23	7	5	0	35	4	39		
Soberton	10	2	3	0	15	8	23	611	2.45
South Wonston	16	7	6	0	29	16	45	1026	2.83
Southwick	7	3	4	0	14	4	18	280	5.00
Sparsholt	19	6	2	2	29	10	39	267	10.86
Swanmore	28	15	11	1	55	14	69	1055	5.21
Twyford	36	14	4	2	56	16	72	613	9.14
Upham	3	7	2	0	12	5	17	252	4.76
Warnford	3	1	0	0	4	2	6	87	4.60
West Meon	13	4	2	1	20	7	27	298	6.71
Whiteley	6	5	4	1	16	4	20	1350	1.19
Wickham	52	20	11	1	84	19	103	1789	4.70
Wonston	31	21	16	0	68	25	93	539	12.62
Wonston	10	6	5	0	21	5	26		
Sutton Scotney	21	15	11	0	47	20	67		
Grand Total	916	419	246	27	1608	504	2112	27953	

(1) Total applications to housing register with a local connection who also wish to live in that parish

(2) Source: ONS using 2001 Census

(3) The total number of applications to the housing register with a local connection as a percentage of households in parish

Affordable housing stock in each rural parish															
PARISH	Bedrooms					Total Stock Numbers					Total affordable housing stock	No. of affordable vacancies forecast per annum (8% turnover)	No. of dwellings in parish	% of affordable housing in parish	Housing need in relation to number of affordable vacancies *
	1	2	3	4	5	RSL Stock	WCC Stock								
Bighton	0	0	3	0	0	0	3	3	0	0	0	0.24	133	2.26	19.83
Bishops Sutton	7	4	2	0	0	5	8	13	0	0	0	1.04	182	7.14	7.31
Bishops Waltham	116	104	160	1	0	87	294	381	0	0	0	30.48	2704	14.09	0.16
Boarhunt	4	7	13	0	0	9	15	24	0	0	0	1.92	208	11.54	2.84
Bramdean	4	8	5	0	0	1	16	17	0	0	0	1.36	204	8.33	6.41
Cheriton	3	5	9	3	0	2	18	20	0	0	0	1.6	263	7.60	5.93
Colden Common	67	99	57	2	0	75	150	225	0	0	0	18	1620	13.89	0.28
Compton & Shawford	17	37	13	0	0	20	47	67	0	0	0	5.36	553	12.12	0.76
Corhampton & M'istoke	22	10	7	0	0	18	21	39	0	0	0	3.12	290	13.45	1.36
Crawley	1	3	3	0	0	0	7	7	0	0	0	0.56	175	4.00	7.76
Curdridge	16	6	11	0	0	0	33	33	0	0	0	2.64	493	6.69	1.20
Denmead	105	35	73	1	0	48	166	214	0	0	0	17.12	2462	8.69	0.18
Droxford	8	10	16	0	0	14	20	34	0	0	0	2.72	263	12.93	3.81
Durley	9	12	11	0	0	14	18	32	0	0	0	2.56	368	8.70	1.90
Exton	0	0	1	0	0	0	1	1	0	0	0	0.08	104	0.96	38.66
Hambledon	12	9	20	0	0	12	29	41	0	0	0	3.28	429	9.56	2.57
Headbourne Worthy	3	3	7	0	0	0	13	13	0	0	0	1.04	207	6.28	8.69
Hursley	13	13	1	0	0	0	27	27	0	0	0	2.16	358	7.54	3.07
Itchen Stoke & O'ton		2	1	0	0	0	3	3	0	0	0	0.24	102	2.94	41.21
Itchen Valley	17	21	17	1	0	9	47	56	0	0	0	4.48	597	9.38	0.90
Kilmeston	2	2	3	0	0	0	7	7	0	0	0	0.56	105	6.67	10.93
Kingsworthy	77	172	85	1	1	69	267	336	1	1	0	26.88	1665	20.18	0.37
Littleton & Harestock	28	5	21	0	0	58	13	71	0	0	0	5.68	1413	5.02	1.78
Harestock	0	0	0	0	0	54	0	54	0	0	0	4.32			
Littleton	0	0	0	0	0	4	13	17	0	0	0	1.36			
Micheldever	10	30	43	0	0	44	39	83	0	0	0	6.64	520	15.96	1.16

PARISH	Current stock					Bedrooms					Total Stock Numbers					% of affordable housing in parish	Housing need in relation to number of affordable vacancies *
	1	2	3	4	5	RSL Stock	WCC Stock	Total affordable housing stock	No. of affordable vacancies forecast per annum (8% turnover)	No. of dwellings in parish							
New Alresford	99	115	94	1	0	47	262	309	24.72	2282	13.54	0.21					
Old Alresford	5	12	13	0	0	8	22	30	2.4	223	13.45	9.45					
Otterbourne	7	16	9	0	0	4	28	32	2.56	586	5.46	2.25					
Owslebury	13	19	11	1	0	0	44	44	3.52	307	14.33	1.60					
Shedfield	31	23	26	0	0	28	52	80	6.4	1498	5.34	0.86					
<i>Shedfield</i>	20	11	22	0	0	17	36	53	4.24								
<i>Shirrell Heath</i>	1	6	4	0	0	7	4	11	0.88								
<i>Waltham Chase</i>	10	6		0	0	4	12	16	1.28								
Soberton		6	8	0	0	8	6	14	1.12	623	2.25	2.19					
South Wonston	4	7	8	0	0	10	9	19	1.52	1088	1.75	1.86					
Southwick & Widley	2	8	12	0	0	0	22	22	1.76	304	7.24	2.84					
Sparsholt	8	13	50	0	0	30	41	71	5.68	274	25.91	1.91					
Swanmore	24	25	47	0	0	10	86	96	7.68	1073	8.95	0.68					
Twyford	24	33	24	1	0	6	76	82	6.56	629	13.04	1.39					
Upham	2	4	4	0	0	0	10	10	0.8	256	3.91	5.95					
Warnford	0	3	2	0	0	5	0	5	0.4	92	5.43	11.49					
West Meon	11	16	21	0	0	9	39	48	3.84	302	15.89	1.75					
Whiteley	0	2	3	0	0	0	5	5	0.4			2.96					
Wickham	107	150	123	6	0	162	224	386	30.88	2090	18.47	0.15					
Wonston	28	53	30	1	0	62	50	112	8.96	580	19.31	1.41					
<i>Wonston</i>	0	0	0	0	0	0	0	0	0								
<i>Sutton Scotney</i>	28	53	30	1	0	62	50	112	8.96								

* Calculation is the Housing need as % of households in the parish / number of affordable vacancies per annum for that parish

NEEDS MATRIX OF PARISHES WITHIN THE WINCHESTER DISTRICT						
PARISH	Points for total no. of households on Housing Register	Points for percentage of households in housing need	Points for need in relation to supply of affordable housing	Parish facilities rating	Parish Council support rating	Total Points
Littleton & Harestock	4	5	1	2	3	15
Bishops Waltham	4	2	0	4	3	13
New Alresford	4	2	0	4	3	13
Old Alresford	2.5	5	4	1	0	12.5
Shedfield	3.5	2	0	4	3	12.5
Wickham	3.5	2	0	4	3	12.5
Hambledon	2	4	1	2	3	12
Kingsworthy	4	4	0	4	0	12
Micheldever	2	3	1	4	2	12
Swanmore	3	2	0	4	3	12
Wonston	3	5	1	3	0	12
Denmead	3.5	1	0	4	3	11.5
Twyford	3	4	1	3	0	11
Bighton	0.5	2	5	1	2	10.5
Droxford	1.5	5	2	2	0	10.5
Itchen Stoke & Ovington	0.5	4	5	1	0	10.5
West Meon	1	3	1	2	3	10
Cheriton	1.5	4	2	2	0	9.5
Colden Common	3.5	2	0	4	0	9.5
Sparsholt	1.5	5	1	2	0	9.5
Bishops Sutton	1	3	3	1	1	9
Bramdean	1	4	3	1	0	9
Headbourne Worthy	1	4	3	1	0	9
Upham	1	2	2	2	2	9
Hursley	1.5	3	2	2	0	8.5
Kilmeston	0.5	3	4	1	0	8.5
Exton	0.5	1	5	1	1	8.5
Corhampton & Meonstoke	1	2	1	2	2	8
Soberton	1	1	1	2	3	8
Boarhunt	1	2	1	1	3	8
Curdrige	1	1	1	2	3	8
Compton & Shawford	1.5	2	0	3	1	7.5
Warnford	0.5	2	4	1	0	7.5
Otterbourne	2	2	1	2	0	7
Whiteley	1	0	1	4	1	7
Crawley	0.5	2	3	1	0	6.5
Itchen Valley	1.5	2	0	3	0	6.5
South Wonston	1.5	1	1	2	1	6.5
Durley	1	2	1	2	0	6
Owslebury	1	2	1	2	0	6
Southwick & Widley	1	2	1	1	1	6

KEY TO MATRIX SCORES						
PARISH	Points for total no. of households on Housing Register	Points for percentage of households in housing need	Points for need in relation to supply of affordable housing	Parish facilities rating	Parish Council support rating	Total Points
	0.5 = less than 10	1 = 2 - 3	1 = 1 - 2	1 = Low	1 = Contact made with PC through parish plan or Rural Housing Enabler	
	1 = 10 - 19	2 = 4 - 5	2 = 3 - 5	2 = Medium		
	1.5 = 20 - 29	3 = 6 - 7	3 = 6 - 8	3 = High		
	2 = 30 - 39	4 = 8 - 9	4 = 9 - 11	4 = Very High	2 = PC support for affordable housing but not currently being promoted	
	2.5 = 40 - 49	5 = 10 or more	5 = 12 or more			
	3 = 50 - 69					
	3.5 = 70 - 89				3 = PC support for affordable housing and being actively promoted	
	4 = 90 or more					

NOTES

- Note 1:** If applicants have area connections with multiple areas then each occurrence is included.
- Note 2:** The housing need calculation is the total number of applications to the housing register, with a local connection, as a percentage of households in parish.
- Note 3:** The supply of affordable housing in relation to need is the Housing need figure as % of households in the parish divided by the number of affordable vacancies per annum for that parish.
- Note 4:** The facilities scores are divided with reference to the LDF settlement scheme facilities survey September 2008.
Very High = 25+ High = 20+ Medium = >10 Low = <10
- Note 5:** Household and dwellings in parish data sourced from the Office of National Statistics Oct 2008, which in turn was obtained from the 2001 census.
- Note 6:** Housing Register data and WCC stock data obtained by interrogation of the Orchard Housing Software.
- Note 7:** The RSL stock data was obtained by surveying each RSL with a stock holding within the District. The RSL stock includes intermediate tenures, as no information was available to split stock levels further by each tenure type.

Action Plan

Action	Lead	WCC Support	Principle Partners	Resources	Start	Finish
<p>1. Priority: To ensure an adequate housing supply to support the local economy and meet local needs, including enabling affordable housing to be provided on rural exception sites.</p> <ul style="list-style-type: none"> To increase the supply of rural affordable housing to meet local needs <p>Key Links and Implementation Tools: Winchester District Housing Strategy; Community Strategy; Corporate Priorities; Hampshire Alliance for Affordable Rural Housing (HARAH); Strategic Housing Business Plan; Landlord Services Business Plan; Winchester District Local Plan</p>						
To assess the housing needs of every rural parish through the 'Needs matrix.'	Strategic Housing	Strategic Planning	RHE	Staff time ¹	December 2008	On going
To regularly review the 'Needs matrix', at least annually.	Strategic Housing	Strategic Planning		Staff time	October 2009	On going
To commence discussions on rural housing with 4 new parish councils per annum.	Strategic Housing		RHE	Staff time	April 2009	On going
To prioritise which rural schemes will be put forward for in year bids for funding from the Homes and Communities Agency in 2008/09 and quarterly thereafter through the Regular Market Engagement programme.	Strategic Housing	Planning (development Control)	RSL, RHE	Staff time	October 2008	On-going
To enable at least 4 rural schemes to go to planning application per annum.	Strategic Housing	Development Control, Legal	RSL	Staff time	2008/09	On going
To complete at least 2 rural schemes per annum.	Strategic Housing	Legal, Housing needs	RSL, RHE	Staff time	2009/10	On going
To reduce the length of time projects take from site identification to completion, through project planning and project teams.	Strategic housing	Planning. Legal, Housing needs	RSL, RHE, Parish Councils, District Councillors	Staff time	2008/09	On going

¹ Staff time for the undertaking of this action plan includes 0.4 of a strategy and development officer's post together with a proportion of time from senior managers, community development officers, planning officers, legal officers, housing needs officers and Rural Housing Enablers (at CAH).

Action	Lead	WCC Support	Principle Partners	Resources	Start	Finish
To improve the current delivery of rural housing by reviewing processes and protocols for exception sites.	Strategic Housing	Planning, Legal	RSL, RHE, Parish Councils, District Councillors	Staff time	2008	2009
To improve future delivery of rural housing by contributing to policy discussions through the LDF process.	Strategic Planning	Strategic Housing	HARAH partners and members	Staff time	2008	2010
To undertake a review of the land holdings of major landowners in rural parishes including HCC.	Strategic Housing	Strategic Planning	RHE	Staff time	October 2009	October 2010
To provide a range of affordable housing products to meet local identified need, appropriately designed and eco-efficient.	Strategic Housing	Planning, Housing needs	RSL, Homes and Communities Agency	Staff time	2009/10	On going
Consider Lifetime homes on all schemes.	Strategic Housing	Planning	RSL, Homes and Communities Agency	Staff time	2009/10	On going
Aim to achieve 100% code level 3 and code level 4 or above if financially viable.	Strategic Housing	Planning	RSL, Homes and Communities Agency	Staff time	2009/10	On going
To monitor the delivery of rural affordable housing and report back to Corporate Housing Enablement Group (CHEG).	Strategic Housing	CHEG members	RSL, RHE	Staff time	2008	On going

Action	Lead	WCC Support	Principle Partners	Resources	Start	Finish
2. Priority: Work effectively with communities and facilitate community involvement in identifying and developing solutions to housing problems						
Key Links and Implementation Tools: Winchester District Housing Strategy; Community Strategy; Corporate Priorities; Strategic Housing Business Plan; HARAH						
To prioritise which parishes are contacted to instigate an affordable housing project based on the needs matrix.	Strategic Housing		RHE, RSL, Parish Councils, District Councillors	Staff time	Jan 2009	On going
To review the priorities at least annually.	Strategic Housing	Community development team	RHE, RSL	Staff time	Jan 2010	On going
To review housing needs of households with a local parish connection on the Housing Register. To consider holding surgeries or Housing Needs Surveys where necessary.	Strategic Housing		RHE, Parish Councils District Councillors	Staff time	Dec 2008	On going
To undertake regular liaison with Parish Councils through the Winchester Association of Parish Councils and a regular newsletter (HARAH).	Strategic Housing		RHE, RSL, Parish Councils, WATPC	Staff time	Dec 2008	On going
To make linkages with Community Planning groups to encourage communities to engage in the planning of affordable housing.	Strategic Housing	Community Planning	RHE, Parish Councils, Parish Plan groups	Staff time	Nov 2008	On going
To encourage new workable models of provision, including Community Land Trusts.	Strategic Housing	Legal	RHE, RSL, CLTs	Staff time	2008	On going

Action	Lead	WCC Support	Principle Partners	Resources	Start	Finish
3. Priority: Maintain and encourage diversity in rural communities by improving access to affordable housing.						
Key Links and Implementation Tools: Winchester District Housing Strategy; Community Strategy; Corporate Priorities; Strategic Housing Business Plan; HARAH; Rural Exception Site Practice Note						
To implement the equalities action plan arising from the equality impact assessment.	Strategic Housing	Landlord Services, Housing need	RHE, RSL, Parish Councils, District Councillors	Staff time	2009	2010
To use housing surgeries in villages to provide accessible advice and to encourage all households in need to register on the Housing Registers.	Strategic Housing	Landlord Services, Housing need	RHE, RSL, Parish Councils, District Councillors	Staff time	2008/09	On going
To work closely with the Allocations Dept to maintain consistent advice and communication with parish councils and households in need.	Strategic Housing	Allocations team		Staff time	2009	On-going
To review equality monitoring arrangements for housing needs surveys to ensure alignment with WCC monitoring.	Strategic Housing	Housing needs	RHE	Staff time	2009	2010
To respond to research on equality issues in rural housing, to ensure the needs of people from the 6 equality strands are addressed.	Strategic Housing		HARAH partners	Staff time	2009	2010
To progress development of rural housing to meet housing need and to support community diversity, even where there is local opposition, if there is political support for the scheme.	Strategic Housing		RHE, RSL, District Councillors, Parish Council	Staff time	2009	On-going



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