

Question 11b. Are there any other ways of delivering affordable housing in the rural area?

Customer Reference	Name	Comment Reference	Agent
00010	Corhampton And Meonstoke Parish Council	00010/00001/028	
<p>There is much local demand for low cost market housing and shared ownership. Preference should be given to people from work within the local Parish for all affordable housing in these areas, not just on exception sites.</p>			
00013	Denmead Parish Council	00013/00001/022	
<p>Promote the above option as small exception sites chosen by the parish involved.</p>			
00016	Hambledon Parish Council	00016/00001/032	
<p>Firmer prevention of home 50% extensions. Ensure Affordable Housing has no possibility of becoming open market housing, and ensure Affordable Housing is for local applicants only</p>			
00025	New Alresford Town Council	00025/00001/031	
<p>50/50 developments could be considered as long as there are integrated designs and equal minimum standards for build quality and green issues. The right sites need to be offered and housing needs satisfied.</p>			
00043	Wonston Parish Council	00043/00001/022	
<p>Yes. Again there is no generic Option for all the Rural Communities, each, like the Hubs, is unique. Both Options are potentially divisive. 25% of market housing is so small that it would be little different from a Rural exception. We believe the such decisions must be based upon the particular rural communities needs at the time. Rural communities evolve and there is no reason to impose hard and fast rules for the next 20 years.</p>			
00084	South East England Regional Assembly	00084/00001/005	
<p>Option 2 should have no net reduction in the affordable homes that would have been delivered if developed for 100% affordable homes.</p>			
00113	Alresford Society	00113/00001/016	
<p>Yes. Apply the use of public money to fund exception sites in non rural areas.</p>			

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Customer Reference	Name	Comment Reference	Agent
00121	Mr A Foster	00121/00001/031	
Don't go down the Option 2 route- this is simply pandering the market. Again, other authorities are ahead of you.			
00127	Mr P Turner	00127/00001/026	
Consider PPS 3 that allows LPAs to allocate sites specifically for Affordable Housing, without market housing.			
00145	Mr George Gray	00145/00001/024	
Only where there is a truly local need.			
00320	Ms R Wetherill	00320/00002/032	
Consideration should be given to what percentage will satisfy the demand then there would be no need for exemption sites.			
00381	Mr Paul Byers	00381/00001/018	
See previous (10b)			
00424	Mrs M Westlake	00424/00003/013	
This decision should be based on identifying the local need.			
00511	Mr Keith Story	00511/00002/026	
Why not meet the housing requirements quickly with mobile homes. These have the advantage of being easily removable if the housing need declines or if there is a greater need to re-instate the land for food production as world food shortages become critical.			
00556	Mr A Gossling	00556/00002/028	
Reduce from 15 to 5 the number of houses affordable for affordable housing is builders building 5 + homes. Must make 1 already affordable (20%)			
01008	Mr And Mrs Anthony And Helen Drury	01008/00003/015	
Affordable or low cost housing should not be administered centrally but driven by local need, planning and allocation. This would ensure proper and fair distribution and allocation of this housing sector.			
01065	Mrs J M Lucas	01065/00002/022	
Community land trusts.			

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Customer Reference	Name	Comment Reference	Agent
01083	Ms Elizabeth Robinson	01083/00002/019	
<p>Are there any other ways of delivering affordable housing in the rural area Each area's needs should be considered individually. Affordable housing is perfectly acceptable in the more rural areas as long as it is made up of houses which are in keeping with the existing properties. These appalling flats are not suitable in rural or semi rural areas. Keep them for the town.</p>			
01243	Ms Serita Campbell	01243/00002/020	
<p>I have not seen any affordable housing that has been built anywhere. Rural green areas do not need to be churned up for affordable housing. Only brown areas should be used. There is no choice between these options. One Option should say No to any development of rural areas, which the majority of small village locals would choose.</p>			
01265	Ms N A Holladay	01265/00002/028	
<p>A Community Land Trust would benefit from the opportunity to finance affordable housing from sale of a small proportion of private dwellings. But the proportions again should be caveated by "up to" and the proportions varied according to the size of the development. For example (illustrative only), on sites of 10 dwellings up to 25% can be private; on sites of 10-20 dwellings up to 20% and so on.</p>			
01412	Ms Camilla Meek	01412/00001/031	
<p>Provide jobs in the area that sufficiently well to allow people to buy or rent their own houses without needing to rely on social housing.</p>			
01426	Mr And Mrs Catling	01426/00003/017	
<p>I do not associate an increased amount of housing with affordability.</p>			
01630	Mrs Eleanor Watts	01630/00002/023	
<p>Joint ownership of affordable housing.</p>			
01923	Captain John Ellis	01923/00001/032	
<p>Local people should have first call on all affordable housing schemes - not just gov funded schemes</p>			

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Customer Reference	Name	Comment Reference	Agent
01929	Mr Anthony Marshall	01929/00001/026	
Give much more attention to local needs, dozens of 1 & 2 bed units is not always the answer - meets government requirements but not always local needs. Families need homes as well.			
01945	Dr Harold Proctor	01945/00001/014	
Another tax on secondary residences. Lobby central government.			
01956	Mrs Barbara Holyome	01956/00002/028	
Only if the percentage was lower for market housing, say 15% and the affordable was for local needs in perpetuity.			
01959	Sir Patrick Rowe	01959/00001/026	
Affordable housing should only be provided to meet identified local need.			
01961	Mr Daniel Wilden	01961/00001/029	
Self build low impact development schemes on carefully selected sites see example at www.lammas.org.uk			
01968	Mr Barry Collins	01968/00001/018	
In rural areas affordable housing should only be provided to meet identified local needs otherwise its provision wil conflict with the objectives of retaining the rural character of the area and the attendant detrimental effects on the quality of life, the environment and the area's appeal in terms of tourism.			
01997	Mrs Chris Slattery	01997/00001/029	
Release Local Authority land and former MoD land for local Affordable Housing. Increase the number of affordable dwellings to 5 out of 15.			
02003	Mr Ptol Slattery	02003/00001/033	
Local affordable housing only to benefit local residents. (Migrants miss urban facilities and transport).			
02008	Mr Caesar Slattery	02008/00001/033	
Release L.A and MOD land for affordable.			

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Customer Reference	Name	Comment Reference	Agent
02017	Miss Diana Chierchia	02017/00001/025	
<p>However, beware of total integration- it does not work; it causes conflict. There should not be extremes of types of housing otherwise house prices will drop and the area will become undesirable- this needs to be carefully thought through. (See Cambridge case study).</p>			
02018	Mrs Janet Chierchia	02018/00001/025	
<p>Total intergration should be managed sensibly and in consultation with local residents.</p>			
02070	Mr And Mrs Roger Hockin	02070/00001/029	
<p>No, not in the South of England- costs are too high.</p>			
02092	Mr Fergus Christie	02092/00001/029	
<p>Reduce minimum size developments requiring affordable housing, per roof tax for local benefits in affordable housing for local residents.</p>			
02093	Mrs Jane Graham	02093/00001/018	
<p>Hampshire has the worst pay scale I have seen. Pay people a living wage.</p>			
02096	White Young Green Planning	02096/00001/014	
<p>Our experience is that many rural communities are interested in seeing the delivery of affordable housing but the incentivising even the most altruistic of land owners is difficult when basic land values are taken into account. The use of more radical approaches is essential if sites are to come forward.</p>			
02099	Mrs D M Hare	02099/00001/017	White Young Gre
<p>Use of more radical approaches to provide affordable housing in rural communities is essential if sites are to come forward.</p>			
02099	Mrs D M Hare	02099/00002/017	White Young Gre
<p>Use of more radical approaches to provide affordable housing in rural communities is essential if sites are to come forward.</p>			
02100	Burton Property	02100/00001/017	White Young Gre
<p>Use of more radical approaches to provide affordable housing in rural communities is essential if sites are to come forward.</p>			

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Customer Reference	Name	Comment Reference	Agent
02102	Mr Stephen Horn	02102/00001/008	Southern Plannin
<p>Welcome the opportunity to allow some market housing in order to help fund more affordable housing. However, 25% market housing is unlikely to be sufficient to help in this way. Elsewhere in the country a figure of 33.3% is being considered in order to achieve 33.3% social rented and 33.3% intermediate / key worker/ shared ownership / low cost ownership housing. This is a more realistic percentage.</p>			
02103	Mr Bruce Horn	02103/00001/014	Southern Plannin
<p>Welcome the opportunity to allow some market housing in order to help fund more affordable housing. However, 25% market housing is unlikely to be sufficient to help in this way. Elsewhere in the country a figure of 33.3% is being considered in order to achieve 33.3% social rented and 33.3% intermediate/key worker/ shared ownership//low cost ownership housing. This is a more realistic percentage.</p>			
02104	Mr And Mrs T Goss	02104/00001/018	Southern Plannin
<p>Welcome the opportunity to allow some market housing in order to help fund more affordable housing. However, 25% market housing is unlikely to be sufficient to help in this way. Elsewhere in the country a figure of 33.3% is being considered in order to achieve 33.3% social rented and 33.3% intermediate/key worker/shared ownership/low cost ownership housing. This is a more realistic percentage.</p>			
02111	On Behalf Of Rural Clients	02111/00001/007	Southern Plannin
<p>Affordable housing in the countryside and villages depends on the rural exception scheme and 100% funding by Authorities/ Associations. It lags behind urban provision. Option 2 for Rural Exception Sites (p41) suggests "more creative ways" of delivery. This is fully supported. There are many landowners who want to finance affordable rural housing but are frustrated by the rules on "perpetuity". A better approach is 1+ 1+ 1 in which one market house funds one shared equity dwelling and one house for rent in perpetuity. This formula allows for small scale village schemes and could operate within a quota for each village.</p>			

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Customer Reference	Name	Comment Reference	Agent
02168	Mr And Mrs John And Elena Goodwin	02168/00004/013	
<p>My problem with affordable houses is that some of the people who live in them do not care for their surroundings and have little respect for other peoples properties and surroundings</p>			
02191	Church Commissioners For England	02191/00001/006	Strutt And Parker
<p>A mix of market and affordable housing is the best guarantee of delivery, but the 20% for market housing appears arbitrary and lacks justification- from our experience this would not provide sufficient incentive to landowners to bring sites forward.</p>			
02192	Zurich Assurance Ltd	02192/00001/006	Cluttons
<p>A mix of market and affordable housing is the best guarantee of delivery, but the 20% for the market housing appears arbitrary and lacks justification- from our experience this would not provide sufficient incentive to landowners to bring sites forward.</p>			
02229	Gleeson Homes	02229/00001/031	Turley Associates
<p>Option 1 should be normally be explored unless site specific circumstances preclude a 100% affordable housing scheme being delivered in a viable manner. Where this is not viable, the preferred policy should have the required flexibility.</p>			
02245	Mr Marcus Heys	02245/00001/025	
<p>Eliminate the buy to let market thus allowing the targeted buyers to actually purchase them as intended. Unless something is in place, when it comes to sell on to the next occupant, the housing market will dictate the price making the once affordable, unaffordable.</p>			
02258	Mr Malcolm Tatum	02258/00001/029	
<p>Builders will have enough difficulty trying to maintain a profit margin without adding even greater constraints - let market forces determine what the mix is and start reducing some of the bureaucracy that is strangling this country.</p>			

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Customer Reference	Name	Comment Reference	Agent
02374	Campaign To Protect Rural England (CPRE)	02374/00001/029	
<p>Firmer prevention of home 50% extensions (housing prices increases reduce home affordability). It is always difficult to persuade local people to accept development in the countryside, and if option 2 were adopted we think it would become even more difficult. Ensure home affordable housing has no possibility of becoming Market housing, and ensure Affordable housing is for local applicants only - use exceptions sites.</p>			
02385	Mrs Elisabeth Hopson	02385/00001/029	
<p>Not if you want to keep control of this type of housing.</p>			
02403	Mrs Pat Mann	02403/00001/030	
<p>These options do not make sense as currently presented.</p>			
02404	Mr Geoffrey Faithfull	02404/00001/028	
<p>Don't build anymore - You will not have the services etc to support any extra.</p>			
02414	Mr David Simmons	02414/00001/027	
<p>Same comments as 10, but this should not be used as an excuse to permit urban creep into the surrounding countryside.</p>			
02432	Mr Charles Nicholas Perry	02432/00001/019	
<p>Negotiate with "housing associations/ remaining council house management" to ensure housing capacity is used to the full.</p>			
02435	Mr William Stroud	02435/00001/023	
<p>Creating a scheme where elderly residents, who quite often live in houses with spare bedrooms, are encouraged to give space to younger people in return for some care in the home. This would solve two problems as well as creating social cohesion and well-being. Young people could pay a peppercorn rent and/or councils could give a grant to the home owners. Adult services would have to negotiate a proper agreement between the parties.</p>			
02437	Mr Geoffrey Stephens	02437/00001/025	
<p>2/3 bed single dwellings to be permitted where land can be released to enable younger people to stay in rural area and support village life.</p>			

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Customer Reference	Name	Comment Reference	Agent
02445	Mr David Roger-Jones	02445/00001/011	
See comments in 10.			
02454	Mr David Phillips	02454/00001/030	
Option 1 should apply to meet 'local' residents needs, not incomers. Option 2 would allow for limited 'incomers' providing they were not offered the affordable houses. In other words we should only be providing subsidised housing for key workers and the children of local residents.			
02468	Mr Stephen Webb	02468/00001/021	
Neither			
02495	Mr John Dixie	02495/00001/026	
If less expensive dwellings are needed then they must be smaller and built more efficiently than the traditional brick- by - brick method. There are examples of high density developments which both look attractive and provide an acceptable living environment.			
02499	Miss Elizabeth Thorn	02499/00001/025	
Allow developers to build to a slightly higher density on a quid pro quo basis, if they provide houses with sustainable features that exceed current building regs.			
02500	Mrs Heather Smith	02500/00001/026	
Social and market housing in my experience doesn't really mix.			
02502	Mr Geoffrey Johnson	02502/00001/018	
Releasing land for self build to people who meet certain criteria i.e. local people, long term occupancies.			
02515	Mr Chris Gillham	02515/00002/019	
Should not use this approach if it means taking a levy from private housing development and building the social element elsewhere.			

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Customer Reference	Name	Comment Reference	Agent
02516	Mr Matthew Barker	02516/00001/026	
<p>This has to be the way forward as more affordable housing is needed. The problem in the South is that in the rural areas, even the affordable housing is too expensive for most first time buyers. But the truth is that there is little employment in these rural communities. Almost all inhabitants commute into work. This raises concerns of carbon footprint. To really make this work, the strategy needs to be to create jobs in rural communities.</p>			
02527	Mr David Webb Carter	02527/00001/030	
<p>We do not need it.</p>			
02535	Mr Paul Clarke	02535/00001/026	
<p>Option 1 is the better, provided that the housing isn't built solely on price. If you get social housing that looks/feels crap, just to try and get best value, and it destroys the character of the rural places, then it isn't worth going for the cheapest option. Rural places are for the residents and for its visitors.</p>			
02549	Mr Andy Crowe	02549/00001/029	
<p>Only if the housing is zero emissions/autonomous as per South Holland.</p>			
02550	Mrs Alison Matthews	02550/00001/025	
<p>In villages it is sometimes possible for Parish Councils and others to promote exception sites acceptable to local people provided that there is no possibility of the site turning into open market housing and the occupiers will be local people who would otherwise have to move away from their roots or who perform useful jobs in the community. It is always difficult to persuade people to accept development in the countryside and if option 2 were adopted it would become even more difficult. Option 2 appears to favour developers.</p>			
02568	Mr Michael Chaplin	02568/00001/026	
<p>There should be the objective rather like the post war GLC satellite estates. Whether it is achievable even in these more enlightened times is debatable.</p>			
02585	Mr Jai Gomer	02585/00001/027	
<p>Maybe a discount in house prices for existing residents.</p>			
02586	Mr John Nicholls	02586/00001/027	
<p>Stop selling off council houses.</p>			

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Customer Reference	Name	Comment Reference	Agent
02591	Mr Gordon Larcombe	02591/00001/030	
Consider a time limit for individuals to occupy council houses.			
02630	Mr Robert Shepherd	02630/00001/018	
Cannot provide answer to this.			
02635	Mr Chris Benham	02635/00001/013	
The IOCS states that any growth permitted within the smaller settlements would be primarily aimed at facilitating the provision of affordable housing and economic development. Affordable housing could be provided in the rural area via a rural exceptions policy. This is advocate in PPS3: Housing which states that 'Local Planning Authorities should consider allocating and releasing sites solely for affordable housing including using a 'rural exception site policy'. The 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'. (para 30) The Core Strategy should therefore conclude that the requisite levels of affordable housing in the rural area can be delivered via rural exceptions sites which deliver 100% affordable housing as set out in Option 1.			
02644	Mrs Laura Millen	02644/00001/027	
Prevent the building of huge £1m+ properties to prevent housing development land just being used for one huge property.			
02662	Mrs Lynda Banister	02662/00001/026	
Option 2 looks like the 'thin end of the wedge'.			
02663	Mr Nigel Dollery	02663/00001/028	
But this will need ruthless control to ensure the market provision is not detrimental to the affordable.			
02665	Mr Martin Burton	02665/00001/022	
Any reduction will allow manipulation by developers.			
02666	Mr Peter Richardson	02666/00001/019	
I believe that affordable housing should be intermixed within the community rather than set up as a separate enclave. But the affordable housing should also be close to where people work - and this hould take priority.			

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Customer Reference	Name	Comment Reference	Agent
02677	Mr Martin Orford	02677/00001/026	
Don't provide any. Let people save up enough money for a deposit on a house like the rest of us had to.			
02698	Mrs Rosemary Stephens	02698/00001/026	
See question 10b			
02728	Mr Derek Hickman	02728/00001/028	
Where appropriate and where it enhances the place.			
02753	Mrs Lorrie Smith	02753/00001/020	
Of course I am all for the communtiy to grow and those living in the area to remain in the area, however, what do you actually mean by affordable housing, will it be on a landlord basis if so, who would the Landlord be, the Council If its to buy outright, I would want to know how much these houses would be marketed for.			
02764	Mr Graham Mulholland	02764/00001/026	
There are always alternatives. The question is who or how is the financial commitment to be met.			
02775	Mrs Rosemarie Lee	02775/00001/025	
Encourage housing associations. More play facilities for blocks of flats would make them more appealing to families. Single people don't want to live in the country and work in the city.			
02783	Mrs Dorothy Quiney	02783/00002/014	
Purchase of reasonably priced market housing which might make it attractive and viable for developers but that should be restricted to 2 or 3 bed dwellings.			
02871	Ms Jo Hayward	02871/00001/028	
Always up for trying something new: it isn't working currently			
02916	Mr David Parker	02916/00001/025	
Better use of Brownfield sites. Use of unoccupied sites and restriction on second homes.			
02922	Mr Ben Welch	02922/00001/016	
Option 2 is a great idea.			

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Customer Reference	Name	Comment Reference	Agent
02925	Mrs Gaynor Parker	02925/00001/027	
Affordable housing within but not adjoining the current building lines. Allowing the adjoining developments encourages urban sprawl.			
02932	Mr Jonathan Simmons	02932/00001/031	
This is a difficult one. Having seen the results of the current policy, I would suggest it doesn't work very well. However, the other option listed above doesn't look any more promising ... only time will tell how good an idea it is to mix up different classes of housing, but I have a feeling it won't work out as well as certain people envisage... What is really needed is a scheme that helps young local people get accommodation in rural areas where they were bought up. I don't have the answers unfortunately, but am confident that something should be possible.			
02939	Mr Lucian Warwick-Haller	02939/00001/018	
Insisting on higher percentages of affordable housing in all developments. It is not a good idea for any market housing to be included: that simply results in those houses being priced out of reach of local people by more wealthy incomers.			
02940	Mrs Patricia Fennell	02940/00001/021	
This question is confusing - is social housing the same as affordable housing - I think not.			
03016	Mrs Danielle F Giles	03016/00001/029	
Utilise 'brown sites' or large gardens.			
03054	Mr Peter Motchman	03054/00001/021	
This is in accordance with PPS3			
03057	Community Action Hampshire	03057/00001/021	
see question 9 - exploring the model agreed by Horsham DC.			
03058	Mr Andrew Rigg	03058/00001/010	
Stay flexible. Determine each on case by case basis.			

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Customer Reference	Name	Comment Reference	Agent
03059	IBM	03059/00001/029	
<p>The delivery of "affordable" housing cannot be maintained. Whilst initial purchasers of new housing may benefit, subsequent buyers will have to pay market prices. The result is no long term solution but a bargain/ winfall for those lucky to obtain an "affordable" home. Only the imposition, as in The Netherlands, of houses designated for local people, requiring purchasers/ renters to demonstrate their connection to the community via family ties or work.</p>			
03071	Mr John Hayter	03071/00001/034	
<p>Exception sites must be outside settlement boundaries. Contributions from development inside settlements should be used to assist site purchase.</p>			
03073	Bewley Homes	03073/00001/021	White Young Gre
<p>A flexible approach to achieving affordable housing targets in the district should be adopted in the Core Strategy - this may include off site provision or financial contribution in lieu of built form to be provided to Housing Associations to enable construction of increased levels of affordable housing</p>			
03076	Mr Rigel Jenman	03076/00001/001	
<p>Object to requirement to build thousands of new homes on Greenfield land.</p>			
03080	Winchester Housing Board	03080/00001/006	
<p>In rural areas, the supply of affordable housing should be increased by allowing only affordable new housing or a modest element of enabling development.</p>			
03101	Winchester Area Community Action (WACA)	03101/00001/018	
<p>Affordable rural housing is essential to enable people to stay in their communities. Option 2 may help make such developments more feasible.</p>			
03105	Save Barton Farm Group	03105/00001/029	
<p>Release Local Authority land and farmer MoD land for local Affordable Housing.</p>			

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Customer Reference	Name	Comment Reference	Agent
03136	The Dever Society	03136/00001/016	
Once again, a "one size fits all" solution is not the right approach for rural settlements.			