

Housing



Sustainable development has a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; ...

1. Out of the housing range set for the parish in the Local Plan Part 1, what is the ‘objectively assessed need’ that should be met?

- The housing requirement for Bishops Waltham has now been set in Local Plan Part 1 at **500** new homes.

Summary of Housing Requirement :	Data for Bishops Waltham
Housing Requirement set in Local Plan Part 1 =	500
NUMBER OF HOUSES ALREADY WITH PLANING PERMISSION OR BUILT SINCE APRIL 2011 =	58 (includes 24 dwellings permitted at Pondsides in Oct 2012, subject to s106 agreement)
NUMBER OF HOUSES TO BE ALLOCATED =	442

2. What types of homes are required?

- What does the data tell you? Is the need/demand for market or affordable/social housing? For example, how many people with a local connection are looking for homes in the settlement/parish? The Council’s policy is that 40% of new dwellings built should be affordable; what type of affordable provision is most needed in your settlement (social rent, shared ownership, etc)?
- Does your Parish have any special housing requirements such as for students, the elderly or for the military?
- Provision for gypsies and travellers also needs to be made locally – are you aware of any opportunities for suitable pitches/plots? (assume there will be a need for a site of about 5 pitches per larger settlement)
- Take into consideration what type of homes sell well locally and whether the market demand is for family homes, homes for the elderly, starter homes etc.

Suggested evidence sources/methodology:	Data for Bishops Waltham:																							
<p>Housing waiting list gives an indication (at a point in time) of those in affordable housing need with a link to the settlement - interrogate this further to see if it provides info on type/size of affordable housing needed locally.</p> <p>There will be an element of newly-arising need as well as re-letting of the existing stock –the Housing Market and Housing Need Assessment Update (DTZ 2012) suggests newly-arising need is more than offset by re-lets at the District level, where affordable housing is 15.6% of the housing stock (or 11.6% in the rural part of the District). Is the proportion of affordable housing higher or lower than the District level?</p>	<p>142 Households on register with a local connection</p> <p>Affordable housing is 14.02% of the Bishops Waltham Parish housing stock. This is similar to the District and rural area levels, suggesting that re-lets will meet newly arising need (with little effect on the 'backlog' figure).</p>																							
<p>Has previous consultation, Parish Plan work, etc suggested any special housing requirements (e.g. students, military, elderly)?</p> <p>If so, what type and how much?</p>	<p><u>Bishops Waltham Forward Plan 2011</u> Affordable housing should be for 2/3 bed homes with gardens.</p> <p><u>Blueprint responses:</u> BWPC - affordable housing should be for 2/3 bed homes with gardens.</p> <p>John Hayter – houses suitable for older people, including extra care housing/homes for life</p> <p><u>Plans for Places</u> BWPC - no special requirements identified.</p>																							
<p>Census/SAPF/Strategic Housing Market Assessment information on the nature of the housing stock in the relevant part of the District and any shortfalls/surpluses. Compare to population projections and age structure to identify possible areas of need.</p>	<table border="1" data-bbox="858 1435 1481 1957"> <thead> <tr> <th>House Size (Bedrooms)</th> <th>Bishop's Waltham</th> <th>Winchester District</th> </tr> </thead> <tbody> <tr> <td>0 / 1</td> <td>336 (11.6%)</td> <td>4,983 (10.6%)</td> </tr> <tr> <td>2</td> <td>591 (20.5%)</td> <td>10,737 (22.9%)</td> </tr> <tr> <td>3</td> <td>1,091 (37.8%)</td> <td>16,103 (34.4%)</td> </tr> <tr> <td>4</td> <td>697 (24.1%)</td> <td>10,728 (22.9%)</td> </tr> <tr> <td>5 or more</td> <td>172 (6.0%)</td> <td>4,314 (9.2%)</td> </tr> <tr> <td><i>Total</i></td> <td><i>2,887</i> <i>(100.0%)</i></td> <td><i>46,865(100.0%)</i></td> </tr> </tbody> </table> <p>Source: 2011 census data. The comparison of 2011 to 2001 census data for Bishop's Waltham regarding the size of</p>			House Size (Bedrooms)	Bishop's Waltham	Winchester District	0 / 1	336 (11.6%)	4,983 (10.6%)	2	591 (20.5%)	10,737 (22.9%)	3	1,091 (37.8%)	16,103 (34.4%)	4	697 (24.1%)	10,728 (22.9%)	5 or more	172 (6.0%)	4,314 (9.2%)	<i>Total</i>	<i>2,887</i> <i>(100.0%)</i>	<i>46,865(100.0%)</i>
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	<p>households shows an increase in 1 – 2 people households from 61.8% to 66.7%, and a corresponding reduction in 3 & over people households from 38.2% to 33.3%. If this trend continues, the data suggests that for Bishop's Waltham the priority for 2/3 bed homes in the Local Plan Part 1 should be amended to include 1/2 bed homes in order to provide "downsizing" opportunities for the elderly. This is also supported by the recording of 850 one person households in Bishop's Waltham and only 333 One bedroom houses available. These size flexible properties, at affordable prices, would also provide "starter homes" for the younger members of the community who have to leave Bishop's Waltham to find them at present.</p>																										
Census/population profile data on age structure, employment type, ethnic origin, etc	<table border="1" data-bbox="858 819 1329 1491"> <thead> <tr> <th data-bbox="858 819 978 887">Age Group</th> <th data-bbox="986 819 1137 887">Bishops Waltham</th> <th data-bbox="1145 819 1329 887">Winchester District</th> </tr> </thead> <tbody> <tr> <td data-bbox="858 891 978 958">0-4</td> <td data-bbox="986 891 1137 958">344 (5.1%)</td> <td data-bbox="1145 891 1329 958">6,580 (5.6%)</td> </tr> <tr> <td data-bbox="858 963 978 1030">5-15</td> <td data-bbox="986 963 1137 1030">878 (13.1%)</td> <td data-bbox="1145 963 1329 1030">14,905 (12.8%)</td> </tr> <tr> <td data-bbox="858 1034 978 1102">16-44</td> <td data-bbox="986 1034 1137 1102">2,091 (31.1%)</td> <td data-bbox="1145 1034 1329 1102">41,841 (35.9%)</td> </tr> <tr> <td data-bbox="858 1106 978 1173">45-64</td> <td data-bbox="986 1106 1137 1173">2,025 (30.1%)</td> <td data-bbox="1145 1106 1329 1173">31,490 (27.0%)</td> </tr> <tr> <td data-bbox="858 1178 978 1245">65-74</td> <td data-bbox="986 1178 1137 1245">717 (10.7%)</td> <td data-bbox="1145 1178 1329 1245">11,164 (9.6%)</td> </tr> <tr> <td data-bbox="858 1249 978 1317">75+</td> <td data-bbox="986 1249 1137 1317">668 (9.9%)</td> <td data-bbox="1145 1249 1329 1317">10,615 (9.1%)</td> </tr> <tr> <td data-bbox="858 1373 978 1491">Total</td> <td data-bbox="986 1373 1137 1491">6,723 (100.0%)</td> <td data-bbox="1145 1373 1329 1491">116,595 (100.0%)</td> </tr> </tbody> </table> <p data-bbox="858 1525 1543 1928">Bishops Waltham has an age profile which reflects very closely that of the District, apart from significantly more in the 45-74 age groups than Winchester District. <i>Italics indicate variations of 10% or more, bold is 20% or more.</i> (Source: 2011 Census Data.) Bishop's Waltham requires a more balanced age profile and future housing provisions should influence this by assisting the younger age groups to remain here.</p>			Age Group	Bishops Waltham	Winchester District	0-4	344 (5.1%)	6,580 (5.6%)	5-15	878 (13.1%)	14,905 (12.8%)	16-44	2,091 (31.1%)	41,841 (35.9%)	45-64	2,025 (30.1%)	31,490 (27.0%)	65-74	717 (10.7%)	11,164 (9.6%)	75+	668 (9.9%)	10,615 (9.1%)	Total	6,723 (100.0%)	116,595 (100.0%)
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Assessment of gypsy and traveller needs (joint local authority study due in Feb 2013).	<p>As per WCC requirements</p> <p>We are aware of possible sites but do not</p>																										

Suggested evidence sources/methodology:	Data for Bishops Waltham:
Assume 1 or 2 sites of about 5 pitches per larger settlement for the time being.	know if the land owners are prepared to sell for this purpose.
Structured interviews with local estate agent(s) on types of property in demand/shortfall.	<p>An analysis of the "Right Move" website on 15.07.13 shows the following property types available for sale in Bishop's Waltham:</p> <p>1 Bed Houses - 1 2 Bed Houses - 3 3 Bed Houses - 10 4 Bed Houses - 10 5 Bed Houses - 4 6 Bed Houses - 1 7 Bed Houses - 1 1 Bed Apartments - 9 2 Bed Apartments - 2 3 Bed Apartments - 1 1 Bed Apartments - 1 (Retirement) 2 Bed Apartments - 8 (Retirement)</p> <p>Total Dwellings - 51</p>
<p>CONCLUSION :</p> <p>HOUSE TYPES REQUIRED =</p>	<p>That flexible 1/2 bedroom houses be recognised as an opportunity to provide "downsizing" opportunities for the elderly members of the community and "starter homes" for the younger, in addition to the 3 / 4 bedroom houses previously identified. It is also believed that houses with gardens should have priority over apartments/flats. The WCC policies re "affordable" and "social rent" houses are recognised as being important to the younger members of the Bishop's Waltham community.</p>

3. Where should the housing development be located?

- Should all the new housing be located on one site or spread around?
- Are there suitable development or re-development sites within the settlement boundary? How many houses could realistically be built on available sites?
- Do you need to identify additional sites outside the settlement boundary? You can use the Strategic Housing Land Availability (SHLAA) information as a starting point to identify the sites that are currently known to be available – are there any others that should be looked at?
- Of the sites – which offer greater potential to achieve your housing and community aspirations? Use the site assessment checklist to help identify suitable sites, commence the site sieving process by using the checklist to rule out those sites that are unlikely to be suitable or deliverable.

- Consider if any of the sites are more suited to purposes other than housing, or a mix.
- Have you built in some flexibility in case some sites do not get developed?

Suggested evidence sources/methodology:	Data for Bishops Waltham:
<p>Identify potential development opportunities within the settlement boundary from SHLAA, local knowledge, planning history, etc. Do the local authorities (HCC, WCC, Parishes) or other public bodies own land which should be considered (this can include land used for other purposes which may no longer be needed or could possibly be relocated e.g. employment, facilities, open space).</p>	<p>SHLAA Sites: Old Brickyard Cottage (852) Malt Lane (1712) (Mixed) Green Lane Farm (2459) – Planning Application for 15 houses submitted.</p> <p>Possible re-development sites – Privately owned: Doctors Surgery (Lower Lane) Trinder House Industrial Site (Free Street) Former "Serco" site (Corhampton Road) suggested for possible Council built houses.</p>
<p>Are these (or could they be) available (viable, deliverable) and suitable? Would they require existing uses to be relocated?</p>	<p>Yes to availability, no to relocation for existing user of Surgery who is transferring to the Sainsbury's site, possibly to relocation of existing users of Industrial site. "Serco" site ?</p>
<p>What assumptions are being made about the approach to infilling and density (actively promoting it to avoid greenfield releases or trying to retain existing character and accepting greenfield)?</p>	<p>Assumption that infilling within the existing Settlement Boundary will be of a minor nature following significant developments in recent years, and will not be encouraged in order to retain existing multi-type housing characteristics of Bishop's Waltham. The recent Healthcheck and Blueprint projects indicated that the community views infilling as detrimental to the overall assortment of housing within Bishop's Waltham. Housing development potentials calculated using WCC density numbers of 30/40 per hectare.</p>
<p>Use site assessment checklist to produce a shortlist of potential sites (can include sites within settlement boundary for comparison). Reject sites scoring a high proportion of red and include sites with a high proportion</p>	<p>See attached Site Sieving (Report 06) schedule</p>

Suggested evidence sources/methodology:	Data for Bishops Waltham:
of green.	
Consider all remaining options including other uses as identified from other work areas and set out a series of possible alternatives (e.g. higher density infilling with few/no greenfield sites, maintain existing character and open spaces with one/two large greenfield allocations, etc). Test the alternatives as packages of sites and uses, not just individual sites, including how well they meet local aspirations, how deliverable/realistic are they, is there flexibility/choice?	See attached Site Sieving (Report 06) schedule
CONCLUSION : NUMBER OF HOUSES THAT COULD BE ACCOMODATED IN THE SETTLEMENT BOUNDARY = HOW MANY NEED TO BE ALLOCATED ON A GREENFIELD SITE/S =	 82 360

Reference sources:

<p>Population changes short and long term (to cover the plan period 2011- 2031): http://www.winchester.gov.uk/housing/housing-strategies/winchester-district-housing-strategy-2008-09-2012-/ http://www3.hants.gov.uk/factsandfigures/population-statistics/pop-estimates/small-area-pop-stats.htm http://www.winchester.gov.uk/housing/housing-strategies/affordable-housing-spd-adopted-february-2008/ http://www.winchester.gov.uk/data/census-2001/ http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/ http://www.community-blueprint.co.uk http://www3.hants.gov.uk/draft-spp-2011.pdf http://www.nomisweb.co.uk/ http://www.neighbourhood.statistics.gov.uk/dissemination/LeadHome.do;jsessionid=tnJ0QHqNgdJh14lnLR25SHYDBnT1XTM5q1xw2TpQSv6zR8x1Cy1X!-478818104!1342695949858?m=0&s=1342695949858&enc=1&nsjs=true&nsck=true&nssvg=false&nswid=1004 </p>
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Involvement/survey of employers

Waiting list data + Census/local survey

<http://www.winchester.gov.uk/planning-policy/evidence-base/housing/>

<http://www.winchester.gov.uk/planning-policy/evidence-base/housing/housing-market-assessment-2007/>

<http://www.winchester.gov.uk/housing/housing-strategies/winchester-district-housing-strategy-2008-09-2012-/>

Population changes – local aspirations – Blueprint response – parish plan

<http://www3.hants.gov.uk/factsandfigures/population-statistics/pop-estimates/small-area-pop-stats.htm>

<http://www.winchester.gov.uk/planning-policy/local-plan-part-1/blueprint/>

<http://www.winchester.gov.uk/community/community-plans/completed-plans/>

<http://www.winchester.gov.uk/planning-policy/evidence-base/housing/housing-market-assessment-2007/>

<http://www.winchester.gov.uk/planning-policy/evidence-base/housing/gypsy-traveller-isg-2011/>

Planning register, current applications

<http://planningapplications.winchester.gov.uk/PlanningWeb/index.aspx>

Annual Monitoring Report – housing completions <http://www.winchester.gov.uk/planning-policy/annual-monitoring-report-amr/>

Local Plan allocations

<http://www.winchester.gov.uk/planning-policy/local-plan-part-1/pre-submission/>

<http://map.winchester.gov.uk/lvinternet/>

Strategic Housing Land Availability Assessment (SHLAA) (2011)

<http://www.winchester.gov.uk/planning-policy/evidence-base/housing/strategic-housing-land-availability-assessment/>

Village Design Statements

<http://www.winchester.gov.uk/planning-policy/village-design-statements/>