

# 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 met?**

- The housing requirement for Colden Common has now been set in Local Plan Part 1 at **250** new homes.

Summary of Housing Requirement :	Data for Colden Common
<b>Housing Requirement set in Local Plan Part 1 =</b>	<b>250</b>
<b>NUMBER OF HOUSES ALREADY WITH PLANING PERMISSION OR BUILT SINCE APRIL 2011=</b>	<b>30</b>
<b>NUMBER OF HOUSES TO BE ALLOCATED =</b>	<b>220</b>

**2. What type 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 Colden Common																							
<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>111 households on register with local connection.</p> <p>Affordable housing is 8% of the Colden Common 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>Colden Common Village Design statement</u></p> <p>Provision of starter homes with space for expansion to meet the needs of young families</p> <p>Provision of suitable dwellings for senior citizens who wish to downsize within the village, either in independent accommodation or schemes with various degrees of support.</p> <p><u>Plans for Places responses:</u> Promote development suited to local housing needs, including for affordable housing or housing for older people;</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="935 1541 1391 1883"> <thead> <tr> <th data-bbox="935 1541 1054 1615">House Size</th> <th data-bbox="1054 1541 1214 1615">Colden Common</th> <th data-bbox="1214 1541 1391 1615">Winchester District</th> </tr> </thead> <tbody> <tr> <td data-bbox="935 1615 1054 1653">0</td> <td data-bbox="1054 1615 1214 1653">0.1%</td> <td data-bbox="1214 1615 1391 1653">0.2%</td> </tr> <tr> <td data-bbox="935 1653 1054 1691">1</td> <td data-bbox="1054 1653 1214 1691">9.7%</td> <td data-bbox="1214 1653 1391 1691">10.4%</td> </tr> <tr> <td data-bbox="935 1691 1054 1729">2</td> <td data-bbox="1054 1691 1214 1729">25.6%</td> <td data-bbox="1214 1691 1391 1729">22.9%</td> </tr> <tr> <td data-bbox="935 1729 1054 1767">3</td> <td data-bbox="1054 1729 1214 1767">33.6%</td> <td data-bbox="1214 1729 1391 1767">34.4%</td> </tr> <tr> <td data-bbox="935 1767 1054 1805">4</td> <td data-bbox="1054 1767 1214 1805">25.3%</td> <td data-bbox="1214 1767 1391 1805">22.9%</td> </tr> <tr> <td data-bbox="935 1805 1054 1883">5 or more</td> <td data-bbox="1054 1805 1214 1883">5.7%</td> <td data-bbox="1214 1805 1391 1883">9.2%</td> </tr> </tbody> </table> <p>Parish level - 2011 census information.</p>			House Size	Colden Common	Winchester District	0	0.1%	0.2%	1	9.7%	10.4%	2	25.6%	22.9%	3	33.6%	34.4%	4	25.3%	22.9%	5 or more	5.7%	9.2%
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<p>Census/population profile data on age structure, employment type, ethnic origin, etc</p>	<table border="1" data-bbox="935 1995 1391 2067"> <thead> <tr> <th data-bbox="935 1995 1054 2067">Age Group</th> <th data-bbox="1054 1995 1214 2067">Colden Common</th> <th data-bbox="1214 1995 1391 2067">Winchester District</th> </tr> </thead> </table>			Age Group	Colden Common	Winchester District																		
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Suggested evidence sources/methodology:	Data for Colden Common		
	0-4	6.2%	5.6%
	5-15	12.2%	12.8%
	16-44	30.4%	35.8%
	45-64	31.1%	27.0%
	65-74	11.3%	9.6%
	75+	8.8%	9.1%
	Colden Common has a similar population structure to the Winchester District, apart from significantly fewer young families than Winchester District but significantly more in the 45-74 age groups. <i>Italics indicate variations of 10% or more, bold is 20% or more.</i> (Source: Census2011). Future changes will be influenced by housing provision (number, type, etc).		
<a href="#">Assessment of gypsy and traveller needs</a> (joint local authority study).	Approximately 5 pitches on 1 or more sites.		
Structured interviews with local estate agent(s) on types of property in demand/shortfall.			
<b>CONCLUSION :</b>  <b>HOUSE TYPES REQUIRED =</b>			

### 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 Colden Common
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).	
Are these (or could they be) available (viable, deliverable) and suitable? Would they require existing uses to be relocated?	
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)?	
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 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?	
<p><b>CONCLUSION :</b></p> <p><b>NUMBER OF HOUSES THAT COULD BE ACCOMODATED IN THE SETTLEMENT BOUNDARY =</b></p> <p><b>HOW MANY NEED TO BE ALLOCATED ON A GREENFIELD SITE/S =</b></p>	

Reference sources :

Population changes short and long term (to cover the plan period 2011- 2031):

<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://www.nomisweb.co.uk/>

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadHome.do;jessionid=tnJ0QHqNgdJh14lnLR25SHYDBnT1XTM5q1xw2TpQSv6zR8x1Cy1X!-478818104!1342695949858?m=0&s=1342695949858&enc=1&nsjs=true&nsck=true&nssvg=false&nswid=1004>

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-/>

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadPage.do?pagelD=1001&tc=1378451150188&a=7&b=11122180&c=Colden+Common&d=16&e=62&f=30636&g=6432068&i=1001x1003x1032x1004x1005&l=2474&o=362&m=0&r=1&s=1378451150188&enc=1>

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/>

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

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/>