

# Housing

Updated 04.04.13



**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 Kings Worthy has now been set in Local Plan Part 1 at **250** new homes.

Summary of Housing Requirement :	Data for Wickham:
<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>74 (see appendix A)</b>
<b>NUMBER OF HOUSES TO BE ALLOCATED =</b>	<b>176</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 Kings Worthy:														
<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>124 households on register with local connection.</p> <p>Affordable housing is 19% of the Kings Worthy Parish housing stock. This is substantially higher than the District and rural area levels suggesting that re-lets will meet newly arising need and could significantly reduce 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>Kings worthy &amp; Abbots worthy Design statement</u></p> <p><u>Kings Worthy Parish Plan</u> Favour small family homes and starter homes/flats.</p> <p><u>Blueprint responses:</u> KWPC –there is currently a well-balanced housing stock, although concerned about the replacement of bungalows with larger houses. Need to take account of larger accommodation for the increasing trend of home working.</p> <p><u>Plans for Places responses:</u> KWPC – no special requirements identified.</p> <p>KWPC comment 2013: There may well be a demand for smaller homes for the elderly to allow larger stock to be made available</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</p>	<table border="1"> <thead> <tr> <th>House Size</th> <th>Kings Worthy/Headbourne Worthy</th> <th>Winchester District</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>7.0%</td> <td>10.4%</td> </tr> <tr> <td>2 bed</td> <td>24.9%</td> <td>22.9%</td> </tr> <tr> <td>3 bed</td> <td>35.5%</td> <td>34.3%</td> </tr> </tbody> </table>	House Size	Kings Worthy/Headbourne Worthy	Winchester District	1 bed	7.0%	10.4%	2 bed	24.9%	22.9%	3 bed	35.5%	34.3%		
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Suggested evidence sources/methodology:	Data for Kings Worthy:		
structure to identify possible areas of need.	4 bed	24.9%	22.9%
	5 bed	7.7%	9.2%
	+		
	2011 census information.		
Census/population profile data on age structure, employment type, ethnic origin, etc	Age Group	Kings Worthy/Headbourne Worthy	Winchester District
	0-4	6.8%	5.4%
	5-15	11.6%	13.0%
	16-44	34.0%	35.9%
	45-64	28.7%	26.8%
	65-74	9.7%	9.1%
	75+	9.2%	5.4%
	Together, Kings Worthy & Headbourne Worthy have a similar population structure to the Winchester District, apart from significantly more of the 75+ age group than Winchester District. <i>Italics indicate variations of 10% or more, bold is 20% or more.</i> (Source: Census 2011). Future changes will be influenced by housing provision (number, type, etc).		
Assessment of gypsy and traveller needs (joint local authority study due in Feb 2013).  Assume 1 or 2 sites of about 5 pitches per larger settlement for the time being.	Across the District shows 41 pitches currently on identified sites, with an estimate of current notional need for additional pitches of 3. Study estimates an additional 27 pitches required by 2027 across the District. (including the notional 2013 figure).  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 Kings Worthy:
<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>KWPC identified several sites within the settlement boundary which they believe could potentially be developed during the Plan period:</p> <ul style="list-style-type: none"> <li>• Tudor Way</li> <li>• Cornerways</li> <li>• Court Road</li> <li>• St Nicholas Rise/Mortimer Close</li> <li>• Springvale Avenue</li> <li>• Wesley Road (site of current scout hut)</li> <li>• Springvale Road, between Haden Close &amp; Boyne Rise</li> <li>• Garage Land Mountbatten Place</li> <li>• Springvale Road at</li> <li>• Headbourne Worthy</li> </ul> <p>Winchester City Council have calculated the following figures:</p> <p>Potential number of dwellings identified in the SHLAA/Call for sites exercise:</p> <ul style="list-style-type: none"> <li>• Tudor Way - 39</li> <li>• Cornerways - 31</li> <li>• Court Road - 14</li> <li><b>Total - 84</b></li> </ul> <p>A windfall allowance has also been calculated for Kings Worthy (see Kings Worthy Windfall Trends and Potential report 2013)</p> <p><b>Windfall allowance: 70 dwellings</b></p>
<p>What assumptions are being made about the approach to infilling and density (actively promoting it to avoid greenfield</p>	<p>Given the trend over the last 5 years the trend has been infill. We would continue to support this to avoid the use of greenfield sites in the period up to 2031</p>

Suggested evidence sources/methodology:	Data for Kings Worthy:
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>	<p>No. of Completions &amp; outstanding permissions: 74  Sites identified in SHLAA./Call for sites: 84  Windfall Allowance: 70  <b>Total: 228</b></p> <p><b>22</b></p>

Reference sources :

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;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-/>

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/>

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

## Appendix A - Kings Worthy Housing Supply as at 31 March 2013

Planning Permission Details				Permitted			Completions Before April 2011			Completions 2011 -12			Completions 2012 -13			Total Completions 2011-2013	Current position	
Site	Application	ADDRESS	PROPOSAL	Gain	Loss	Net Gain	Gain	Loss	Net Gain	Gain	Loss	Net Gain	Gain	Loss	Net Gain	Net Gain	Net No. Dwells Outstanding	Status
A	08/00439/Ful	Clelands And Gambut Churchill Close	6no 2-Bed, 4no 3-Bed & 2no 4-Bed Chalet Bungalows To Replace Existing Dwellings at Clelands & Gambut	12	4	8	0	4	-4	10	0	10	2	0	2	12	0	Completed
B	09/00529/Ful	Temberlaye Edinburgh Road	8 New Dwellings, Demolish 2 Bungalows	8	2	6	0	2	-2	8	0	8	0	0	0	8	0	Completed
C	10/02052/FUL 12/01585/FUL	1 Red Marley Nations Hill	Demolition Of Existing Bungalow And Erection Of 2x Two Bed Semi Detached Dwellings And 1x Four Bed Detached Dwelling	3	-1	2	0	0	0	0	1	-1	0	0	0	-1	3	Completed
D	09/01407/Ful & 10/01623/Ful	37 Willis Way	30 New Dwellings (4no 1bed; 13 2bed; 11 3bed And 2 4bed) Demo Of Existing Dwelling & Garages	30	2	28	1	2	-1	29	0	29	0	0	0	29	0	Completed
E	05/01131/Ful	37 Land At Ramsay Road	Erect 1 X 3 Bed House	1	0	1	0	0	0	0	0	0	0	0	0	0	1	Outstanding
F	11/02543/Ful	138 Springvale Road	Demolition Of Existing Dwelling And Erection Of 5no. Dwellings (3no. 2bed, 1no. 3 Bed, 1no. 4 Bed)	5	1	4	0	0	0	0	0	0	1	0	1	1	3	Oustanding
G	04/00494/Ful	Sunnyside Mount Pleasant	Erect 1 Detached Three-Bed Dwelling With Parking	1	0	1	0	0	0	0	0	0	0	0	0	0	1	Outstanding
H	11/02558/Ful	Lynden Edinburgh Road	Demolition Of Existing Bungalow And Construct 3no. 2 Bed Terraced Houses And 2no. 3 Bed Detached Houses.	5	1	4	0	0	0	0	0	0	0	0	0	0	4	Outstanding
I	11/00059/Ful	Scheherzade Land Adj To 139 Springvale Rd	2 Bungalows	2	0	2	0	0	0	0	0	0	2	0	2	2	0	Completed
J	09/02020/Ful	Longacre 147 (Land Of) Springvale Road	Erection Of Two Detached Dwellings To Rear And Extension To Existing To Create An Attached Dwelling	3	0	3	0	0	0	0	0	0	0	0	0	0	3	Outstanding
K	11/02884/FUL	97a And 97b Land To Rear Of Springvale Rd	Erection Of 1no. 3 Bed Dwelling	1	0	1	0	0	0	0	0	0	0	0	0	0	1	Outstanding
L	11/02820/FUL	143 Land Adjacent To Springvale Road	Demolition Of 145 Springvale Rd And Erection Of 2no. 4 Bed And 1no. 3 Bed Dwelling.	3	1	2	0	0	0	0	0	0	0	0	0	0	2	Outstanding
M	12/01103/FUL	Hill Top Mount Pleasant	Demolition Of Existing Dwelling And Erection Of 3no. 2 Bed And 2no. 4 Bed Dwellings With Parking, Landscaping And Access	5	1	4	0	0	0	0	0	0	0	0	0	0	4	Oustanding
N	12/01047/FUL	Rose Acre Springvale Avenue	Subdivision of site and new 1no. 3 bed dwelling. Alterations to existing property.	1	0	1	0	0	0	0	0	0	0	0	0	0	1	Outstanding
<b>Total</b>				<b>80</b>	<b>11</b>	<b>67</b>	<b>1</b>	<b>8</b>	<b>-7</b>	<b>47</b>	<b>1</b>	<b>46</b>	<b>5</b>	<b>0</b>	<b>5</b>	<b>51</b>	<b>23</b>	
O	11/01383/Out	Hookpit Farm Land Off Hookpit Farm Lane	Exception Site: 25 Affordable Dwellings [1]	25	0	25	0	0	0	0	0	0	0	0	0	0	25	Outstanding

[1] Policy CP4 of the Local Plan Part 1 states that "the Local Planning Authority will exceptionally grant permission or allocate sites for the provision of affordable housing to meet the specific local needs of particular settlements, on land where housing development would not normally be permitted, and in addition to general housing provision in Policy CP1." Therefore dwellings permitted on exception sites e.g.. Hookpit Farm cannot be counted towards the general housing target. This situation may be reviewed when they are completed.