

Housing (April 2013)



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?

Summary of Housing Requirement :	Data for New Alresford
Housing Requirement set in Local Plan Part 1 =	500
NUMBER OF HOUSES ALREADY WITH PLANING PERMISSION OR BUILT SINCE APRIL 2011 =	92 .
NUMBER OF HOUSES TO BE ALLOCATED =	408

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 New Alresford:
Housing waiting list gives an indication (at a	100 households on register with

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<p>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>local connection. (New Alresford + up to 3 others) = 100</p> <p>Accommodation required: Studio – 42 1 bed – 19 2 bed – 32 3 bed – 7 4+ bed – 0</p> <p>Affordable housing is 13.9% of the Alresford 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>Town Health Check, Town Design Statement, GiveUs5</u>: no special requirements identified.</p> <p><u>Blueprint Comments</u>: NATC – 2 bed property, especially for elderly to downsize.</p> <p>Alresford Society – 2 bed, especially affordable and for elderly.</p> <p>Alresford District Partnership – 2-3 bed affordable rented housing, especially for local workers.</p> <p>Cllr S Cook – Housing for younger age group, but not 1 bed or executive housing.</p> <p>M25 Group – starter and family homes.</p> <p><u>Plans for Places Comments</u>: NATC – 2/3 bed property (especially affordable housing) for local people and the elderly.</p> <p>Alresford Society – 2/3 bed, especially affordable.</p>

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<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="938 185 1396 488"> <thead> <tr> <th>House Size</th> <th>New Alresford</th> <th>Winchester District</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>8.7%</td> <td>10.4%</td> </tr> <tr> <td>2 bed</td> <td>28.3%</td> <td>22.9%</td> </tr> <tr> <td>3 bed</td> <td>36%</td> <td>34.3%</td> </tr> <tr> <td>4 bed</td> <td>22%</td> <td>22.9%</td> </tr> <tr> <td>5 bed</td> <td>5%</td> <td>9.2%</td> </tr> <tr> <td>+</td> <td></td> <td></td> </tr> </tbody> </table> <p>(Source: Census 2011)</p>			House Size	New Alresford	Winchester District	1 bed	8.7%	10.4%	2 bed	28.3%	22.9%	3 bed	36%	34.3%	4 bed	22%	22.9%	5 bed	5%	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="938 600 1396 902"> <thead> <tr> <th>Age Group</th> <th>New Alresford</th> <th>Winchester District</th> </tr> </thead> <tbody> <tr> <td>0-4</td> <td>5.1%</td> <td>5.4%</td> </tr> <tr> <td>5-15</td> <td>11.7%</td> <td>13.0%</td> </tr> <tr> <td><i>16-44</i></td> <td><i>30.6%</i></td> <td><i>35.9%</i></td> </tr> <tr> <td>45-64</td> <td>29.4%</td> <td>26.8%</td> </tr> <tr> <td><i>65-74</i></td> <td><i>10.9%</i></td> <td><i>9.1%</i></td> </tr> <tr> <td>75+</td> <td>12.2%</td> <td>9.7%</td> </tr> </tbody> </table> <p>Alresford has significantly fewer young families and more of the 75+ age group than Winchester District. <i>Italics indicate variations of 10% or more, bold is 20% or more.</i> (Source: Blueprint Profiles for 2011). Future changes will be influenced by housing provision (number, type, etc).</p>			Age Group	New Alresford	Winchester District	0-4	5.1%	5.4%	5-15	11.7%	13.0%	<i>16-44</i>	<i>30.6%</i>	<i>35.9%</i>	45-64	29.4%	26.8%	<i>65-74</i>	<i>10.9%</i>	<i>9.1%</i>	75+	12.2%	9.7%
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<p>Assessment of gypsy and traveller needs (joint local authority study due in Feb 2013).</p> <p>Assume 1 or 2 sites of about 5 pitches per larger settlement for the time being.</p>																								
<p>Structured interviews with local estate agent(s) on types of property in demand/shortfall.</p>																								
<p>CONCLUSION :</p> <p>HOUSE TYPES REQUIRED =</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 New Alresford:
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?	
CONCLUSION :	

Suggested evidence sources/methodology:	Data for New Alresford:
NUMBER OF HOUSES THAT COULD BE ACCOMODATED IN THE SETTLEMENT BOUNDARY = HOW MANY NEED TO BE ALLOCATED ON A GREENFIELD SITE/S =	

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;jessionid=tnJ0QHqNgdJh14lnLR25SHYDBnT1XTM5q1xw2TpQSv6zR8x1Cy1X!-478818104!1342695949858?m=0&s=1342695949858&enc=1&njs=true&nsck=true&nssvg=false&nswid=1004 </p>
<p>Involvement/survey of employers Waiting list data + Census/local survey</p> <p>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-/ </p>
<p>Population changes – local aspirations – Blueprint response – parish plan</p>

<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/>

Urban Capacity Study (2001)

<http://www.winchester.gov.uk/planning-policy/evidence-base/housing/urban-capacity-study-2001/>

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