

# 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 Swanmore has now been set in Local Plan Part 1 at **250** new homes.

Summary of Housing Requirement :	Data for Swanmore:
<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 (up until end March 2013) =</b>	<b>18</b>
<b>NUMBER OF HOUSES TO BE ALLOCATED =</b>	<b>232</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 Swanmore:																	
<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>59 households on register with local connection (July 2012)</p> <p>Affordable housing is 9.69% of the Swanmore Parish housing stock. This is lower than the District and rural area levels suggesting that re-lets will not meet newly arising need in full.</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>Blueprint Comments:</u> Need to make provision for an increasing aging population.</p> <p><u>Parish Plan (survey had 63% response rate)</u> Identify the need for 1-2 bed starter homes and 3-4 bed family houses (with some respondents preferring 3 beds as 4 beds thought to be too big).</p> <p>Parish Local Needs Survey May 2013 (32% response rate) 43% wanted 1-2 bed homes, 53% 3-4 bed homes &amp; 4% 5+ beds</p> <p>Preferences stated by Parish Council following the two recent surveys:</p> <p>3 bed semi detached</p> <p>Provision for elderly in the centre of the village</p> <p>Balanced (not defined) affordable housing</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><tr><th>House Size</th><th>Swanmore</th><th>Winchester District</th></tr><tr><td>0</td><td>0%</td><td>0.2%</td></tr><tr><td>1</td><td>5.8%</td><td>10.4%</td></tr><tr><td>2</td><td>13.8%</td><td>22.9%</td></tr><tr><td>3</td><td>29.2%</td><td>34.4%</td></tr></table>	House Size	Swanmore	Winchester District	0	0%	0.2%	1	5.8%	10.4%	2	13.8%	22.9%	3	29.2%	34.4%		
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Suggested evidence sources/methodology:	Data for Swanmore:		
	4	37.7%	22.9%
	5 or more	13.5%	9.2%
	Parish level - 2011 census information.		
Census/population profile data on age structure, employment type, ethnic origin, etc	Age Group	Swanmore	Winchester District
	0-4	4.18%	5.6%
	5-15	15.7%	13%
	16-44	27.9%	36%
	45-64	32.8%	27%
	65-74	11.2%	10%
	75+	8.2%	9%
	<p>Swanmore (Parish) has an age profile which broadly reflects that of the District, apart from significantly less of the 16-44 age group than Winchester District. Future changes will be influenced by housing provision (number, type, etc).</p> <p>Please note this is based on 2011 census data.</p>		
<p>Assessment of gypsy and traveller needs (joint local authority study published April 2013)</p> <p>Assume 1 or 2 sites of about 5 pitches per larger settlement for the time being.</p>	<p>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).</p> <p>It has not yet been decided how these pitches should be distributed.</p> <p>Parish considers sites already in place with 2 sites having 5 or more and a further 3 sites with 2 pitches or less</p>		
Structured interviews with local estate agent(s) on types of property in demand/shortfall.	No structured interviews, but the Parish Council states that the requirements outlined above are supported by local estate agents		
<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 Swanmore:
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)?	<p>Response to may survey shows 57% favoured more sites with less dense housing, with 43% favouring less site swith more dense housing.</p> <p>However 52% favoured building within the existing boundary and 48% favoured expanding existing boundaries.</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 of green.	

Suggested evidence sources/methodology:	Data for Swanmore:
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?	
<b>CONCLUSION :</b>  <b>NUMBER OF HOUSES THAT COULD BE ACCOMODATED IN THE SETTLEMENT BOUNDARY</b> <b>=</b>  <b>HOW MANY NEED TO BE ALLOCATED ON A GREENFIELD SITE/S =</b>	

Reference sources :

<p>Population changes short and long term (to cover the plan period 2011- 2031):  <a href="http://www.winchester.gov.uk/housing/housing-strategies/winchester-district-housing-strategy-2008-09-2012-/">http://www.winchester.gov.uk/housing/housing-strategies/winchester-district-housing-strategy-2008-09-2012-/</a>   <a href="http://www.winchester.gov.uk/housing/housing-strategies/affordable-housing-spd-adopted-february-2008/">http://www.winchester.gov.uk/housing/housing-strategies/affordable-housing-spd-adopted-february-2008/</a>   <a href="http://www.winchester.gov.uk/data/census-2001/">http://www.winchester.gov.uk/data/census-2001/</a>   <a href="http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/">http://www.winchester.gov.uk/planning-policy/evidence-base/local-communities/market-towns-rural-area-development-strategy/</a>   <a href="http://www.community-blueprint.co.uk">http://www.community-blueprint.co.uk</a>   <a href="http://www3.hants.gov.uk/draft-spp-2011.pdf">http://www3.hants.gov.uk/draft-spp-2011.pdf</a>   <a href="http://www.nomisweb.co.uk/">http://www.nomisweb.co.uk/</a>   <a href="http://www.neighbourhood.statistics.gov.uk/dissemination/LeadHome.do;jessionid=tnJ0QHqNgdJh14lnLR25SHYDBnT1XTM5q1xw2TpQSv6zR8x1Cy1X!-478818104!1342695949858?m=0&amp;s=1342695949858&amp;enc=1&amp;nsjs=true&amp;nsck=true&amp;nssvg=false&amp;nswid=1004">http://www.neighbourhood.statistics.gov.uk/dissemination/LeadHome.do;jessionid=tnJ0QHqNgdJh14lnLR25SHYDBnT1XTM5q1xw2TpQSv6zR8x1Cy1X!-478818104!1342695949858?m=0&amp;s=1342695949858&amp;enc=1&amp;nsjs=true&amp;nsck=true&amp;nssvg=false&amp;nswid=1004</a> </p>	
<p>Involvement/survey of employers  Waiting list data + Census/local survey   <a href="http://www.winchester.gov.uk/planning-policy/evidence-base/housing/">http://www.winchester.gov.uk/planning-policy/evidence-base/housing/</a>   <a href="http://www.winchester.gov.uk/planning-policy/evidence-base/housing/housing-market-assessment-2007/">http://www.winchester.gov.uk/planning-policy/evidence-base/housing/housing-market-assessment-2007/</a> </p>	

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

Population changes – local aspirations – Blueprint response – parish plan

<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) (2012)

<http://www.winchester.gov.uk/shlaa>

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

Travellers Accommodation Assessment for Hampshire 2013

<http://www.winchester.gov.uk/planning-policy/evidence-base/housing/travellers-accommodation-assessment-hampshire-2013/>