

Land off Goldfinch Way South Wonston Proposal 1



Total Number of Units: 16

10 Houses
7 x 2 Bed Houses
3 x 3 Bed Houses

6 Flats
6 x 2 Bed Flats

Site Area: 0.60 Ha
Density: 26.6d/Ha



Site Plan (NTS)

Land off Goldfinch Way South Wonston Proposal 2

Appendix2



Total Number of Units: 20

14 Houses

7 x 2 Bed Houses

3 x 3 Bed Houses

4 x 2 Bed Bungalows (open market)

6 Flats

6 x 2 Bed Flats

Site Area: 0.66 Ha

Density: 30.3d/Ha



Site Plan (NTS)

SOUTH WONSTON AFFORDABLE HOUSING CONSULTATION EVENT

South Wonston Sports and Recreational Pavilion

West Hill Road South, South Wonston SO21 3HP

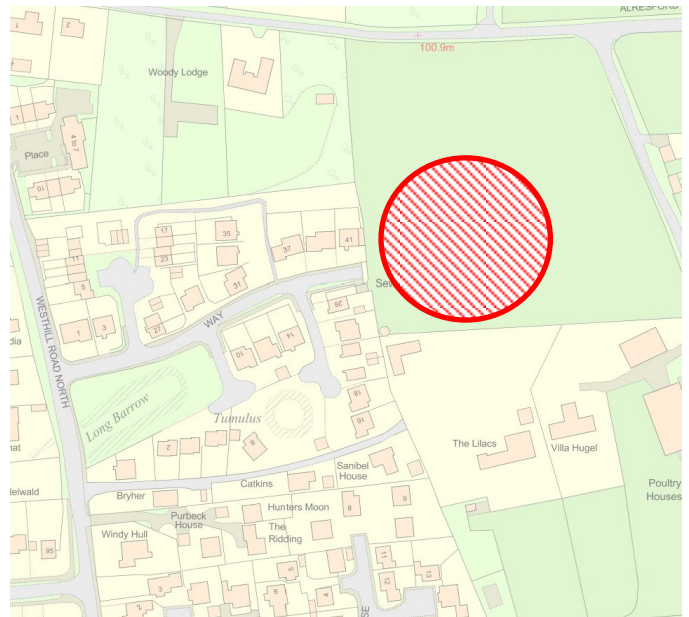
Wednesday 6th June, 2018 3.30pm -7.00pm

**HAVE YOUR SAY ON THIS
POTENTIAL DEVELOPMENT**

Providing 16
affordable rented and shared
ownership homes for local
people.

On land adjacent to
Goldfinch Way
South Wonston

**REGISTER YOUR INTEREST
FOR AFFORDABLE HOUSING
IN THE PARISH**



Are you in need of Affordable Housing ?

If you need affordable housing and have a strong local connection to South Wonston Parish, please come along for advice about registering.

PROVIDING RURAL HOMES FOR RURAL PEOPLE



You are invited to this Affordable Housing Consultation Event on a proposal to provide 16 affordable homes for local people, on land adjoining Goldfinch Way, South Wonston.

The event has been organised by South Wonston Parish Council in partnership with the Hampshire Alliance for Rural Affordable Housing, (HARAH) whose members include Winchester City Council, Hastoe Group and the Rural Housing Enablers at Action Hampshire.

HARAH provides affordable homes for local people in villages across Hampshire. By the end of March 2017 we had contributed a total of 400 new affordable homes in 43 villages.

In recent years house prices have increased rapidly, particularly in rural areas. This has resulted in many local people being unable to afford to buy or rent a home in the village in which they grew up or work. The Parish Council and HARAH are proposing to provide some much needed affordable homes, to ensure local people can stay within South Wonston Parish.

The Parish Council has been working with the Rural Housing Enabler and Winchester City Council to identify a suitable "Exception Site". (Exception sites can only be developed for residential use as an exception to planning policy. The homes must be affordable, they must be provided for local people and they must remain so in perpetuity)

We would welcome your views and look forward to discussing the project with you. Representatives from Winchester City Council, Hastoe Group, the Rural Housing Enabler and South Wonston Parish Council will be there to answer any questions.

If you are in housing need and have a strong local connection to South Wonston Parish, but have not registered your housing need, we will provide information on how to do so at the consultation event.

Please drop in and make your comments on this important and exciting development proposal for the parish.

We look forward to seeing you there.

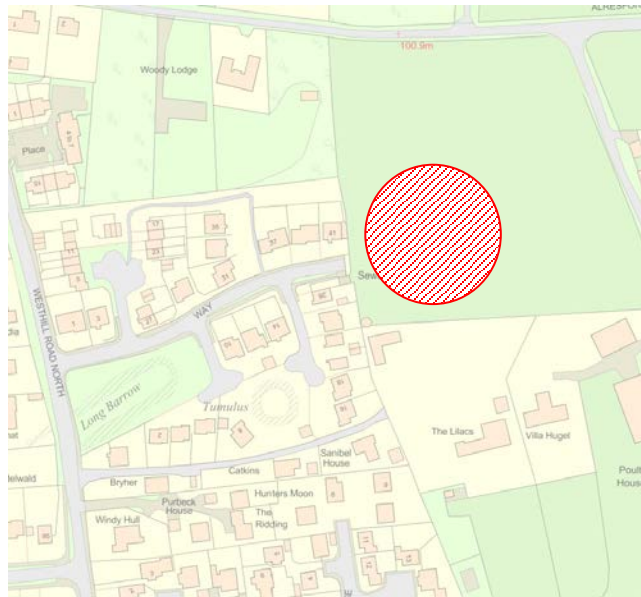
Comment Sheet

SOUTH WONSTON PARISH AFFORDABLE HOUSING CONSULTATION EVENT

South Wonston Sports and Recreational Pavilion
West Hill Road South, South Wonston, SO21 3HP

Wednesday 6th June 2018 3.30pm - 7.00pm

Proposal for 16 new affordable homes for local people
on land adjoining Goldfinch Way, South Wonston



Welcome, thank you for attending this affordable housing consultation event regarding a proposal to provide 16 affordable homes for local people, on land adjoining Goldfinch Way.

The event has been organised by South Wonston Parish Council in partnership with the Hampshire Alliance for Rural Affordable Housing (HARAH), whose members include, Winchester City Council, Hampshire County Council, Hastoe Group and the Rural Housing Enablers at Action Hampshire.

HARAH provides affordable homes for local people in villages across Hampshire. By the end of March 2017 we had contributed a total of 400 new affordable homes in 43 villages.

This consultation event is an opportunity for you to have your say on the proposed development at this site.

It is also an opportunity for local people in housing need to obtain information on how to apply for the homes.

The site at Goldfinch Way has been chosen for a scheme of 16 affordable homes and people with a local connection to South Wonston Parish will be given first priority for the homes within this scheme.

BACKGROUND

In recent years house prices have increased rapidly, particularly in rural areas. This has resulted in many local people being unable to afford to buy or rent a home in the village or rural town in which they grew up or work and as a result have had to leave to find cheaper, suitable accommodation elsewhere. The Parish Council and HARAH are proposing to provide some much needed, affordable homes, to ensure local people can stay within South Wonston Parish.

There are a significant number of people on Winchester City Council's Housing Register, Hampshire Home Choice who have indicated that they have a strong local connection to South Wonston Parish and are in need of affordable housing.

The Parish Council has been working with the Rural Housing Enabler and Winchester City Council to try to identify a suitable "Exception Site". (Exception sites can only be developed for housing as an exception to usual planning policy. Under the policy the homes must be affordable, they must be provided for local people and they must remain so in perpetuity).

The site next to Goldfinch Way has been chosen as a result of the support this site received in the Parish 2018 Affordable Housing Survey, the existence of a suitable access to the site and because this site is available to purchase at rural exception site land values.

HARAH are working in close partnership with South Wonston Parish Council and are keen to hear your views about development on this site. Two sketch proposals have been provided by the architect and we would like to understand which layout you would prefer, based on the information provided and your own knowledge of the site and local area.

Please note that this community consultation activity does not form part of a formal planning process. Information gathered through this event will be used to inform and support a formal planning application. The statutory rights of members of the public to object to, or support a formal planning application will not be affected by their participation or non-participation in this community consultation exercise.

Community Consultation

Land adjoining Goldfinch Way, South Wonston

Do you think that this site is suitable for an affordable housing development for local people?

Yes ☐

No ☐

Comments:

Some aspects to consider might be -

Impact to landscape and environment, access and roads, impact to neighbours etc.

Features that you would like to see included within the design, parking, landscaping etc.

On the following pages, two sketch layouts have been provided to show how this site could possibly be developed.

Sketch 1 shows 16 affordable homes for local people

Sketch 2 shows 16 Affordable homes for local people plus 4 properties responding to the need identified within the Parish Affordable Housing Survey for entry level properties and properties for downsizing.

We would be grateful to hear your views on the two suggested layouts.

Sketch Layout 1



What do you like about the proposal?

Are there any changes that you would like to suggest?

Do you have any concerns about the proposal? Please explain.

Any other comments?

Sketch Layout 2



What do you like about the proposal?

Are there any changes that you would like to suggest?

Do you have any concerns about the proposal? Please explain.

Any other comments?

Which sketch layout do you prefer?

Layout 1 (16 affordable homes) ☐

Layout 2 (16 affordable homes plus 4 homes for entry level housing or for downsizing within the Parish) ☐

Housing Need Enquiries

Are you, or a family member, in need of affordable housing in South Wonston Parish and have a strong local connection to this parish?

Yes ☐ No ☐

What is your/their connection to the Parish of South Wonston?

Currently live in the Parish ☐ Have close relatives living in the Parish ☐

Previously lived in the Parish ☐ Work in the Parish ☐

For those interested in affordable rented housing are you/they currently registered with Hampshire Home Choice?

Yes ☐ No* ☐ Would you/they like to register?* ☐

For those interested in shared ownership are you/they currently registered with Help to Buy South?

Yes ☐ No* ☐ Would you/they like to register?* ☐

* In order to be considered for these affordable homes the household must register on the housing waiting list.

For information about registering please speak to officers at the event, or see the websites below:

<https://www.hampshirehomechoice.org.uk/> Tel: 01962 848400

<https://www.helptobuysouth.co.uk/> Tel: 0800 456 11 88

2 bedroom properties

Are you, or a family member, interested in two bedroom housing within South Wonston, (perhaps as entry level housing or for downsizing) and have a strong local connection to this parish?

Yes ☐ No ☐

What is your/their connection to the Parish of South Wonston?

Currently live in the Parish ☐ Have close relatives living in the Parish ☐
Previously lived in the Parish ☐ Work in the Parish ☐

Please provide contact details below if you are interested in any of the above types of housing and have a strong local connection to South Wonston.

Please post this form in the box provided or email or post to:

Bev Harding-Rennie at Action Hampshire, Westgate Chambers, Staple Gardens, Winchester, Hampshire, SO23 8SR

Email: info.rhe@actionhants.org.uk by Monday 18th June 2018.

A short report summarising the comments made will be presented to the Parish Council after the event. No names or addresses will be used in the report.

How can we contact you?

This information will be securely held by Action Hampshire. The details you provide will be shared with the HARA partners, including Hastoe, the Rural Housing Enablers, and Winchester City Council Housing Department and will only be used to contact those interested in affordable or other forms of housing, should a scheme be built in the Parish. For more information see Action Hampshire's privacy policy at <http://actionhampshire.org/privacy> or request a paper copy from a member of staff.

Name:

Address:

Email:

Telephone:

Why are SWPC in partnership with HARAHA when there is no majority support in the village?(as shown by the housing survey

One of the primary aims of the HARAHA partnership, which is made up of members including Winchester City Council, Hampshire County Council, Hastoe Housing Association and Rural Housing Enablers at Community Action Hampshire is to work with Parish Councils to address the shortfall of affordable housing for local people in rural communities. It does this through a teamwork approach and the Parish Council are very much part of that team. The HARAHA partnership has been working with the Parish Council for more than 8 years to try to identify a suitable site where a small scheme of affordable housing for local people could be developed. The project was revisited in 2016 both, as a result of a number of landowners who approached HARAHA and the parish council with potential sites and the evidence from Winchester City Council's housing register showing a need from households with a local connection to South Wonston requiring this type of affordable housing. At the time, the Parish Council were planning their amenity survey which went out to all households in the parish. Both the Parish Council and HARAHA considered that this was a good opportunity to find out from the community the future priorities for the parish. In addition, it could also be used to find out from households whether they had a need for affordable housing outside of evidence already gathered on the Council's Housing Register and the Help to Buy South register.

The results from the 2017 amenity survey which 72% of the parish participated in, showed that affordable housing was represented in the top 6 projects that were important to responding households. The results of the affordable housing survey which 71% of the parish participated in showed 88 individuals or family members stating they had a need for this type of housing. There was a large amount of support for affordable housing prioritized for local people and entry level housing. Regarding the size of any scheme, the most popular choices were support for scheme 0-5 or 16-20 homes. Those that answered the question on preferred locations felt that sites located on the Alresford Drove or Persimmon might be the most suitable. The above factors together with the City Councils strategic responsibility to provide affordable housing to meet local need, the need already identified on its registers, available sites and results from the local survey, suggested a small affordable housing scheme might be supported by the parish.

Both HARAHA and South Wonston Parish Council felt that the project had reached a stage where the wider consultation with the community on the site at Goldfinch Way/Persimmon site was required before the project could advance further.

HARAHA in partnership with the Parish Council prepared an event which could provide information about the work of HARAHA, the schemes already completed in Hampshire villages, information on the number of households registered in housing need with a connection to South Wonston Parish, as well as details on the draft proposal, in order to gauge the views of the community to the project and to the preferred site.

Feedback from the event was important in helping the Parish Council and HARAHA determine the next steps for the project.

Why is the HARAHA consultation leaflet offering 'shared ownership' when you know this is not popular at La Frenaye place (difficult to sell)?

La Frenaye Place is an existing affordable housing planning exception scheme – it consists of 10 homes – it was

<p>completed in 2006 – owned and managed by Registered Provider A2 Dominion.</p> <p>All of the homes are `affordable homes` but there is a mixture of rented and shared ownership homes.</p> <ul style="list-style-type: none"> • The last individual vacancies of the rented homes were in 2014 and 2010. • The last individual vacancies of the shared ownership homes were in 2016 and 2017. In these cases the properties were sold to households with a housing need and a residency connection or an employment connection to one of the parishes named in the legal agreement for the scheme • The La Frenaye scheme was one of the first to include 1 bedroom shared ownership properties. It is recognised that the properties do not sell quickly and that the latest proposal does <u>not</u> include any 1 bedroom shared ownership properties. The larger shared ownership homes have sold more quickly. <p>There are 12 households that are registered as wanting a shared ownership home in South Wonston and that qualify for sub market affordable housing such as Shared Ownership. Only 1 household is seeking a 1 bed property and as is consistent with shared ownership sales across the District over 80% of those registered are wanting 2 and 3 bedroom accommodation.</p> <p>The current delivery partner with in HARAH, Hastoe housing group prefer not to provide 1 bedroom shared ownership homes and are clear that there is little cost difference to them in the provision of 2 bed accommodation as opposed to the delivery of 1 bed properties. Also the shared ownership scheme does not restrict purchasers to a particular size of property as it does in the rented sector and so having an extra room is possible if households can afford it. This allows households room to expand or to help with financial difficulties if their situation changes. In this way households can remain in the settlement rather than have to move especially as shared owners would not be able to purchase all of the property as they could elsewhere.</p>	
<p>The latest NPPF document recommends 'a high proportion of entry-level homes that will be offered for discounted sale or for affordable rent'</p> <p>The main point here is that 'discounted sale' not 'shared ownership' is recommended, can this be looked into please ?</p> <p>See: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685289/Draft_revised_National_Planning_Policy_Framework.pdf</p> <p>'Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute at the time of plan-preparation or decision-making. Income restrictions should be used to limit a household's eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less (or £90,000 a year or less in Greater London)</p> <p>c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.'</p> <p>It is noted that the information given above forms part of a draft National Planning Policy Framework (NPPF) however, the document is draft and is being consulted upon. As at June 2018 the government is considering the responses to the consultation and it is not clear when the NPPF may be revised.</p> <p>Although Starter Homes and Discounted Market Sale affordable homes form part of an expanded definition of affordable housing Affordable Rented Homes and Shared Ownership homes are mentioned as well and are homes which can appropriately be delivered.</p>	
<p>Why have SWPC not been more open to the village about what 'affordable housing' means? For example £800/900 rent plus maintenance fees may not be affordable to people. This is important information to allow people to understand what they are supporting and whether it would be affordable to them in any event.</p> <p>The consultation event was held so that households could comment on the level of housing costs, which were displayed at the event and consider whether these costs were too great for them. There are some factors which need to be considered when producing affordable housing – nationally, the rented homes are promoted by</p>	

<p>government as Affordable Rented properties at 80% of the Open Market Level and as grant is constrained the provider of the homes need to ensure that the individual scheme is financially viable.</p> <p>For information at this stage the rents would be capped at a level which means they would qualify for housing benefit if a household was on a low enough income. The rents would be no higher than:</p> <p>One Bedroom: £148.30 per week Two Bedrooms: £182.45 per week Three Bedrooms: £211.87 per week</p>	
<p>Site and Planning policy questions</p>	
<p>What is a 'rural exception site</p> <p>A "rural exception site" is one that is defined in the national government defined planning policy which was introduced in 2012. The definition is contained in the glossary and they are " Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding".</p> <p>Small site – The site is dictated in size by the need of households for affordable housing. In this case it has led to the necessary amount of land being utilized.</p> <p>Affordable Housing – currently this includes rented and shared ownership homes</p> <p>Perpetuity – the affordable homes must be available for ever and in general cases households can eventually buy 100% of their shared ownership homes. In cases such as those at South Wonston the aim is to retain the shared ownership properties as it is so difficult to develop new shared ownership homes in rural locations. As a result households can only purchase 80% of their shared ownership home</p> <p>Local Needs / connection – the Hampshire Home Choice and Help to Buy South registers are often used to consider the details of the numbers that are locally in need however this might be supplemented by a local needs survey.</p> <p>Small number of market homes – The national definition allows for this and Winchester City Council have adopted the use of market homes in its Local Plan where policy CP4 applies. This states that In exceptional circumstances a modest element of other tenures may be allowed on the most suitable identified sites in order to enable a development to proceed, providing no less than 70% of the homes proposed meet priority local affordable housing needs.</p>	
<p>Is it correct that the site proposed must have community support to proceed further to a planning application and what does community support mean?</p> <p>HARAH will always seek to engage with communities about particular sites and proposals for development. Where open market homes form part of a scheme then it needs to be demonstrated that the proposal has community support and that alternative forms of housing are required due to the economics of provision. The precise nature of what 'community support' means is not closely defined but a planning application needs to be accompanied by evidence of community support and information on how this proposal has come to fruition. It is expected that proposals to allocate sites for affordable housing are developed in an open, accountable, democratic way that is community-led and which has engaged all sectors of the community</p>	
<p>Could the affordable housing scheme set a precedent for further development?</p>	

<p>The site is possibly being developed as an exception to usual planning policy and so would <u>not</u> set a precedent for further development</p>	
<p>Would the site breach the current planning boundary?</p> <p>The site is outside the current planning boundary but is only being considered as an exception to the usual planning rules</p>	
<p>Would land to the south be considered for more affordable housing</p> <p>At the current time the scheme is responding to the known affordable housing need within the Parish and the land to the South is not being considered for more affordable housing</p>	
<p>What will happen to the unused part of the Persimmon field? Who will be the future owner? Could the land be acquired for allotments and could this be a requirement for the scheme to go ahead?</p> <p>At the current time ownership of the unused part of the Persimmon Field and its intended purpose is not settled. Rural housing schemes have sometimes included other benefits for the Community as well as the affordable housing and this could be the case in this situation.</p>	
<p>Parish Council Survey results</p>	
<p>Some residents are questioning the validity of the survey results and point to the fact that other issues were considered more important than affordable housing and the results of the selection of Persimmon site on 7% basis not necessarily indicative of best site.</p> <p>Are the survey results the only factor taken into account in determining whether this project should be continued? Does the parish council have a mandate to pursue the policy of affordable housing on the basis of the survey?</p>	
<p>The survey results include representation of those residents with an interest in affordable housing whose numbers will necessarily be in the minority. We wouldn't expect an overwhelming majority to be in need. The Affordable Housing Survey provided a chance to discover how many require affordable housing outside of Winchester City Council's Housing and Help to Buy registers. The other projects in the "top six" also reflected community interests to a greater or lesser extent. 7% of responders thought the Alresford Drove/Persimmon homes field a good area for an affordable housing scheme; no arguing with that but the Persimmon Field has additional set factors in its favour – it is available to buy, is regarded as the best candidate in planning terms and was already set up as an extension to Goldfinch Way by the original developers. The survey results were similarly not the only factor taken into account when the Parish Council agreed in principle to a small affordable housing scheme; Winchester City Council's strategic responsibility to provide affordable housing and its Housing and Help to buy registers. and the nature of other available sites were also considered. It is these extra factors which have influenced the Parish Council's decision</p>	
<p>Tenants selection for a home</p>	
<p>How are the tenants selected for a home?</p> <p>Tenants are selected for the rented homes via the legal document governing the homes and the Hampshire Home Choice Allocation Scheme.</p> <p>Tenants have to be able to join the register and then they are able to 'bid' for properties that arise (via adverts). All those that bid are considered but the preference is given to those with a connection (residence; family connection and past residence or employment). The actual definition is subject to discussion with the community(usually in the form of the Parish Council)</p>	

<p>The households with the greatest preference are then put forward to the landlord that will be a Registered Provider of affordable housing</p> <p>Shared Ownership</p> <p>Shared Ownership is defined as an affordable product and people buy a share of the Open Market priced property and pay a low rent as well as a regular service charge. The properties are less costly than Open market properties and sit between a rental home and an open market property. As at June 2018 the average household income was approximately £34,000 for households taking up shared ownership accommodation in the Winchester District. In more general cases households can buy all of the property but in this rural case householders would be limited to buying 80% of the total price in order that the properties which are rare in this location can be retained</p> <p>In order to take up shared ownership properties, people need to be able to raise a mortgage and have the financial resources for a deposit, fees etc In order to be selected for a shared ownership property (the successful person would be a leaseholder not a tenant) they need to be registered with central governments` regional agent Help to Buy South (Please see weblink https://www.helptobuysouth.co.uk/)</p> <p>The applicants for the home will need to comply with the Local Connection criteria and it is these people that will have first preference for the available properties.</p>	
<p>Do they have to sign up to a tenancy agreement?</p> <p>Yes, the tenants will have to sign a tenancy agreement for the individual Registered Provider landlord.</p>	
<p>Scheme proposals and housing need</p>	
<p>Does the proposal for 16 homes seem too many in relation to the housing need figures for the parish.</p> <p>The evidence of local housing need will help to decide how many homes to build. The aim is to make sure that the number of homes provided is sustainable i.e. by not building too few or too many. It is important that there is a recurring demand for the homes</p> <p>The types of homes will reflect the households who are in need of affordable housing. On most rural developments there is a need for both homes for rent and for affordable home ownership. The need for two and three bedroom homes is particularly prevalent but bungalows, flats and larger homes have all been provided in small rural communities when the need is evident.</p> <p>There are currently 17 households registered with Hampshire Home Choice for a rented property and 12 registered with help to buy. The number of homes proposed in a rural exception site scheme will reflect the current need within that parish and the number of homes will be assessed as part of the planning application.</p>	
<p>How genuinely affordable are the rents for people? Will people drop out who can't afford the rents.</p> <p>Housing association rents are regulated and will always be at below open market land value and affordable. If occupants are unable to pay the rent in full, they may be entitled to housing benefits to help them.</p> <p>All rented homes will be made available up to a maximum 80% of market rent and take account of Local Housing Allowance levels – the limit at which Housing Benefit is payable in the private sector.</p>	

HARAH completed schemes	
<p>What other schemes has HARAH completed?</p> <p>Since 2005 HARAH has completed 490 new affordable homes in 49 villages throughout Hampshire. This has provided accommodation to around 2000 local people, with 99% of new residents having a strong proven connection to the village where the homes are.</p>	
<p>What % of allocation has gone to those with a connection to the parish?</p> <p>99% of new residents have a strong local connection to the village where the homes are.</p>	
<p>What assessment do you make of the impact on neighbours on completed schemes?</p> <p>Impact on neighbours is a factor considered when judging the sites suitability. It is also a factor considered by the planning department, when assessing a planning application. The Housing Association and architect will also look to mitigate impact on neighbours in the scheme design.</p> <p>In the past we have also carried out impact assessments at the end of projects. Neighbour are invited to provide feedback to this.</p> <p>HARAH has also carried out a survey with Parish Councils on its completed schemes in order to find out what the benefits and outcomes of the schemes were for the community, but also to learn from the concerns the community and Parish Council may have had throughout the process.</p> <p>The key findings of this report found that 81% stated that the affordable housing scheme in the parish was a success. 76% of parishes that responded felt the scheme had benefitted their village. A number of parishes confirmed that their communities had concerns before the scheme was built. This included the potential impact of the scheme on the local community, the location of the site, prejudice and nimbyism from objectors which was often unfounded and concern that the mechanism for allocation was robust enough to ensure the homes would only be available for those with a local connection. Parishes also commented that many of the early concerns never became a reality. Some highlighted the positive outcomes from the existence of the schemes.</p>	