

Broughton RESIDENTIAL COMMUNITY CONSULTATION

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Introduction

Following the 2010 Broughton Parish Plan's recommendations the Parish Council has been seeking sites for potential residential development to meet local needs and to ensure Broughton has a sustainable future.

Consultation is an essential part of any development proposal and in 2013 the Parish Council began some preliminary consultations with both Broughton residents and landowners that had expressed an interest in providing homes necessary to meet local demand.

Following on from this the Parish Council is now in a position where it can provide more detailed information to residents on options available with a view to seeking your feedback on these.

The Process

This document describes each of the potential proposals for development and highlights the pros and cons of each that have come out of the consultation meetings to date.

You are asked to study this carefully and then to complete a survey questionnaire that is included with this information pack. Any resident over the age of 18 years on the electoral register is entitled to complete the enclosed questionnaire.

Once the results of the questionnaire have been collated and verified there will be a public meeting to discuss the results.

Questionnaires for return to West View Stores by
Monday, 31st March 2014



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Broughton's Housing Challenges

As a community, we need to have a common understanding of all housing definitions. A definition of housing needs and other terms can be found at **Appendix A** and you are advised to read and understand these.

For many, the term Affordable Housing has become a misnomer with prices ever on the increase and mortgage availability being more tightly controlled in recent years.

The independent Housing Survey of 2009 (and reported in the 2010 Parish Plan) identified a community desire for a small affordable housing scheme for local people. It also suggested the Parish Council considered the housing needs of those wishing to downsize in the community (see **Appendix B**).

Affordable housing is provided through a number of planning policies within TVBC's Local Plan and to understand how this works, please refer to **Appendix C**.

With rising house prices far exceeding income, people can often not afford to buy a property in the village location where they have grown up or have strong family or employment connections. For Broughton there are currently 16 households on the Housing Needs Register having a strong local connection and who wish to live in the village.

The construction of a local development would enable a number of these households to live in Broughton where they have grown up and have family, friends and employment connections. A local development would also help to sustain village life in Broughton.

For those younger residents that wish to raise a family, the challenge of remaining in the village can become even greater with affordable family-size homes being at a premium. And so again, the community risks losing existing residents with family ties and the support they give.

At the same time, we need to acknowledge there are those older existing residents having under-used, high maintenance homes that wish to, or have a need to, downsize for their later years.

All communities need to thrive and be well-integrated. Part of this comes from the injection of new blood to a community and whilst controversial for some there is an arguable need for new homes for incomers as well as existing residents.

Market forces will dictate the outcome for many of these needs, but as a community we have to be clear on what we want if we wish Broughton to continue to be the active, well-integrated community for which it has become renowned.

The survey questionnaire will help the Parish Council to better understand residents views on these housing challenges and act accordingly.



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Factors for Consideration

The Parish Plan was keen to emphasise that it was not just about housing. Housing is an important factor in any community, but it also needs a good infrastructure to work effectively.

The Parish Council is very mindful of this, especially those factors such as parking, traffic speed, pedestrian safety and recreational facilities that already impact on social life in Broughton.

Whilst the Parish Council's primary aim here is to address housing needs, and affordable housing needs in particular, it is clear from the consultation process so far that there are many other factors of concern to parishioners that need to be taken into account as part of this.

These are summarised opposite and they will be an influencing factor when considering any proposals for future development in Broughton.

- The need for affordable housing for those having grown up in Broughton and wishing to remain close to their families.
- The needs of those with one/two-bedroom starter homes that have become too small for family growth.
- The needs of those elderly and other residents in larger under-occupied houses wishing to downsize but remain in Broughton.
- The need for a thriving, well-integrated and sustainable community.
- The need for adequate parking facilities.
- The need for more varied recreational facilities.
- The need to preserve the rural look and feel of Broughton.
- The need to manage traffic flow and minimise risk to the pedestrian public.
- The need to maintain adequate provision of allotment land to meet demand.
- The need to protect from over-development in future years.



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The Numbers Challenge

Numbers of affordable homes needed in Broughton since 2009 have fluctuated considerably as needs have changed. Currently (February 2014) there are 16 homes needed in Broughton for people meeting the affordable homes criteria. This need is more than the 11 affordable homes recommended in the 2009 survey.

The latest available figures showing the breakdown of the needs is summarised at **Appendix D**.

This does not take into account those residents under-occupying their homes that may wish to downsize (2009 survey).

Of the potential sites identified, none by themselves can meet this need. Residents should form an opinion not only on their preferred development site, but also whether more than one site is acceptable.

The rest of this document identifies each of the proposals and highlights their challenges and opportunities in Broughton. You are asked to read these carefully to help you form your opinion on what is best for Broughton as a community overall.

How TVBC Monitors and Records Potential Housing Sites

TVBC maintains a register called the Strategic Housing Land Availability Assessment (SHLAA).

This is a technical document which provides information on potential housing sites submitted by landowners and their agents in relation to their availability, suitability and achievability.

It is a requirement of Government guidance and is used to inform future housing allocations. It also provides information on rates of completions and estimated delivery which helps to calculate the Council's Housing Land Supply.

The SHLAA is updated each year to include those dwellings which have been completed (monitored in financial years by Hampshire County Council, new permissions which have been granted and new sites that have been promoted for inclusion within the SHLAA.

The SHLAA does not allocate housing sites and the inclusion of a site within this document does not imply that the Council would necessarily grant planning permission for residential use.

To find out more about SHLAA's and those relating to Broughton go to the following website address on the TVBC website:

<http://www.testvalley.gov.uk/resident/planningandbuildingcontrol/planningpolicy/local-development-framework/shlaa/>



	Homes	Density (dwellings/hectare)
Hinwood Field	11 HARP	12 dph
	17 Open Market	
Cemetery Field	9 HARP	28 dph
	0 Open Market	
Buckholt Field	70 Unspecified	19.5 dph
Coolers Field	8 HARP	13.5 dph
	11 Open Market	
Horsebridge Field	11 HARP	14.3 dph
	10 Open Market	

HARP = Housing Association Rented Properties

This picture is for illustrative purposes only to show location and demonstrate dwelling density for each potential proposal. The sites have not been reviewed by TVBC planners.

Land Owner Submissions

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Hinwood Field (adjacent to School Lane)



Considerations

- Land not owned by the parish council.
- Could potentially fit 28 homes on this plot:
 - 11 **Housing Association rental homes for local people**
 - 8 smaller homes for **open market sale or rent**
 - 9 larger homes for **open market sale or rent**
- Housing density 12 dwellings per hectare.
- Developer contributions will be made towards community facilities.
- Access currently proposed via School Lane.
- Some loss of views across the field and to the Down.
- New car parking for doctors' surgery, school.
- Mix of affordable and open market housing.
- Low density building with public open spaces being gifted to the Parish Council to prevent further housing development in this field.
- 'Smaller-home' opportunities for those wishing to downsize.

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Cemetery Field (next to Whiteshoot)



Considerations

- Land owned by parish council.
- Could potentially fit 9 homes on this plot.
- All properties would be **Housing Association rental homes** allocated to **local people** only.
- Housing density 28 dwellings per hectare (equivalent).
- Developer contributions will be made towards community facilities.
- Access via existing Whiteshoot road.
- Loss of burial ground not an issue.
- Further social housing in one location.
- No opportunities for those wishing to downsize.

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Buckholt Field



Considerations

- Land not owned by the parish council.
- Could potentially fit 70 homes on this plot:
 - no details available of housing mix
- Housing density 19.5 dwellings per hectare.
- Developer contributions will be made towards community facilities.
- Access currently proposed via Buckholt Road.
- "Smaller-home" opportunities for those wishing to downsize.

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Coolers Farm Field



Considerations

- Land not owned by the parish council.
- Could potentially fit 19 homes on this plot:
 - **8 Housing Association rental homes for local people**
 - 11 other homes for **open market sale or rent**
- Housing density 13.5 dwellings per hectare.
- Developer contributions will be made towards community facilities.
- Access via Horsebridge Road / Coolers Farm.
- Mix of affordable and open market housing.
- "Smaller home" opportunities for those wishing to downsize.

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Horsebridge Field



Considerations

- Land not owned by the parish council.
- Could potentially fit 21 homes on this plot:
 - 11 **Housing Association rental homes for local people**
 - 10 other homes for **open market sale or rent**
- Housing density 14.3 dwellings per hectare.
- Developer contributions will be made towards community facilities.
- Access via Horsebridge Road / Coolers Farm.
- Mix of affordable and open market housing.
- "Smaller home" opportunities for those wishing to downsize.

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Appendix A

Definitions (in alphabetical order)

Affordable homes - local housing for local people

Homes can be for **affordable rent** as well as **shared ownership**. The proposed homes will be for people with a proven housing need (allocations – what people are eligible for) and a **local connection** to the village.

Affordable rent

The home would be owned by a housing association and tenants would pay up to 80 per cent of the total commercial rental value of the property. This means that if a property's rental value is £600 per month, the tenant would pay a maximum of £480 per month. The home would only be allocated to someone who has a proven housing need and a local connection, for example they might live or work in the area. To be eligible for one of these homes people would need to be on the Hampshire Home Choice housing register.

The table below shows what a typical affordable rented home might cost (the figs below are based on the average market rent).

Tenure	1 bed	2 bed	3 bed	4 bed
Affordable rent a month	£490	£670	£860	£1,340

Allocations Process

Affordable Rented properties are allocated via Hampshire Home Choice (the councils' choice based lettings system). Households on the housing register have to bid for properties and allocations will be made based on those households with the highest need and local connection to Broughton.

Housing Need

Housing need can be classified under several dimensions:

- A household lacking their own secure tenure i.e. affordability
- Suitability of existing housing - e.g. is the current property overcrowded based on the size of the household?
- Condition of existing housing - e.g. is the current property in a poor state of repair?

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Definitions (in alphabetical order) - continued

Local connection

A local connection means that a person meets one or more of the following criteria:

- He or she is currently a resident in the parish
- He or she was previously a resident in the parish and still has family living there
- He or she works in the area
- He or she needs to live in the parish to support or be supported by a member of family who currently lives there

Market rent

Properties are rented from a private landlord and the tenant pays the full rental value of the home.

Open market

Open market homes are typically bought and sold through an estate agent. The table below shows the average prices of properties sold in Broughton in the past five years.

	1 bed	2 bed	3 bed	4 bed
Open market	No details	£328,750	£329,011	£562,750
Deposit – 10%		£32,875	£32,900	£56,275

Shared ownership

Shared ownership is where a resident part rents and part buys a home. Generally, they will have a mortgage on approximately 40 per cent of the property value, while a housing association will own the remaining 60 per cent. This makes the resident's mortgage payments much lower than they would be if they owned 100 per cent of the property and gives them a foot on the property ladder.

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Appendix B

Broughton Housing Needs Survey (2009) - Executive Summary

Key Features and Main Outcomes

1. There is a limited number of smaller, cheaper homes either to buy or rent: there is a low turnover of open market and other stock partly due to there being a higher than average ageing population under-occupying larger houses.
2. House prices are high in relation to the incomes of those in need: the cheapest or entry-level house sold in parts of the Parish in the past two years was £165,000.
3. The survey has identified and recommended the need for a small housing scheme of 11 housing association homes for local people who need a home now or in the next few years, the need being for 1, 2 and 3 bed units.
4. The proposed scheme should be a mix of 9 rented and 2 shared ownership homes.
5. Respondents cited 55 family members having recently moved away from Broughton because they could not find a suitable home
6. Young adults wanting to set up an independent home from the family home form the single largest category of need but several other factors are identified in the report.
7. Eight of those households in need are already on the Housing Register representing the backlog of unmet need.
8. The majority (72%) of those in need have a household income of less than £26,000 per year.
9. There is an overall preference for housing association accommodation through renting. Of those who would prefer to buy on the open market (38%) most are unlikely to be able to afford a property in the area on the basis of financial information provided.
10. Most of the households in need have a strong local connection: 79% live in the Parish. The rest are based in Andover, Winchester, Tidworth, Southampton and Portsmouth.
11. The majority, 81%, of all respondents would support the idea of building a small affordable housing scheme for local people in Broughton.
12. The location and design of any proposal were seen as critical issues.
13. All households in the Parish were surveyed to assess local housing need: a high response rate of 59% was achieved.
14. The report also concluded that the Parish Council may wish to explore the options for meeting the needs of elderly residents wishing to downsize.

A banner image showing a rural landscape with a rainbow in the sky. The text 'Broughton' is in a green, stylized font, and 'RESIDENTIAL COMMUNITY CONSULTATION' is in a white, sans-serif font. 'HAMPSHIRE' is written in a smaller, white font below 'Broughton'.

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Appendix C

How the Provision of Affordable Housing Works

Affordable housing is provided through a number of planning policies within the Test Valley Borough Council's Local Plan. For this consultation document, both **ESN05** and **ESN06** are pertinent.

These policies only apply where the proposed development is outside the settlement boundary and any affordable homes built on such developments stay affordable in perpetuity.

ESN05 is called the **Rural Exception Affordable Housing** policy and the only permitted development is 100% affordable housing. The only option for a landowner is to either release the land for affordable housing or keep the land for its current use.

ESN06 is called the **Rural Development** policy. This policy differs in terms of the proportion of affordable housing requirement in a development; where 40% affordable housing needs to be provided, together with a community benefit. Market-value housing can therefore be provided on the rest of the site. It is often referred to as an enabling policy, in terms of providing the affordable housing and community benefit and the market housing cross subsidies these two aims.

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Appendix D

Breakdown of Local Housing Needs

Applicants on Hampshire Home Choice who indicated they had a local connection to Broughton, February 2014

Type of Local Connection

Resident / Previous Resident	7
Employment	2
Family	7
	16

Local Connection to

Broughton only	16
	16

Length of Connection

0 - 3 years	1
4 -10 years	1
10+ years	10
Not specified	4
	16

Age of Main Applicant

16-18	0
19 - 24	3
25 - 39	5
40 - 49	3
50-59	2
60 - 69	3
70+	0
	16

Number in each need band

Band 1	0
Band 2	1
Band 3	11
Band 4	4
	16

Size of accommodation required

1 bedroom	8
2 bedrooms	6
3 bedrooms	2
4 bedrooms	0
	16

Current living arrangements

Living with friends / family	5
Own tenancy; affordable housing	5
Own tenancy; private rent	4
Owner occupier	1
Mobile home	0
Tied service accommodation	1
	16

