

**Final Report on Curdridge Affordable  
Housing Consultation Event  
28<sup>th</sup> March 2018**

**Proposal for 8 new affordable homes for  
local people  
on land at Botley Road Curdridge.**

**Curdridge Parish Council**

**May 2018**



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## **Introduction and Background**

The Curdridge affordable housing consultation event took place at The Curdridge Reading Room, Curdridge, on Wednesday 28<sup>th</sup> March 2018. It was organised by Curdridge Parish Council, in partnership with members of the Hampshire Alliance for Rural Affordable Housing (HARAH) which includes Winchester City Council, Hampshire County Council, Hastoe Group and the Rural Housing Enablers (RHEs) based at Action Hampshire.

The purpose of the event was:

- a) To promote an affordable housing scheme for local people in Curdridge on a site at Botley Road, Curdridge
- b) To provide an opportunity for local people to obtain information about registering for affordable rented and shared ownership properties
- c) To provide the community with an opportunity to view and comment on the proposals

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 or rural town they grew up in or work in, and as a result have had to leave to find cheaper, suitable accommodation elsewhere.

The average house price within the local ward area is approximately £317,250. To afford this price a household would need on average, a 10% deposit of £31,725 and an income of over £81,500, based on a mortgage of 3.5 times the household income. House prices within the local ward area are approximately 9 times the average annual income.

Curdridge Parish Council and HARAH would like to provide some much needed affordable homes in Curdridge, to ensure that local people can stay within the area.

Winchester City Council's housing register, managed by Hampshire Home Choice has identified 7 local households in need of affordable rented housing in the parish. In addition 9 applicants have registered for shared ownership with the Help to Buy South housing register.

The Parish Council has been working with the Rural Housing Enabler and Winchester City Council to identify suitable land for an "Exception Site", where a small scheme of homes could be developed.

Exception sites can only be developed for residential use as an exception to planning policy. Under the rules the homes must be affordable, they must be provided for local people and they must remain so in perpetuity.

### **Exception Site Planning Policy**

The Local Plan has an important role to play in underpinning sustainable communities, by facilitating necessary health, education and community facilities and access to local housing, employment and leisure facilities. The Local Plan seeks to ensure that the City Council's communities and countryside are flourishing with vibrant towns and villages providing homes and services to meet local needs. Within the countryside, part of this approach will be through the 'rural exceptions site' policy.

The following planning policy sets out the criteria by which the planning department would determine whether or not the development is acceptable and could be permitted.

### **Winchester District Local Plan Part 1 Joint Core Strategy (Extract)**

#### **Policy CP4 – Affordable Housing on Exception Sites to Meet Local Needs**

In order to maximise affordable housing provision to meet identified affordable housing needs 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. This will include meeting community aspirations identified through a Neighbourhood Plan to provide affordable housing where this is consistent with other policies in this Local Plan.

#### **Development will only be permitted where:**

- The proposal is suitable in terms of its location, size and tenure to meet an identified local housing need that cannot be met within the policies applying to the settlement to which that need relates;
  - The scheme is of a design and character appropriate to its location and avoids harm to the character of the area or to other planning objectives, taking account of the policy objective to maximise affordable housing provision;
  - The affordable housing is secured to meet long-term affordable housing needs, and will remain available in perpetuity (subject to any legislative requirements);

Subject to the needs of the local community the affordable homes should be for rent (with rent levels being determined by reference to local incomes of those in priority housing need). 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.

In these circumstances the applicant should demonstrate that the proposal has community support and that alternative forms of housing are required due to the economics of provision. The quantity, tenure and type of that housing should be limited to that which allows the affordable housing development to proceed.

### **The Development Site**

The site is located at Curdridge Common on Botley Road, adjacent to St Peters Close and opposite Church Lane.

The site forms part of a larger field and is located towards the centre of Curdridge. It lies adjacent to the existing housing at St Peters Close, with St Peters Church and the school to the north-west, and The Curdridge Reading Room and recreation ground to the south-west.

There are currently two options being considered for the proposed access to the site, one through St Peters Close and one from Botley Road.

Two indicative sketch layouts were displayed at the event to show people what might be possible and to provide a useful starting point for discussion. These showed the potential for either of the access routes and different options for the position of the development within the corner of the field.

Copies of the two sketch layouts, shown at the event are provided in Appendix 5 and 6.

The proposals are yet to be considered by the Winchester City Council Planning Department. It is very likely that the proposals will be subject to change as a more detailed design is formed. Part of the next stage of the pre-planning process will be to agree a defined site boundary, size and position.

A further consultation event will be organised by Hastoe Group once more detailed proposals have been drawn up, prior to a planning application being submitted.

## **Community Exhibition**

A public community consultation event, inviting comments on the proposal for 8 affordable homes for local people on land at Botley Road, took place at The Curdrige Reading Room on Wednesday 28th March 2018, between 3.30pm and 7.00pm.

A flyer advertising the event and inviting people to attend was produced and was either posted or hand delivered to all households within the Parish. The flyer advertised the consultation event being held, but also provided a link to an online housing need survey which was to be completed by those in housing need who have a local connection to Curdrige.

The display boards at the event provided an introduction to the work of Hampshire Alliance for Rural Affordable Housing (HARAH) and an explanation of the work that had been undertaken by HARAH and Curdrige Parish Council. Two site plans showing possible layout options for the site were displayed, together with information about registering for affordable housing and the current housing need in the Parish. Information on Winchester City Council's Exception Site Policy CP4 was also on display, as were photographs of completed HARAH rural affordable housing schemes.

Comment sheets were provided for visitors to record their views on the suitability of the proposed site and regarding the two sketch proposals.

Representatives from the Parish Council, Winchester City Council's Housing Department and Hastoe Group were in attendance, along with the Architect and the Rural Housing Enablers, all of whom were available to answer questions.

A list of attendance was recorded.

## **Response**

There was a steady flow of visitors to the exhibition. 45 people were recorded on the attendance list although not everyone signed in. Overall the attendance is estimated to have been in the region of 50 people.

Comments were either posted in the comment box at the event or sent to the Rural Housing Enabler over the following weeks. The closing date for responses was 9<sup>th</sup> April 2018. 14 responses were received in total and all have been taken into consideration and included in this report.

**A copy of the flyer inviting local residents to the event and the comment sheet are attached at Appendix 1 and 2.**

## **Anecdotal comments from Officers attending the event**

The consultation event was in general, well received. Parishioners were interested in the proposals and keen to ask questions and engage in discussion. There were a number of key themes that emerged from discussions during the consultation event.

- People were generally supportive of the principle of delivering affordable housing for local people in the Parish. Many stated that there was a need for this type of housing which provides homes for local people.
- Concerns were raised by some Parishioners regarding the access through St Peters Close and the amount of existing parking in the close. It was felt that this area is often busy and congested with vehicles trying to park, which included not only residents but carers coming and going. They were also concerned that emergency services would not be able to get through.
- A number of people were interested in the homes for themselves and were keen to understand how they might qualify for an affordable home. Information was provided and referrals were made to the Winchester City Council allocations team who will make contact regarding registering. There was also interest in shared ownership and how this works.
- A few attendees were concerned that this proposal would lead to a lot more properties being built and referenced the nearby large developments at Whiteley, Botley and Fareham.
- A couple of attendees commented that they wanted the majority of the large site (Curdridge Common) to be retained as they valued its landscape quality and it was a distinctive feature within Curdridge.
- Most people seemed to feel that the best access was off the main road.
- Overwhelmingly the feeling was support for the principal of the scheme and support for the site location.

A number of attendees advised that they had completed the online housing need survey.

## Written Comments

14 comment sheets were received, the majority of these were sent after the event by post. These comments have been paraphrased and summarised below. The number assigned next to a particular issue illustrates the number of people who made similar comments. People made both singular and multiple comments. There was no uniform way of commenting and not all questions were answered.

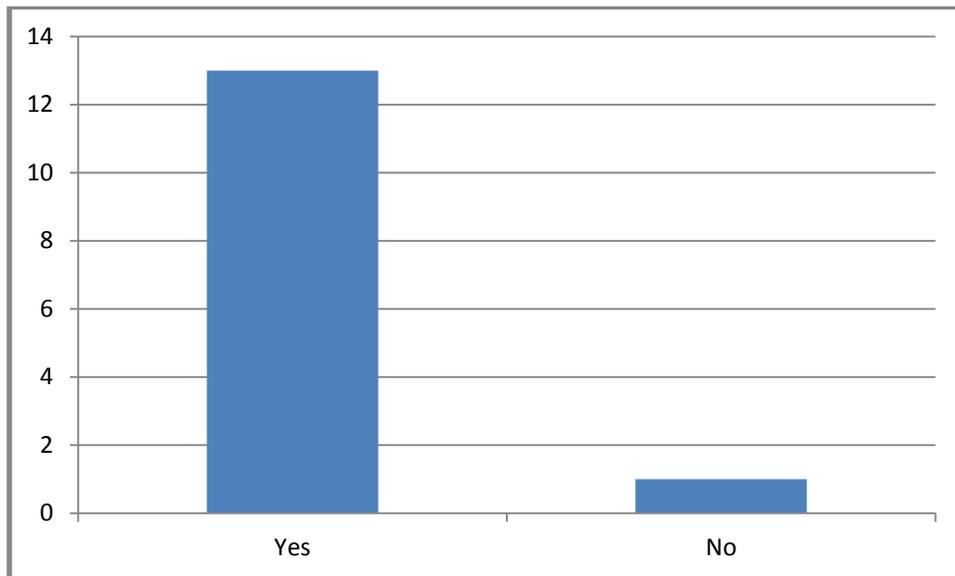
The following tables and graphs set out the results of the survey.

### Part 1 – Questions relating to the site.

Respondents were first asked,

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

All 14 respondents answered this question.



Respondents were then given the opportunity to comment on the site and proposals. A broad range of comments were received.

Some of the comments relate to the site, however respondents also used this opportunity to comment about the project in more general terms, including the need for the homes.

The comments received have been paraphrased and grouped by subject area. A summary of the type of comments and their frequency is set out below.

### **Comments regarding the homes and plots**

Want enough parking within the site for each house	3
Would like gardens with each house	1

### **Concerns/comments regarding access, traffic and highway safety**

Concerns regarding additional traffic, and the safety of the access through St Peters Close	5
Impact to parking in St Peters Close/would need more parking in St Peters Close	2
Preference for access from the main road	7
Access through St Peters Close would be further to drive/waste fuel	2
Access through St Peters Close more complex/would take longer/difficulties of this access	2
Traffic calming suggested for the main road	1
Need safe access on to the main road	1
Suggestion of separate agricultural access	1
Request for wide pavements and access for pushchairs and wheelchair users to train station	1

### **Comments regarding design and character**

Want housing to be in keeping with the surrounding area	1
Request aesthetic approach similar to Outlands Lane	1

### **Comments regarding ecology**

Concern regarding impact to wildlife	1
Impact to trees of St Peters Close access	1

### **Comments regarding the impact to residents of St Peters Close**

Impact to the community of a route through St Peters Close	4
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### **Comments regarding the need for the homes**

Younger people forced to move away	2
Homes needed for the village	2
Scheme provides new homes	1

### **Comments regarding the project**

Length of time for the project too long	4
Other local schemes have been well done	2

### **Comments regarding the types of home**

Requirement for self-build and shared ownership for people to have a stake in community	1
Would like the homes to be for renting only	1

### Comments regarding the number of homes/future development/alternative locations

Would like more homes	4
Suggestion that a second scheme could be built in the future	1
Suggestion of an alternative location adjacent to The Reading Rooms	1

### Part 2 – Questions relating to the sketch proposals

Respondents were then given the opportunity to comment on the two sketches which were provided.

**Whilst the two sketches showed slightly different site areas and the potential for access from either the Botley Road or through St Peters Close, in the main, respondents appear to have considered Sketch 1 to show the access as being from Botley Road and Sketch 2 as having the access from St Peters Close. The comments received largely reflect this.**

#### Sketch 1

Respondents were asked about Sketch 1 and to comment on what they liked, their concerns and any changes that they would like to suggest. There was also the opportunity to provide any other comments.

The tables below show a summary of the type of comments and their frequency. Please note that these tables combine the comments received for all four questions and that not all questions were answered.

#### Comments about the scheme – positive

Less disturbance to St Peters Close	2
Protects trees	4
Like that it is mainly smaller homes	1
Good location/access to facilities	2
Like landscaping/screening	2

Main road access shorter/less fuel	1
Good parking	2
Good gardens /good size gardens	4
Preference for main road access	9
Like courtyard design/scheme layout	3

### **Comments about the scheme - suggested changes**

Not enough homes/could have more homes	3
Add a play space/nature feature	1
Need access to pavements for pushchair/wheelchair	1
Need turning area	1
Need bin area	1
Reduce size of rear gardens/garden of 3 bed home	2
Too many smaller homes	1
Pedestrian access only to St Peters Close	1

### **Comments about the scheme – concerns**

Need for parking/visitor parking/more parking	5
Need to consider road speed/lowering speed	3
Landscaping needs consideration	1
Impact to St Peters Close residents of noise/parking	1
Environmental impact /impact to wildlife of building on the field	2

Concern regarding construction parking	1
Need separate entrances for housing and farmers/concern regarding the safety of one access	2

### General comments

Much needed homes/homes for local people	4
Suggestion of an alternative site	1
Would like to live here	1
Main road access would allow future houses to be built if needed	1
Lack of smaller homes within the area	1

### Sketch 2

Respondents were asked about Sketch 2 and to comment on what they liked, their concerns and any changes that they would like to suggest. There was also the opportunity to provide any other comments.

The tables below show a summary of the type of comments and their frequency. Please note that these tables combine the comments received for all four questions and that not all questions were answered.

### Comments about the scheme – positive

Like courtyard design	3
Like access to St Peters Close	1
Like amount of landscaping	1
Like parking provided	1
Like that the scheme has smaller homes	1
Like garden/garden sizes	3

### Comments about the scheme - suggested changes

Preference for main road access	10
Would like access to recreation ground	1
Homes too small	1
Needs a shop	1
Need more parking	2
St Peters Close needs parking provision	2

### Comments about the scheme – concerns

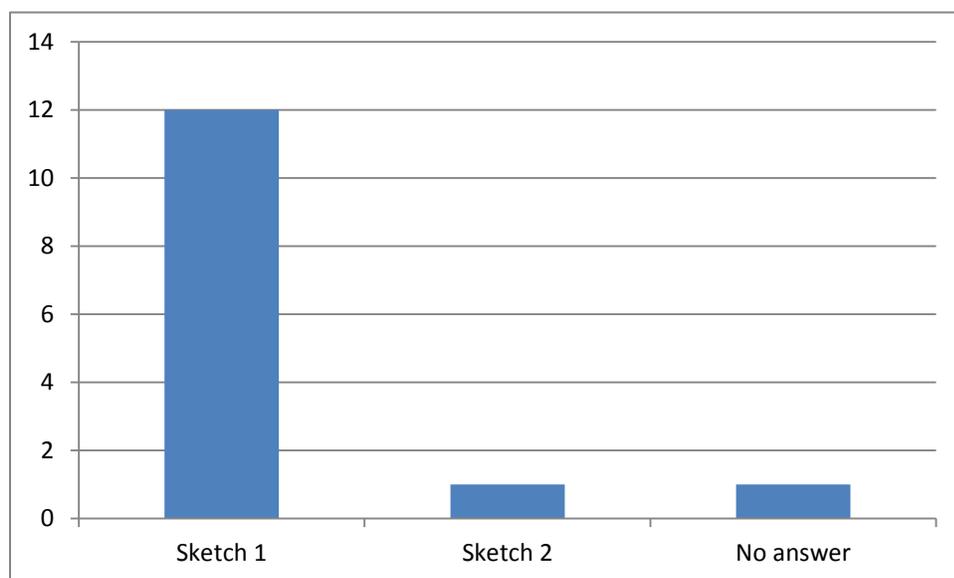
Concern regarding traffic and highway safety of access though St Peters Close	6
Impact to St Peters Close residents of access through there (including that of any future development)	7
Concern regarding impact to trees	3
Concern regarding drainage and runoff	1
Concern regarding construction traffic and impact to St Peters Close	1
Impact to parking in St Peters Close	2
Too much wasted space for road and courtyard	1
Don't like this version of the scheme	3

### General comments

Homes for local people/much needed in the village	2
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Respondents were then asked which of the two sketches they preferred. 13 of the 14 respondents answered this question. **As noted above respondents appear to have generally considered Sketch 1 to indicate an access from Botley Road and Sketch 2 to indicate an access from St Peters Close.**

The graph below shows the responses received.



### Part 3 - Housing need

Respondents were asked if they or anyone they know is in housing need in Curdridge Parish and have a local connection to Curdridge Parish.

8 respondents noted that they or someone they know is in housing need.

5 noted that they were registered with Hampshire Home Choice and 3 noted that they were registered with Help to Buy South.

Households in housing need were asked to complete an online housing need survey to be completed by 9<sup>th</sup> April. Paper copies were also made available at the consultation event. The survey was advertised on the event flyer which was sent to all households within the Parish.

## **Housing need survey responses.**

10 responses were received to the survey. 9 responses were received electronically and one was in paper form. 1 response was duplicated in both paper and electronic form and 1 respondent answered only the first question.

The tables and information below reflect the responses received from the remaining 8 respondents.

### **Key findings**

The survey has identified 8 households in housing need. This represents 23 individuals, 83% of whom are under 45.

The two most popular reasons for needing a new home were to start first home (3 respondents) and needing a larger home (3 respondents).

The majority of respondents (75%) would need to move within two years.

Half of the respondents currently live in the Parish, with all respondents having close family within the Parish. 3 respondents have previously lived in the Parish and 3 work in the Parish.

The majority of respondent households are a family (62.5%).

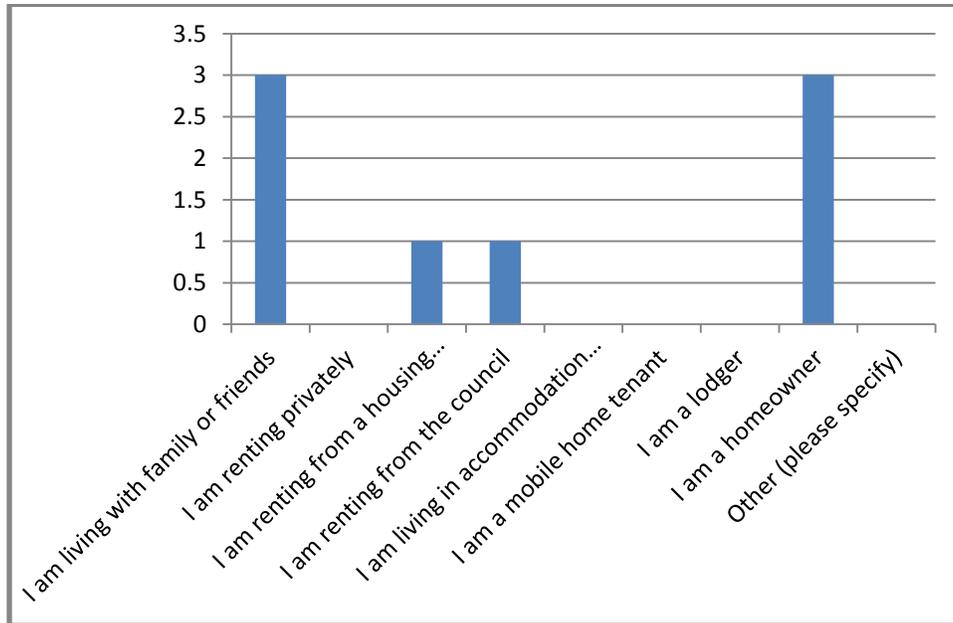
75% of respondents need a two bedroom home and 25% need a three bedroom home.

25% of respondents are interested in affordable rent and 75% of respondents are interested in affordable rent or shared ownership.

75% of respondents have a household income of £25,000 or less.

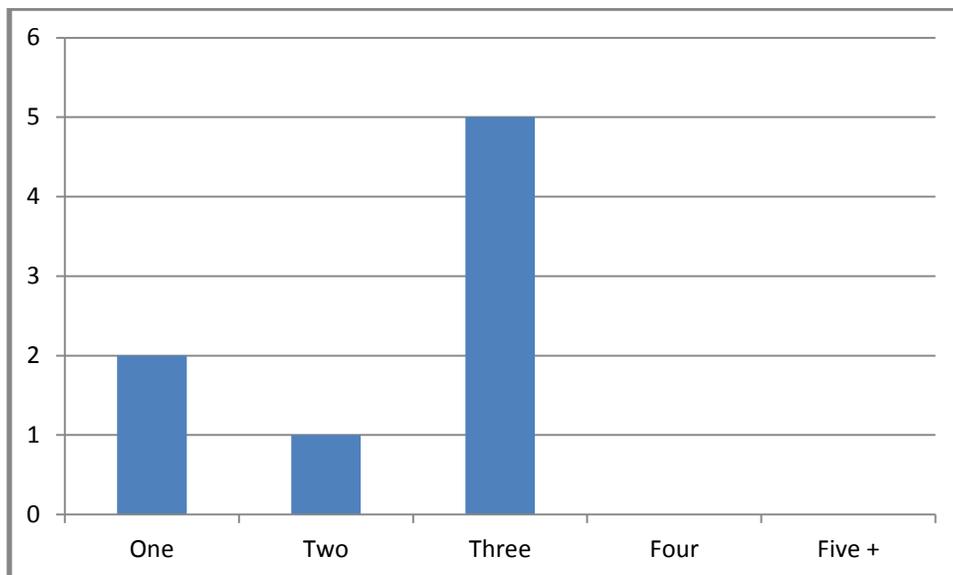
2 respondents are on the local council housing register Hampshire Home Choice and 1 respondent is registered on both the local council register and Help to Buy South.

**Question 1 – Where are you presently living?**



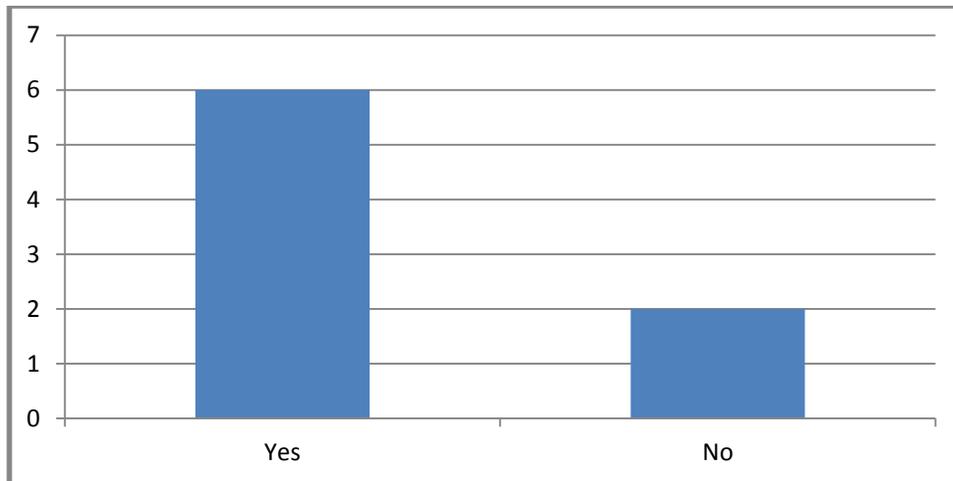
All 8 respondents answered this question.

**Question 2 – How many bedrooms are there in your current home?**



All 8 respondents answered this question.

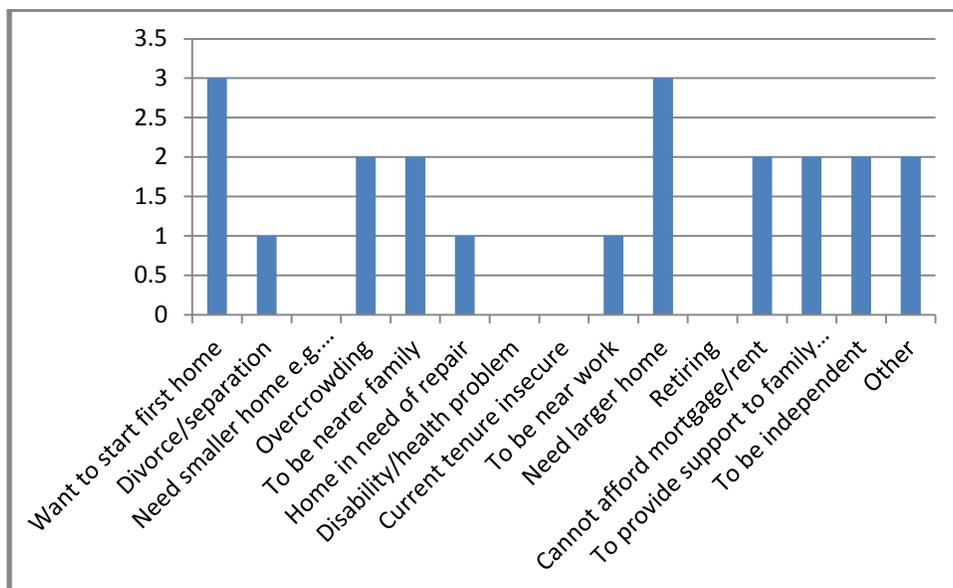
**Question 3 – Are all of the family members living in your current home moving with you?**



All 8 respondents answered this question.

**Question 4 – What are your reasons for needing to move from your current home?**

Respondents were able to select more than one answer and all 8 respondents answered this question.

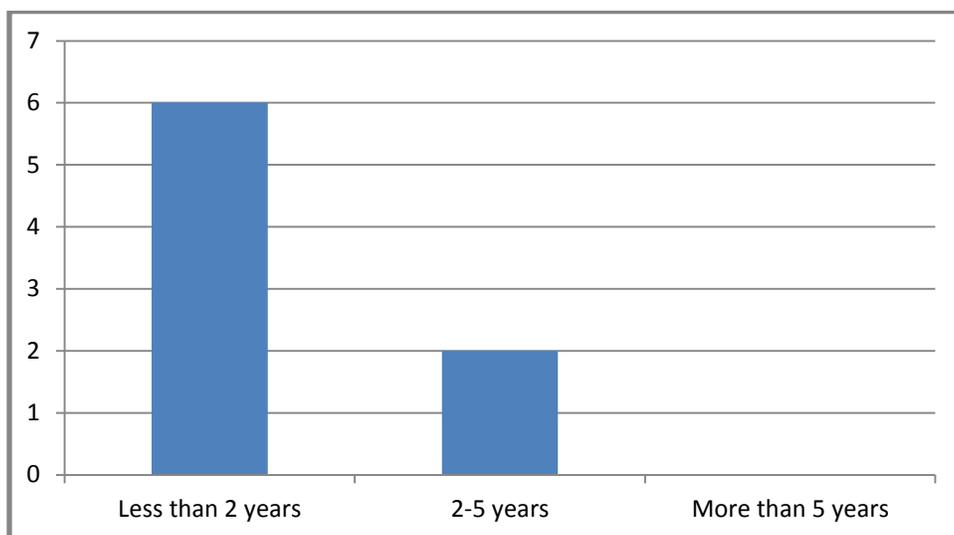


Respondents were also given the opportunity to explain their housing situation in more detail and 4 respondents provided further information.

These responses are detailed in Appendix 4, anonymised as required.

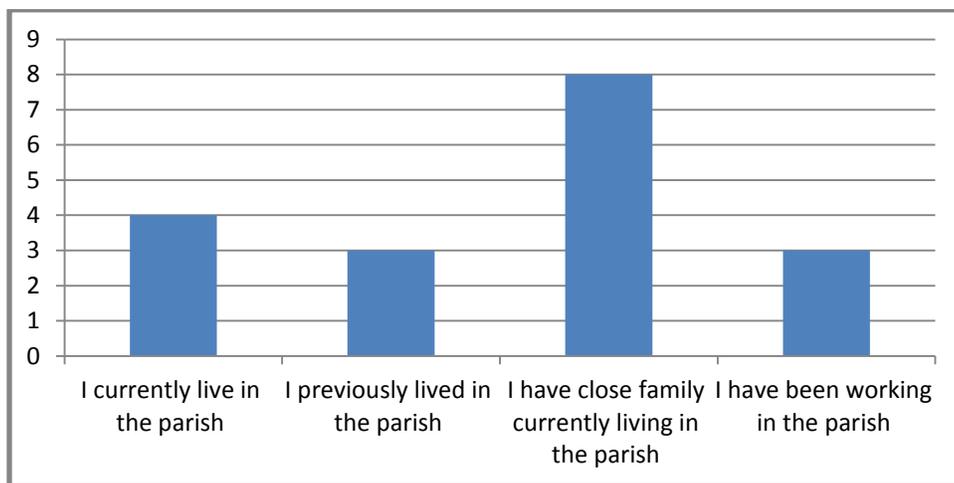
**Question 5 – When will you need to move?**

Respondents were given 3 choices. All 8 respondents answered this question.



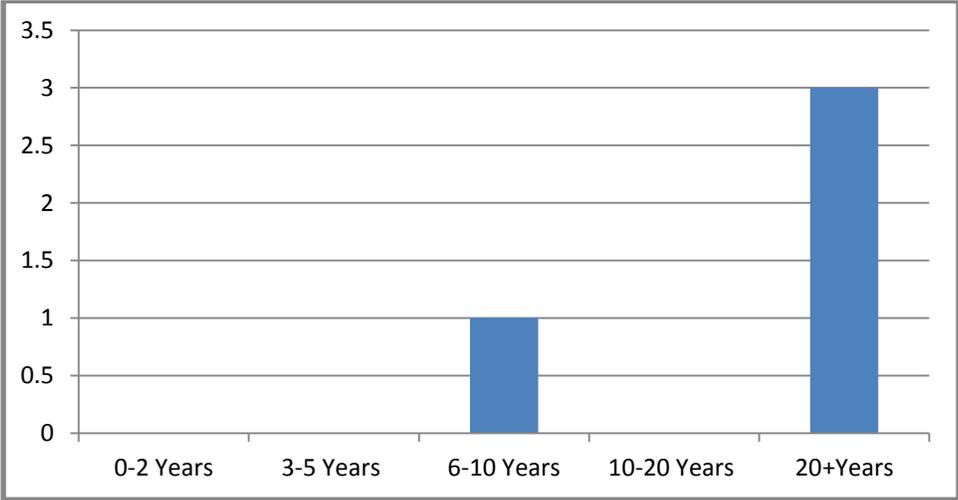
**Question 6 - What is your local connection to the parish?**

Respondents were able to select more than one answer. All 8 respondents answered this question.

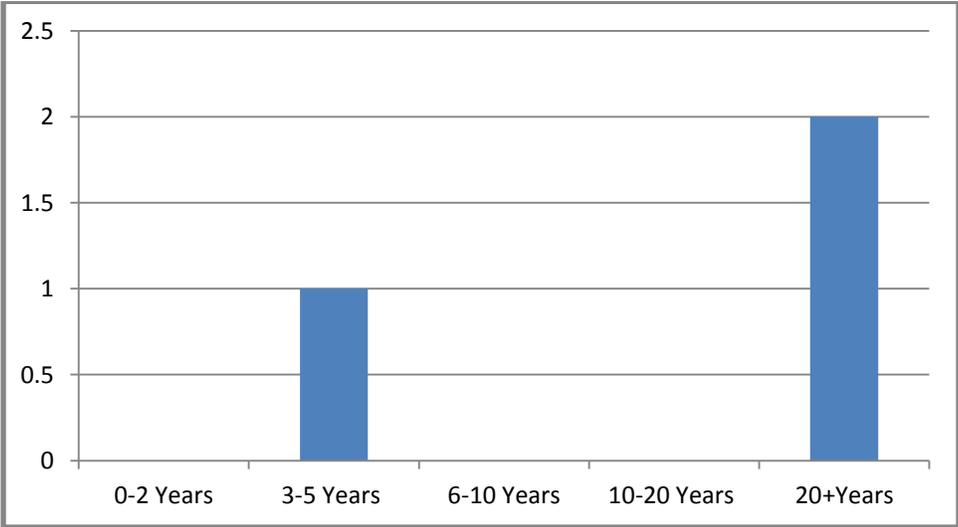


Respondents were also asked to provide a length of time for this answer.

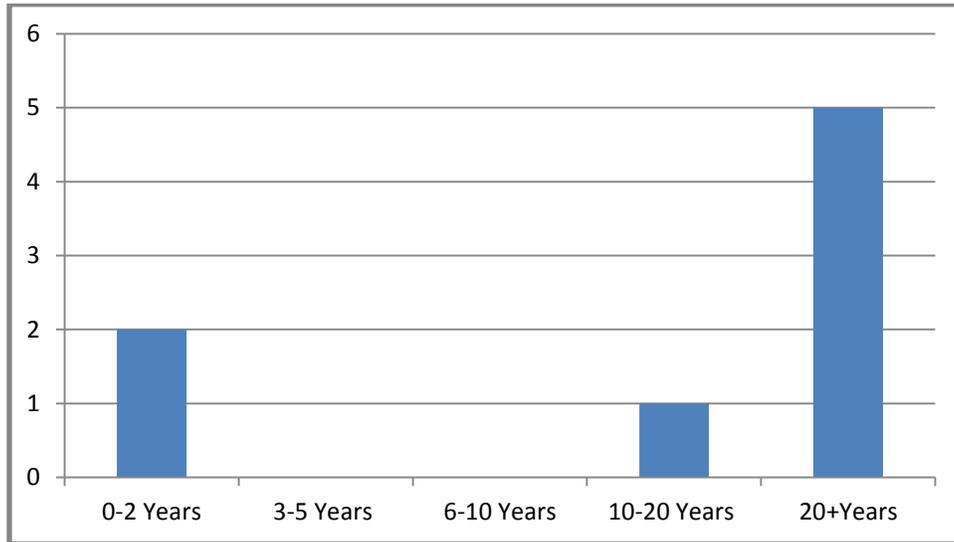
Of the 4 respondents who currently live in the Parish, the graph below shows the length of time.



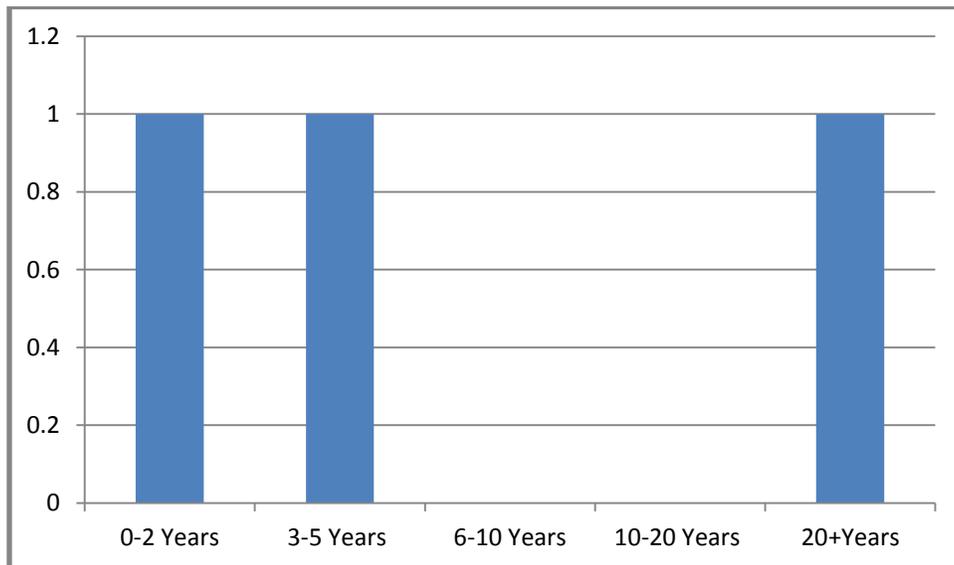
Of the 3 respondents who previously lived in the Parish, the graph below shows the length of time.



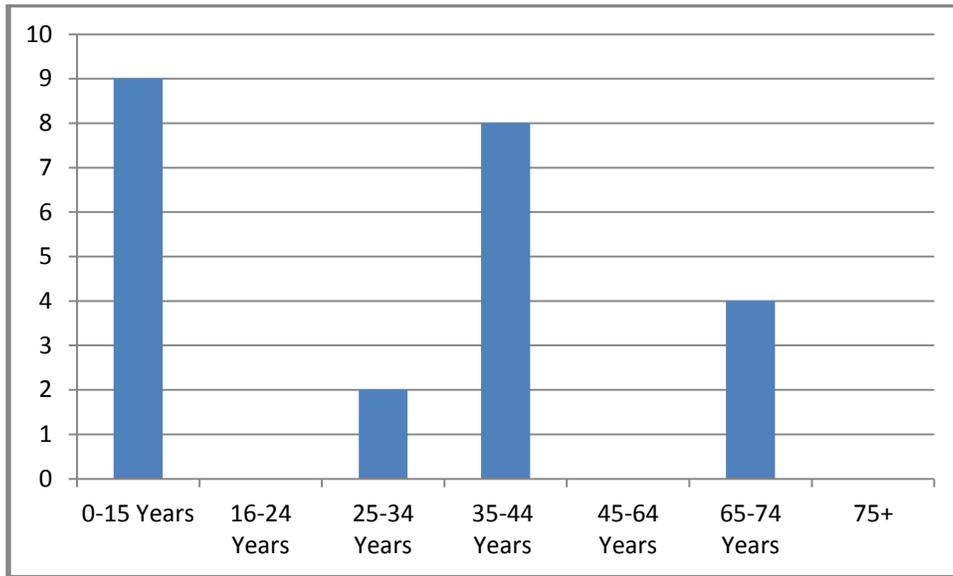
Of the 8 respondents who have close family living in the Parish, the graph below shows the length of time that their family has lived in the Parish.



Of the three respondents who work in the Parish the graph below shows the length of time that they have worked in the Parish.

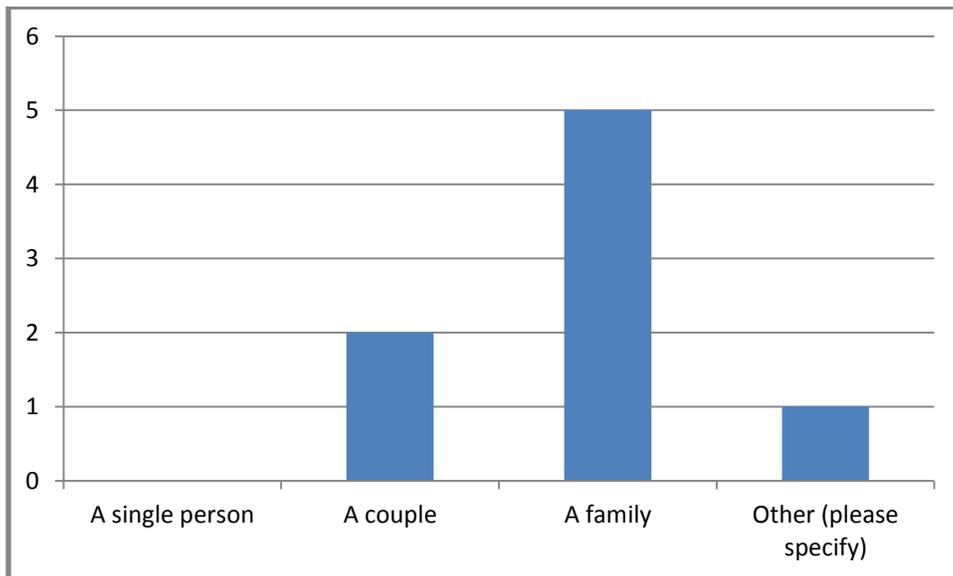


**Question 7 How many people of each age group would live in the new home?**



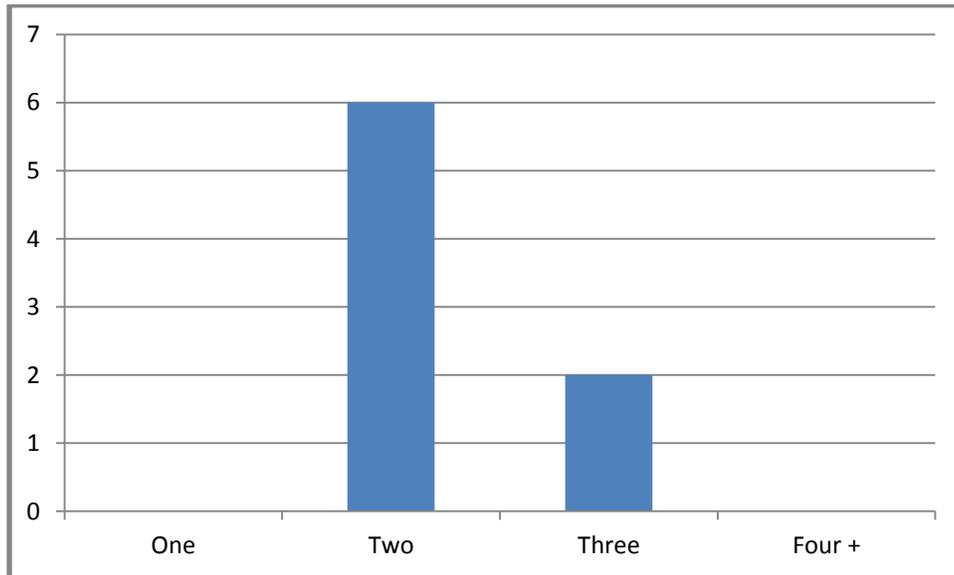
All 8 respondents answered this question. The survey identifies 23 individuals in housing need.

**Question 8 Asked about the make up of the household**



All 8 respondents answered this question.

**Question 9 – How many bedrooms do you need?**

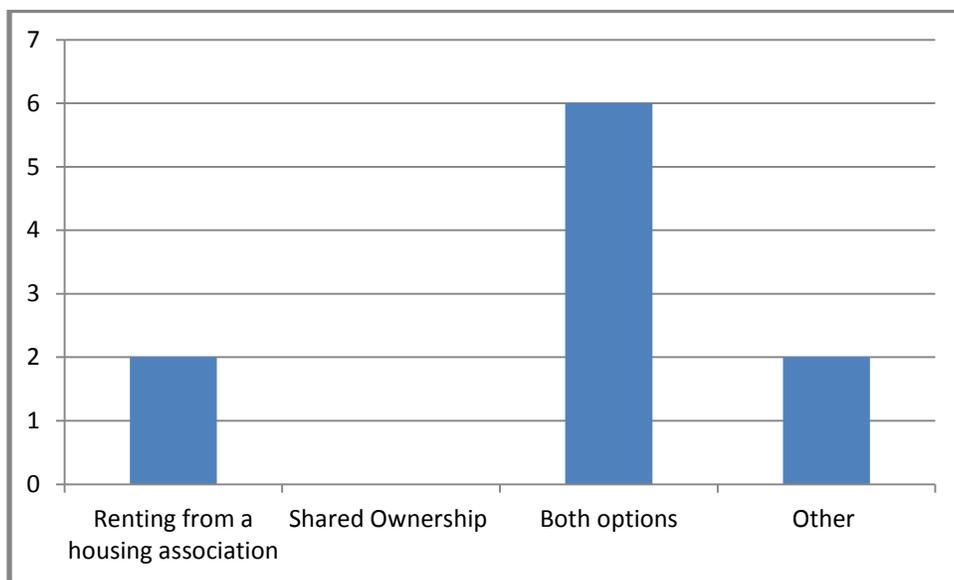


All 8 respondents answered this question

**Question 10 – Do any of the people needing a new home have a specialist housing need?**

1 respondent identified that they have a specialist housing need and that ground floor accommodation was required.

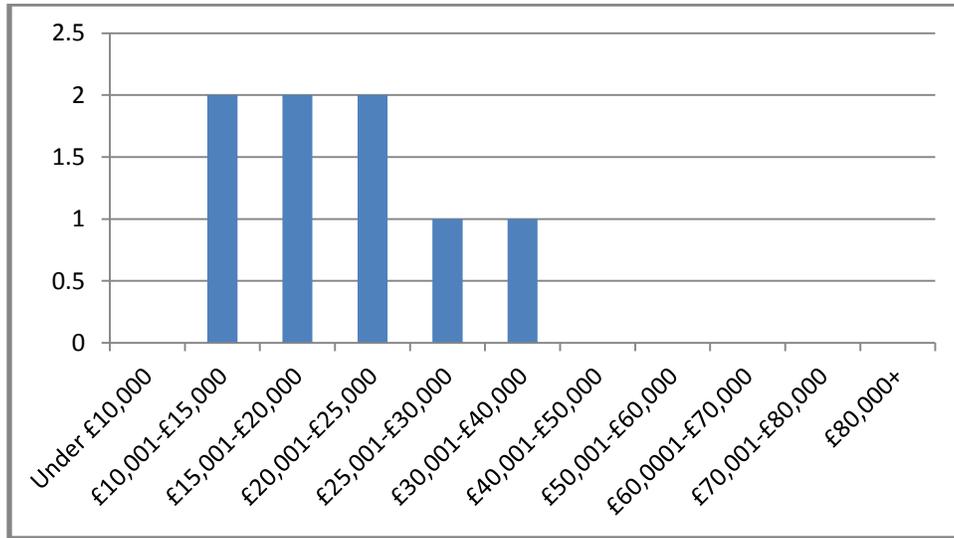
**Question 11 – What type of housing are you interested in?**



All 8 respondents answered this question.

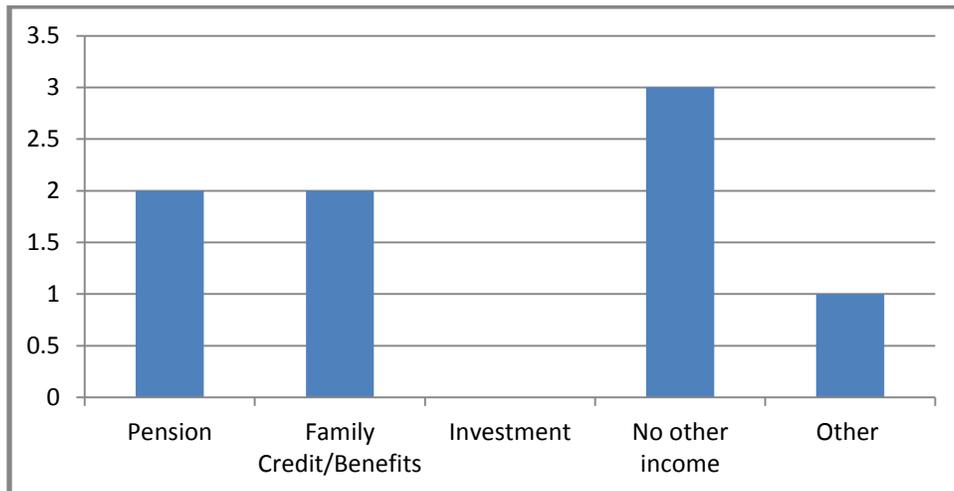
In the two 'other' responses, respondents indicated information about their current employment situation and that they may be interested in other forms of tenure in the future.

**Question 12 – What is the household’s combined gross annual income (before tax and national insurance) for you and any householder with joint legal and financial responsibility for the household?**



All 8 respondents answered this question.

**Question 13 – Please confirm other sources of annual income, other than wage/salary**

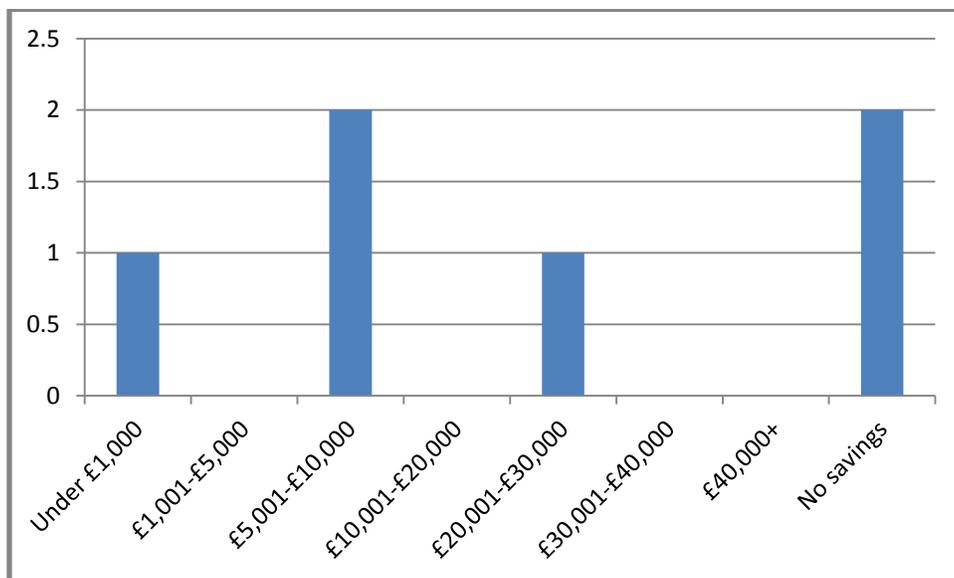


All 8 respondents answered this question.

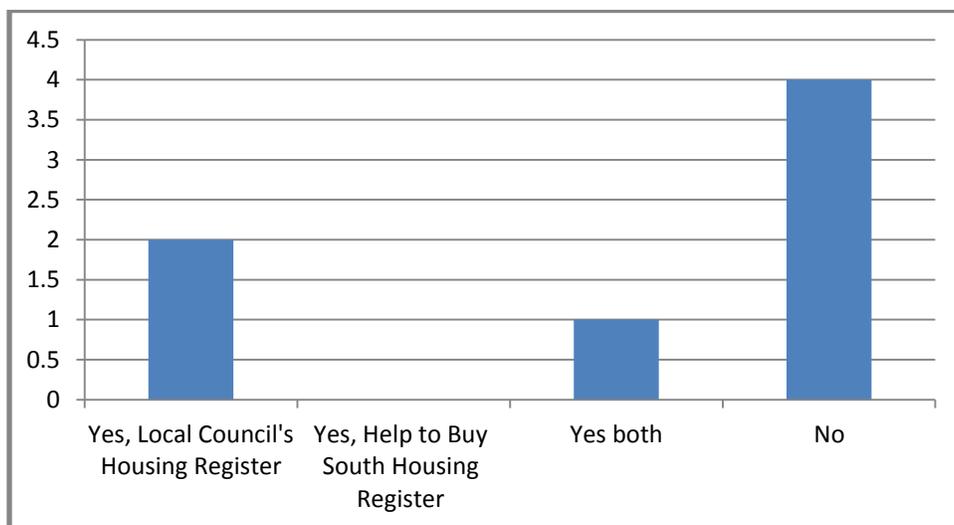
The 'other' response relates to a personal independence payment.

**Question 14 – If interested in shared ownership, do you have any savings to help with a deposit and legal costs?**

Of the 6 respondents who indicated that they were interested in both rented and shared ownership the table below shows the responses received.



**Question 15 – Is the household registered on the Council’s housing register and or help to buy South Register?**



All 8 respondents answered this question.

As noted above Winchester City Council's housing register, managed by Hampshire Home Choice has identified 7 local households in need of affordable rented housing in the parish. In addition 9 applicants have registered for shared ownership with the Help to Buy South housing register.

At the end of the survey, respondents were asked to provide their contact details and given the opportunity to provide any other comments.

3 further comments were made and these have been provided (anonymised where required) in Appendix 4.

### **Additional consultation with the Parish Council**

In addition to the community consultation event, the Rural Housing Enabler also gave a presentation to the Parish Council 5<sup>th</sup> April 2018.

This was a brief verbal report to about 20 attendees and explained the draft proposal options, and the comment sheets and flyers used for the event. The Rural Housing Enabler also talked through the progress of the project over the last year and told them of the positive turn out and support for the event, as well as advising about the next steps. The Rural Housing Enabler invited those in attendance to make comments if they wished and left forms for them to do this.

The presentation was well received. A number of people stated they supported such a project and were pleased that it was going ahead.

## Conclusion

The exhibition was attended by approximately 50 people and 14 people chose to provide written comments either at the event or later by post.

The purpose of the public exhibition was to promote an affordable housing scheme for local people in Curdridge and to provide information to members of the community as to why the proposed development is needed, but also to understand the concerns residents may have in relation to the development of the proposed site. In addition the event provided an opportunity for local people who require this type of housing to register an interest.

There appeared to be a general consensus in both the anecdotal and written comments that the principle of providing an affordable housing scheme for local people was accepted and supported, and that affordable housing was required for local people in Curdridge.

Overall, the general feedback was positive and the majority were supportive of the scheme and the proposed site. With regard to the detail of the proposals the responses received provide many useful observations and suggestions that should be added to the body of information being considered.

At the time of the consultation event there were 7 local households registered on Winchester City Council's housing register (managed by Hampshire Home Choice) for a rented property and 9 households registered for shared ownership on the Help to Buy South register.

8 responses were received in response to the online housing need survey representing 23 individuals. Of these 2 were interested in renting and 6 were interested in either renting or shared ownership. Of these, 3 households were already registered either with Hampshire Home Choice or Help to Buy South. 75% of respondents were looking for a 2 bedroom home and 25% were looking for 3 bedrooms.

The event and accompanying housing need survey have uncovered households who are in need of affordable housing within Curdridge Parish, but are not represented in the register figures. Information regarding how to register was also provided at the event.

The fact the scheme would provide much needed affordable homes for local people was greeted positively and several respondents commented on this, a number of respondents also felt that more homes were needed.

The location of the access was a significant issue, in respect of the potential impact to traffic and highway safety, as well as the impact to the existing residents of St Peters Close. The vast majority of respondents were in favour of an access from Botley road, however concerns were also raised regarding the need for a safe access here.

There were a number of positive comments regarding the sketch design and layouts, including the courtyard design, size of gardens provided and the landscaping, however the provision of adequate parking spaces was seen as an important issue. A number of respondents were also keen to see the trees protected/retained.

A number of comments were made regarding the specifics of the scheme and it is clear that the information captured by the event and the associated comments need to be carefully considered and the scheme proposals that will be drawn up following this consultation will take these in to account where possible and appropriate.

It is accepted that Curdridge's housing need cannot realistically be met through the existing affordable housing stock in the village and the only way to address this need is to build further housing specifically for local people. Hampshire Alliance for Rural Affordable Housing (HARAH) believes that the most suitable site to provide this housing is the site being proposed.

In conclusion, the consultation event was useful in promoting a rural exception site affordable housing scheme for local people in Curdridge. It gave the local community an opportunity to find out more about the draft proposals for the site and it gave Curdridge Parish Council and HARAH officers an opportunity to obtain the views of the local community in respect of the potential proposal. This information needs to be considered in more detail and will aid discussions leading to the drawing up of a formal proposal prior to the submission of a planning application by Hastoe Group. The Parish Council are asked to support this site as the preferred site to provide a rural exception site affordable housing scheme for local people of Curdridge Parish.

## **Recommendation**

### **It is recommended that:**

1. The Parish Council consider this report, accept its findings and work with HARAH in developing an affordable housing scheme for local people in the parish.
2. The Parish Council accept the principle that more affordable housing is needed in the Parish based on the housing need findings of this report and the existing registers.

3. The Parish Council agree that the site on land at Botley Road, Curdrige is the preferred site to deliver these homes, with the exact location, numbers and mix to be discussed and agreed with the Parish Council before a full planning application is made.

Appendix 1 - Flyer

Appendix 2 - Comment sheet

Appendix 3 - Housing need survey

Appendix 4 - Housing need survey respondent comments

Appendix 5 - Sketch 1

Appendix 6 - Sketch 2

(Separate documents)