

**Liss Village Neighbourhood Development Plan  
Making the plan:**

## **Housing needs**

**Submitted to the South Downs National Park Authority**

**Liss Parish Council**

**November 2016**

## Introduction

1. Work on housing needs has to be seen in the context of the large amount of work undertaken for the East Hants Joint Core Strategy, particularly the Strategic Housing Market Assessment (SHMA) in the form of the Housing Need Assessment Update 2012. That work clearly set out the market within which that work but rather to consider whether, within that context, there was anything particular about housing needs within Liss.
2. A working group considered housing needs and reported in November 2015. Their report is reproduced below, including the results of a questionnaire within Liss on housing needs. Part of their work was to consider criteria for housing site selection, which was not related to the issue of housing need and this has been deleted from the report. Following receipt of the report the Steering Group considered policy options for the plan and an updated version of the paper which forward those options is included below.

## A Housing Needs Working Group Report

November 2015

### Our Brief.

1. This was in two parts: -
  - a) To endeavour to establish the demand and need for additional new housing in Liss
  - b) To propose criteria for assessing the suitability of potential development sites to meet the perceived needs. *[This part of the report is not included here but is dealt with in the paper on Residential Site Selection]*

### Membership of the Group.

2. The members of the Group who have put together this Report were Michael Adams, Roger Beasley, Philip Deacon, John Horrid, Michael Oakley (Chairman), Dan Steer, Marilyn Timmy, Barry Vesey, Angela Wright.

### Methodology

3. The nature of the task has meant that there is comparatively little scope for original thinking and much of our work was necessarily devoted to “stress testing” the data and Policies provided by central Government, the SDNPA and EHDC. This work was shared between members of the Group in order to diversify our research and conclusions as far as possible and avoid editorial bias.
4. Nevertheless at an early stage it became apparent that there would be incompatibility between the numerical Housing allocation specified by the SDNPA and the perceived numerical need, and therefore we have endeavoured to address this in our Recommendations. The evidence and calculation for the allocation of 286 dwellings to Liss, of which 150 are expected to be on greenfield sites, is an extrapolation from the 10,060 allocation to East Hants for which there is documented evidence in the SHMA.

### Need and Demand

5. We have assessed this in the following categories: -

- a) "Affordable" or social housing
- b) Open market housing to buy or rent
- c) "Sheltered" housing, including residential care, supported living etc.
- d) Self build.

6. In each category we have endeavoured to assess the type of housing needed i.e. houses or flats, number of bedrooms etc.

7. The Data and evidence has come from (in) the housing application lists provided by EHDC and Hampshire Home Choice (the local Authority joint office for maintaining the application lists of those seeking social housing in the county) and (ii) a survey of local Estate and letting Agents which provides an inevitably incomplete but nevertheless useful guide to demand for open market property in the area, and (iii) a survey of all the local care homes ( and of course Liss has probably the largest concentration of these in the County)

### **8. Affordable and Social housing**

a) Strictly speaking these should be addressed separately but the end result is effectively the same. Affordable housing constructed by a commercial developer would normally be sold/conveyed to a Housing Association under the terms of the Planning Permission /Sec 106 Agreement, rather than being sold or let on the open market

b) EHDC has no Council housing and all housing in this category is provided by the Housing Associations.

c) Currently the waiting list of those expressing a preference to live in the Liss area is as follows (figures in brackets being those who have a claimed Liss connection)

1 bed 294 (65)

2 bed 134 (34)

3 bed 47 (7)

4 bed 15 (5)

TOTAL 490 (111)

d) The age range appears to be: -

Under 60...392(79). Over 60.....48(11) Over 70.....50 (21)

e) For those claiming a Liss connection, a breakdown of the age range shows that the proportion needing a 1 or 2-bedroom property is; -

under 25 – 17 (100%), 25 to 39 – 32 (82%) ,40 to 59 – 30 (80%), 60 to 70 – 9 (82%), over 70 – 21 (100%)

NB The SHMA for East Hampshire anticipates an increasingly aged population.

f) These figures make no allowance for future trends and changes. Were these needs to be fully met on greenfield sites then on the assumption of 40% social/affordable housing on new sites the 111 need requires 278 new homes as opposed to the 150 in the SDNPA policy directive. EHDC advise that normally only about 70% of affordable is rented in which case to meet the basic demand for rental housing would require 396 homes on greenfield.

g) It is of course likely that some of those specifying a Liss connection may withdraw because they have also claimed local connections elsewhere or their need for local affordable housing changes, or Government policy on “right to buy” affects the stock

h) The current housing association stock in Liss is as follows: -

Studio....5, 1 bed...99., 2 bed....133., 3 bed....112, .4 bed....4 Total 353

We were advised that at present the Housing Associations have no plans to build further dwellings in Liss.

## **9. Open market housing**

a) It is impossible to quantify demand because those looking for property in the area tend to use websites such as Right move rather than putting their names down with each Estate Agent. All the local Agents report a buoyant market, and the most accurate feel we can get for demand is to record sales over the past 2 years which were

Flats 13 (price range £95,000 to £180,000)

Semi-detached 64 (£204,000 to £1,160,000)

Terrace 27 (£155,000 to £460,000)

Detached 99 (£158,000 to £2,125,000)

The statistics for average income in this area indicate that most of these properties would be beyond the reach of nearly all first-time buyers, hence the strong demand for affordable/social housing and private rented accommodation.

b) The rental market is no clearer and currently local Agents report that demand exceeds supply.

c) It is reasonable to assume that in the open market economic forces will prevail and thus if demand exceeds supply then prices will continue to rise. Agents report a current shortage of houses for sale and anecdotal evidence that there is unsatisfied demand amongst older families wishing to downsize.

d) Similar factors apply to building land, and Agents report strong demand from developers. It is unrealistic to attempt to forecast the type of housing that developers will build because they will go for whatever mix on a particular site will be most profitable (and which may avoid the need to incorporate an unprofitable proportion of affordable units). There is clearly commercial pressure to build large and expensive houses on small plots.

## **10. Sheltered and care housing**

a) The current provision is

Residential care homes 375 beds

Specialist care homes 43 beds

Supported living flats and rooms 24

Warden assisted homes (Rother House, Abbeyfield) 24

b) The only significant developments known are adjacent to White gates in Farnham Road where there is a Permission for a care home to provide 60+ beds, and Chatter wood plans to add 13 beds

- c) Our survey of all the providers indicates that because of the inevitably steady turnover given the age spread of residents, there is no waiting list and supply adequately meets demand. A very high proportion of beds are now occupied by patients with dementia.
- d) Given that the majority of staff are immigrants, there may be implications on potential housing need for those who are currently resident, and on the traffic implications for the non-resident

## **11. Self-build**

- a) Government and SDNPA policy is to encourage this presumably as a means of getting people on to the open market housing ladder at lower cost than buying completed or existing dwellings for sale. There are also potential community benefits in that local residents, local landowners and local builders could come together to produce high quality, competitively priced homes as an alternative to the purely commercial approach of a developer who understandably will want to pack as many large houses on to a small site as possible.
- b) Possibly because of the relatively high cost of building land in this part of the country, and a very competitive market amongst developers, we have been unable to identify any demand or activity from or by potential private home-builders
- c) The Petersfield NP has included a site to be reserved for self-build which was approved at the Examination stage. Delivery of suitable sites would require the co-operation of the Landowners but as purchasers would have to compete with developers and thus pay the open market price, this could be overcome by groups of self-builders getting together to organise a joint bid - a Register of potential self-builders could facilitate this (see [www.nacsba.org.uk](http://www.nacsba.org.uk))
- d) An alternative approach, if the SDNPA is truly keen, would be to specify in a Planning Permission that a specific number of plots on a large development are to be reserved for self-build if an acceptable formula for setting the price per plot can be worked out.

### **Criteria**

*[This section is not included as not relevant to housing needs]*

### **Public consultation**

15. We considered the merits or otherwise of a Survey of current residents of Liss. Our conclusion was that given the likely modest response rate the results would be unlikely to add authoritative strength to any of the Recommendations in the NP, but that we should undertake a Survey as a communication exercise to ensure that no-one could complain that they were not consulted about this particular aspect of our research and work.

16. Accordingly a Questionnaire was issued to every household in Liss. This attracted a remarkably good response equating to about 10% of the roughly 2500 households in the NP area. The results are summarised at Appendix B and reinforce our general conclusions.

### **Conclusions**

17 The SDNPA target of 150 dwellings on Greenfields sites is not sufficient to meet the current demand for social rented housing from those with a local Liss connection if the current SDNPA/EHDC policy of requiring 40% of any development to be for affordable homes.

18. The main unfilled demand for social rented housing is for 1-2 bedrooms throughout the age range
- 19 For private rented property supply appears to satisfy current demand.
20. The open market will continue to respond to normal market forces in deciding on the mix of bedroom sizes, but this may lead to an undersupply of mid-range properties. Anecdotal evidence from the estate agents is that there is a shortage of open market property for older people to downsize within the community. Whilst the “open market” will take care of itself following the economic law of supply and demand the problem is that if Developers snap up all developable land as it becomes available then these sites will only contribute the statutory number of “affordable” dwellings and this total is unlikely to meet the identified demand. In other words, if most new dwellings built continue to be for the open market then whilst the SDNPA numerical target of 286 may well be met this will not satisfy the actual defined and validated demand for “affordable” dwellings.
21. The housing associations and the private (non-commercial sector) are unlikely to wish to build new sheltered housing in Liss for elderly residents because provision of this type of housing is proving to be financially unviable.
22. The residential care homes/supported living/warden assisted units etc. are easily the largest employer in Liss and further research may be desirable into trends for both residential and non-resident staff. There appears to be more than adequate provision of residential care for the foreseeable future but for those not needing specialist care there may emerge a need for another “Rother House” (but NB 21 above).
23. Our conclusions regarding Criteria to be applied to all sites are at Appendix A

### **Recommendations**

24. Our principle and principal recommendations are
- a) that affordable housing delivery on the proposed new development sites should be concentrated on 1 and 2 bedroom properties to meet the disclosed needs for social rented housing.
  - b) there must be intervention by the Housing Associations, the SDNPA and EHDC to ensure that sufficient land is made available for the construction of small affordable dwellings as it is not realistic to plan and assume that market forces will meet the need albeit they may meet the SDNPA numerical target. There must be investigation of the possibility of building on additional land purely for social housing (i.e. a Rural Exception Scheme or similar) with a restriction in perpetuity limiting their occupancy to those with an existing local connection.
  - c) recommendation (b) may seem unrealistic but should be addressed in the context of the strong signals coming from the Prime Minister and the Government that “something must be done” to increase the supply of affordable housing, particularly in rural areas, together with the implication that imaginative solutions and use of the Planning legislation must be found.

## **APPENDIX A** *[on site criteria, not included as not relevant to housing needs]*

## **APPENDIX B**

### **ANALYSIS OF THE COMMUNITY QUESTIONNAIRE** (See copy of the questionnaire attached)

1. The questionnaire was distributed to all households in the village with the Parish Council Magazine, Village Voice, in August 2015. A total of 249 Qs were returned which is almost exactly 10% of the number of households in the village. By generally accepted national standards this is a good response, and thus should carry weight as part of the evidence of community involvement in the preparation of the
2. Of the total 235 were from owner occupiers, 9 from Housing Association tenants, and 5 from private landlord`s tenants.
3. In summary: -
  - a) The vast majority of respondents have lived in Liss for a long time. An average of around 25 years.
  - b) Only a handful have school age children.
  - c) A very substantial majority of respondents are aged over 70 and only 27 under 50.
  - d) All the private tenants would like to move, but of the owners only a handful have a move in mind, and of these significantly most are thinking of downsizing or sheltered accommodation because of advancing age.
  - e) In answer to the Questionnaire as to whether we need more housing in Liss, the answers are evenly balanced. Only 3 of those who have replied YES have suggested any sites other than those which we are currently considering. The majority of these also specified small houses and specifically provision for the young (assumed as first time buyers) and the elderly. There is also a strong preference for Brownfield sites to be used.
4. A few have expressed interest in self build, with one ambition to build an eco-friendly house
5. There were 40 comments at the end of the Questionnaire. Most are concerned about whether the infrastructure can cope with a population increase of about 1000 in terms of School places, Medical facilities, traffic and parking, public transport (buses), playparks/recreation facilities, flooding etc. Other points made by more than one respondent, or of significance, were: -
  - a) Please use Brownfield and leave the Greenfields alone.
  - b) Seize the opportunity to improve appearance of village e.g. the old cycle shop eyesore, the Tesco block.
  - c) Close the station level crossing/sort out the railway, before building lots more houses.
6. In addition to the Questionnaire`s purpose as part of our communication exercise, I believe that we hoped to tease out any potential sites which have not been proposed to date, and to supplement the work of WG1 on need.
  - a) The 3 further potential sites proposed were Mint Road, between Greenfields and Wyld Green Lane, and Farther Common. Those who answered this question all went for one or more of the identified SDNPA sites.

b) As to need we shall have to rely on the official waiting lists. The Questionnaire has not revealed any unexpected or significant need and has merely confirmed the position that those privately renting would like a HA tenancy or to buy if they could afford it, and that many much older people would like to downsize if there were more small houses/bungalows available for sale.

## LISS NEIGHBOURHOOD PLAN (NP) – QUESTIONNAIRE TO ALL HOUSEHOLDS IN LISS

The preparation of a NP for Liss is in response to the decision of the South Downs National Park Authority (SDNPA) for Liss to provide sites for 286 more homes by 2028(150 on new “greenfield” sites and the remainder hopefully on existing “brownfield” sites). The Parish Council has appointed a Committee to draft the Plan and once it has been adopted after extensive community consultation and a public referendum it will have the force of law. Consequently, the Local Authority will be required to have regard to the NP when considering any planning applications for residential development and it is unlikely that Planning Permission will be granted for schemes that do not comply with the NP.

It is therefore essential that we do everything possible to get it right and the Steering Committee need to consult the community at every stage of its preparation. This is your chance to influence what types of houses are built and where they are built, and to clarify the need for more homes. Please therefore help us by completing this questionnaire and returning it to the Parish Office, behind the village hall, by Friday 11<sup>th</sup> September.

**It is anonymous** unless you would like to ask a question or make a suggestion, in which case we shall need your contact details at the end.

<b>1.</b> Do you currently own your home or is it rented	Own		Rent	
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<b>2.</b> If rented is that from a Housing Association or a private landlord	Housing Association		Private Landlord	
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<b>3.</b> How long have you lived	a) at your present address (years) <b>and</b>		b) in Liss (years)	
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<b>4.</b> How many are there in your household	Adults		School age children	
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<b>5.</b> How many bedrooms do you have in your present house/flat	1, 2, 3, 4 or more			
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<b>6.</b> Would you like to or do you need to move	<b>Like to move.</b> If so when		<b>Need to move.</b> If so when	
	As soon as possible <b>or</b>		As soon as possible <b>or</b>	
	Within how many years		Within how many years	

<b>7.</b> Would you like a larger or smaller house/flat	<b>Larger</b>		<b>Smaller</b>	
Is this because you: (please tick one box)	Have a growing family		Want to downsize because children have left home <b>or</b>	
			Need sheltered or easier to run accommodation due to age or health	

<b>8. Will any member of your family need separate housing within the next 5 years</b>	<b>Yes</b>		<b>No</b>	
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<b>9. What would prevent you moving</b>	<b>Availability or</b>		<b>Cost/affordability</b>	
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<b>10. Are you on a Housing Association waiting list for a move</b>	<b>Yes</b>		<b>No</b>	
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<b>11. If you move would you need to stay in Liss or expect to have to move away for family or work reasons</b>	<b>Yes</b>		<b>No</b>	
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<b>12. Do you think that we need more housing in Liss</b>	<b>Yes</b>		<b>No</b>	
If so	a) what size of house/flat (i.e. number of bedrooms) is most needed			
	b) where would you build these:			

<b>13. What is your age group</b>	20-30		40-50		60-70	
	30-40		50-60		Over 70	

<b>14. Why did you decide to live in Liss</b>	For work		Retirement	
	Commuting		Closeness to family	
	Some other reason:			

<b>15. Would you or your family be interested in “self-build”</b>	<b>Yes</b>		<b>No</b>	
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Thank you for your help.

Do please attend one of our public forums to contribute to the preparation of the NP (visit: [www.Lissnp.org.uk](http://www.Lissnp.org.uk); to keep in touch).

If there is anything you would like to ask or say now, please write below (and add your email address or phone number if you would like a response). Please note the NP is only concerned with identifying sites for the additional homes and making recommendations about any related infrastructure consequences of a 10% increase in the number of homes in the village.

Comments/questions about design and traffic or highway matters should be directed to the Councils.

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## **B Drafting policies on meeting local housing needs**

### **Introduction**

1. Appendix C sets out policies from the Joint Core Strategy (JCS) and the draft South Downs Local Plan Preferred Options on affordable housing and meeting local housing needs. The neighbourhood development plan has to conform with the Joint Core Strategy (JCS), but also keep in mind that the draft policies in the South Downs Preferred Options Local Plan are a material consideration and when finally approved will replace the Joint Core Strategy.
2. Policy CP11 of the JCS states that housing should provide for housing needs to serve local communities in the area of the Park. The text of the draft local plan makes it clear this is the intention behind the policies of that plan. Both plans describe local housing needs in terms of:
  - Size (number of bedrooms)
  - Type (flat, house, etc.)
  - Tenure (social and affordable rented, intermediate, shared ownership, or other).
3. Policies CPL and CP14 of the JCS (and policy SD24 of the draft local plan) relate local housing needs to affordable housing and policy CP14 provides for site allocations specifically for affordable housing if there is a specific local need.

### **The number of houses**

4. The neighbourhood development plan could allocate housing in addition to the 150 houses, in order to meet local housing needs (this is allowed because housing provision in the JCS is a minimum, and draft local plan policy SD23 specifically provides for additional housing if it is to meet local needs). But, housing numbers have been fixed for East Hants after independent studies of the housing market and have been through examination in front of an independent inspector. The local plan of the SDNPA is also proposing to adopt similar figures.
5. Against this background, in order to justify additional housing in Liss to meet housing needs there has to be credible and quantifiable evidence of particular local needs in Liss and that the need in Liss is greater than elsewhere.
6. The evidence assembled for the Liss plan appears to show significant local need for various groups, but it is extremely difficult to quantify this, or show why this is more of a problem in Liss than elsewhere. Also, additional housing places more demands on finding sites and on services and infrastructure.
7. It was therefore agreed by the Steering Group that the neighbourhood development plan should accept the total housing figures of the JCS (and therefore the figures of the South Downs Local Plan when that replaces the JCS).

### **Affordable Housing**

8. JCS policy CP13 states 40% as a target for the proportion of affordable housing. This is continued in the South Downs Local Plan policy SD24 which states a minimum of 40%.

9. It is open to the neighbourhood plan to propose an affordable housing figure which is higher than 40% (but not lower, since that would conflict with the JCS and the draft local plan). That might be a better way of meeting local housing needs than an increase in the overall numbers of housing, particularly as in an area of high house prices even 40% is arguably not sufficient to meet housing needs. However, the 40% is based on housing market studies for the JCS and the draft local plan by consultants, looking at an area which includes Liss (e.g. the work for the JCS was for East Hants as a whole). The figure is also supported by the work for the draft local plan and it is also a figure which is widely accepted elsewhere and government has supported. Any attempt to increase the 40% figure would be strongly resisted by developers.
10. Thus, the neighbourhood plan could only propose a different figure if there was strong evidence that the position on affordability of housing in Liss is significantly different from the rest of East Hants and the Park. The evidence assembled for the neighbourhood plan does not appear strong enough to argue for a higher figure.
11. It was therefore agreed by the Steering Group that the neighbourhood development plan should accept the 40% figure and rely on the JCS and the draft local plan for general policies on affordable housing.

### **Meeting housing needs by affordable housing**

12. Policy CP 13 of the JCS states that local housing needs are to be determined on a site by site basis, partly by negotiation and partly as identified by the Council. In draft local plan policy SD24 it is proposed that needs will be based on up to date evidence of local needs, and liaison with the applicant, parish council, housing authority and rural housing enablers.

13. The JCS states in paragraphs 6.21 and 6.22:

"6.21. The SHMA recognises that you cannot just presume that smaller households need smaller houses, because there is not a clear link between household size and the demand for house type and size.

6.22 Rather, therefore, than being prescriptive about the size and type of homes in the Local Plan: Joint Core Strategy, the actual types and sizes should be outlined in the Local Plan Allocations, the South Downs National Park Local Plan or SPD, as appropriate, and subject to:

- an up to date assessment of household profile, market demand and housing need for specific areas;
- how it will contribute to the mix of the surrounding community; and
- the size and type of site.

Such an approach to house size and type would also ensure that the demand for accommodation for particular groups, such as the elderly, is delivered."

14. This approach is also reflected in Para 7.39 of the local plan:

" The draft SHMA identifies a need for a mix of house sizes across the National Park, with most need (95 per cent) for smaller homes (1,2 and 3 bed) and limited need (5 per cent) for larger houses (4 bed or larger). The size of homes within each proposal should be informed by the latest evidence of local needs, including the SHMA. Based on the assessment of affordable housing needs, the draft SHMA indicates a

target mix of 33 per cent intermediate housing and 66 per cent social or affordable rent. However, as the policy states the mix of housing on each proposal will be based on up-to-date evidence of local needs. This will be determined through liaison with parish or town councils, housing authorities and rural housing enablers, where applicable"

[note that intermediate housing is a form of affordable housing for sale or rent at less than market value but not as low as social housing which is affordable housing provided specifically by local authorities and private registered landlords and which have rents determined by national guidelines]

15. This suggests that the precise mix of housing should be determined at the time of a planning application, based on evidence at that moment and not in the neighbourhood plan. Neither the JCS or the draft local plan quantify local needs in a policy. However, there is still room for the neighbourhood plan to give guidance on what is required, although the approach is different for affordable housing from market housing. The Petersfield Neighbourhood Plan shows how this can be done.
16. Policy HP6 of the Petersfield Neighbourhood plan states:

"The affordable housing mix must be agreed with the EHDC Housing Needs Officer but will be expected to be predominately 1 or 2 bedroom units."
17. Thus, for affordable housing the choice for the Liss neighbourhood development plan would seem to be to either have a policy that simply states how need will be assessed at the time of a proposal (it could, for example, simply reflect the wording of the last two sentences of Para 7.39 above). Or, it could go further and give a steer on the appropriate mix required to meet needs, as done by the Petersfield neighbourhood plan.
18. After consulting the housing working group the Steering Group decided that the evidence justified a policy supporting local housing needs provided through affordable housing. While the policy should accept, the mechanism proposed by the Park's draft local plan for assessing needs it should point out the need for a predominance of one and two bedroom units in Liss suitable for the elderly or provided as starter homes under the government's initiative.

### **Meeting needs within market housing**

19. Market housing reflects the commercial market rather than housing needs. Also, the housing authorities are not involved in determining who the housing is for. However, in a situation where demand is high the neighbourhood plan can steer provision towards the demand from local people rather than those elsewhere. This is what the Petersfield Neighbourhood Plan has done in its Policy H2 (see appendix) which sets out precise targets for the size of houses and the proportion that should be the elderly.
20. The Steering Group took the view that the evidence within Liss was not precise enough to support as detailed a policy as in Petersfield, but could usefully point out the demand from older homeowners in Liss in market housing who wished to downsize but also stay in the village

### **The provision to be made for the elderly**

19. Provision for the elderly is a particular category to which separate policies have been applied within the JCS. Policy CP11 provides for housing for the elderly as part of meeting local needs, and CP12 encourages provision for the elderly, both housing, but also care provision and retirement communities. This is followed up in the 'saved' policy H13 of the East Hants local plan second review. This approach is not continued in the draft local plan, although clearly the needs of the elderly are part of meeting local needs. Policy HP3 of the Petersfield Neighbourhood Plan also allocates land specifically to meet the needs of the elderly (see appendix).
20. There probably is no need for a separate policy on housing for the elderly. The Liss Neighbourhood Development Plan could simply highlight their needs in policies on meeting needs in affordable housing provision, and market housing. The evidence we have would justify that.
21. However, the Liss Neighbourhood Plan could also suggest that particular sites are more suitable for meeting the needs of the elderly than others, and build this into the appropriate development brief. It was agreed that the Inwood Road and Site 3b on Andlers Ash were best located for the elderly in relation to services in the village centre and reference to the need of the elderly should be included in the development briefs for these sites.
22. In addition, Liss has a large number of care and nursing homes which cumulatively contribute to an aged population for the village. Many of the existing homes are in unsuitable locations, relatively isolated from the community and village services. It was agreed that the plan should have a policy similar to the wording of 'saved' Policy H13, which sets out criteria for such homes, particularly as that policy will disappear when the Park's local plan is approved.

## **Appendix C**

### **1. Policies of the Joint Core Strategy**

(these are the policies which currently apply to Liss, and are the strategic policies which the neighbourhood plan must conform to)

#### **CP11 HOUSING TENURE, TYPE AND MIX**

To address housing requirements and to help to create sustainable communities new residential development will be required to:

- a) maximise the delivery of affordable housing;
- b) provide a range of dwelling tenures, types and sizes to meet housing needs;
- c) provide housing that meets a range of community requirements, including retirement, extra care housing and other housing for the elderly. Those with special or supported needs and people wishing to build their own homes; and
- d) meet Lifetime Homes Standard as appropriate.

The Council and National Park Authority will seek to maintain a range of dwelling sizes in the settlements and countryside to meet housing needs. This will include the protection of areas of special housing character in settlements and applying restrictions on the size of replacement dwellings and extensions to existing dwellings in the countryside.

Within the South Downs National Park housing provision will be focused on the tenure, type and mix needed to serve local communities in the Park.

#### **CP12 HOUSING AND EXTRA CARE PROVISION FOR THE ELDERLY**

The Council and the National Park Authority will through the allocation of sufficient sites and/or the granting of planning permission provide for housing and extra care accommodation, including Continuing Care Retirement Communities and Retirement Villages, to meet the needs of the ageing population within the District provided that the proposed sites and development are in locations to suit the needs of the elderly.

#### **CP13 AFFORDABLE HOUSING ON RESIDENTIAL DEVELOPMENT SITES**

In order to meet affordable housing needs, all residential development, which results in 1 or more additional dwellings (net), should contribute towards the provision of affordable housing. New residential development will be required to:

- a) provide affordable housing to meet a range of requirements of the local community, including the elderly and those with special or supported needs; and
- b) provide a range of affordable housing types and sizes.

The target is for 40% of all new dwellings to be provided as affordable housing. In Whitehill & Bordon the target will be 35% (see Policy CSWB4).

Affordable housing will normally be provided on-site. On smaller sites (4 dwellings or less (net)), where on-site provision is likely to be unsuitable, a financial contribution or off-site provision will be required.

The target number and tenure split of affordable housing will be negotiated on a site by-site basis, depending on individual site circumstances (e.g. development viability, site surroundings) and affordable housing needs.

The type and size of dwellings, in terms of bedroom numbers, habitable rooms or floor space will be determined on a site-by-site basis using the most appropriate basis that helps deliver the type and size of affordable units needed, as identified by the Council.

The affordable housing should be fully integrated within the residential development by being dispersed amongst, and indistinguishable from, the market housing. It should be spread randomly throughout the development and be genuinely 'pepper potted' and not in blocks.

In the South Downs National Park new residential development will be required to maintain a focus on affordable housing provision, and any affordable housing provided should meet the needs of the local communities in the National Park area. The affordable housing provision will be secured by a planning obligation/legal agreement.

## **CP14 AFFORDABLE HOUSING FOR RURAL COMMUNITIES**

Outside settlement policy boundaries, residential development will only be permitted if:

- a) it provides affordable housing for local people who are unable to obtain accommodation on the open market;
- b) there is a proven local affordable housing need;
- c) the need cannot be met within the settlement to which that need relates;
- d) the settlement provides a range of local services and facilities, or has accessibility to larger settlements nearby which provide a wider range of services and facilities;
- e) the site is modest in scale and relates well, in terms of location and in size, to the existing settlement;
- f) it provides dwellings which will be available as affordable housing for local people in perpetuity; and
- g) within the South Downs National Park, there is no conflict with National Park purposes.

In order to meet identified affordable housing needs the Local Planning Authorities may allocate sites specifically for affordable housing at those settlements with a settlement policy boundary that have a specific local need.

For those settlements with a settlement policy boundary, an element of market housing (which should normally be low cost market housing, such as starter homes) may be permitted, but will make up no more than 30% of the total dwellings on the site. The intention on such sites is to maximise the percentage of affordable housing provided.

For sites adjacent to other settlements, the development will be required to provide 100% affordable housing, unless exceptional circumstances can be proven.

## **2. "Saved" policy of the East Hants Second Review**

(i.e. a policy currently applying to Liss, but the neighbourhood development plan does not have to conform to this policy as it is not a strategic policy).

### **H13**

Within settlement policy boundaries the development of accommodation designed specifically for the elderly, or as rest or nursing homes will be permitted if:

- it is accessible to facilities such as shops, medical services, places of worship, public open space and other community facilities; or
- in the case of nursing homes, it is accessible to staff and visitors by public transport, walking or cycling;
- it is located where residents can enjoy a visually interesting outlook;
- the site has level access to a garden or sitting out area;
- the proposal does not detract from the character of the area, for example by excessive parking areas and signs;
- the design and construction of the development incorporates entrances with flush door thresholds and adequate width for wheelchair access; and
- the layout, design and construction of the development incorporate measures to optimise energy efficiency.

Outside settlement policy boundaries accommodation designed specifically for the elderly or as rest or nursing homes will only be permitted where it involves the change of use and conversion of large detached houses.

Outside settlement policy boundaries all the criteria listed above will apply. Extensions to existing accommodation for the elderly or rest or nursing homes will only be permitted provided a need is demonstrated, and the scale of development is appropriate and in character with the surrounding area. All development covered by this Policy may be permitted at higher densities than would be appropriate for general housing.

## **3. Policies proposed in the South Downs Preferred Options Local Plan**

### **Strategic Policy SD23: Housing**

1. In accordance with Policy SD24 (Affordable Housing), the SDNPA will aim to deliver approximately 1,840 affordable homes between 2014 and 2032.

2. The SDNPA will make overall provision for approximately 4,596 net additional homes between 2014 and 2032.

3. These will be delivered through:

- (i) the development of strategic sites and the allocation of land for housing in the Local Plan and neighbourhood plans;
- (ii) the implementation of planning permissions; and
- (iii) the development of land previously unallocated or identified (windfall), in accordance with Policy SD22 (Development Strategy) and subject to relevant policies in this Local Plan.

4. The allocation of sites to accommodate approximately the following levels of housing in addition to extant planning permissions and

windfalls:  
(only Liss shown)

- Liss (including West Liss and Liss Forest) - 150

5. Development that meets an identified local housing need in settlements, in addition to the requirements set out above, is identified in neighbourhood plans and is in compliance with Policy SD22 (Development Strategy) and other relevant policies in this Local Plan will be supported.

6. The size and type of homes for each proposal will be based on up-to date evidence of local needs. A suitable mix will be determined through liaison with parish or town councils, housing authorities and rural housing enablers where applicable.

### **Strategic Policy SD24: Affordable Housing Provision**

1. Development proposals for new residential development that maximise the delivery of affordable housing in the National Park and provide for the size, type and tenure of homes to meet local needs as set out in this policy will be permitted, provided they comply with other relevant policies. The application of this policy will maintain a focus on affordable housing, but will be sufficiently flexible to take account of viability and changing market conditions over time.

2. A target of at least 40 per cent of all net dwellings (C3 use class) on schemes of 6 or more units will be provided as affordable homes in perpetuity to meet local needs.

3. Development proposals of 11 or more net dwellings will provide affordable housing on-site unless in exceptional circumstances when the Authority, at its discretion, may accept an alternative form of delivery in a cascade of forms with first preference for provision on an alternative site, then the provision of serviced land in lieu and then a financial contribution in lieu.

4. Development proposals of 6 to 10 net dwellings will provide affordable housing on-site where possible. Where on-site provision is not possible in whole or in part, commuted financial payments in lieu will be accepted.

5. The layout and design of affordable housing will be appropriately integrated into each development to assist the management by registered providers where necessary.

6. The size (number of bedrooms), type (flat, house) and tenure (social and affordable rented, intermediate, shared ownership or other) of affordable homes for each proposal will be based on up-to-date evidence of local needs. A suitable mix will be determined through liaison with the applicant, parish council, relevant housing authority and rural housing enablers where applicable.

7. Occupancy conditions and local connection criteria will be applied to

affordable housing to ensure local needs are met. Selection will be managed through a partnership approach with the housing authority and established community-led and legally constituted organisations where applicable.

8. Development proposals that do not comply with all the criteria of this policy and do not provide affordable housing on suitable schemes will be refused.

## **4. Policies from the approved Petersfield Neighbourhood Plan**

### **HP 2 Provide an appropriate mix of market housing**

Market housing proposals will be expected to provide a mix of sizes of units, where appropriate, in accordance with the percentages set out in Table 2. The overall achievement of the mix of unit sizes will be monitored as part of the Annual Monitoring Report.

Dwellings designed to be suitable for older residents (aged 60 and over) must demonstrate, as a minimum, that they meet the space and accessibility requirements of the Lifetime Homes standards. These dwellings will also be suitable for younger residents and are not intended to be restricted in use.

<b>Dwelling Type</b>	<b>%age of total</b>	<b>%age of the total of this type of property that should be suitable for older residents</b>
One Bed	5%	
Two Bed	20%	35%
Three Bed	30%	75%
Four Bed	40%	
Other		

### **HP3 Allocate housing to meet the needs of an ageing population**

Sites H8 (Land at Dartford Road) and H12 (Bulmer House Site) – are allocated as specialist housing and Continuing Care facilities to meet the on-going and changing needs of older persons. These sites are not allocated for conventional housing.

Planning permission will be granted for such developments so long as the proposals conform with the site design frameworks in this Plan and meet the requirements set out in other appropriate policies of this Plan as well as those within the East Hampshire District Local Plan: Joint Core Strategy.

The proposed developments will not be expected to provide on-site affordable housing but the developer will be required to make a financial contribution which will be agreed with the Local Planning Authority.