

Built Environment Working Group

# Upper Clatford Parish Council

Neighbourhood  
Development Plan –  
Evidence Document

**Housing Mix**

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# UC3 – Housing Mix

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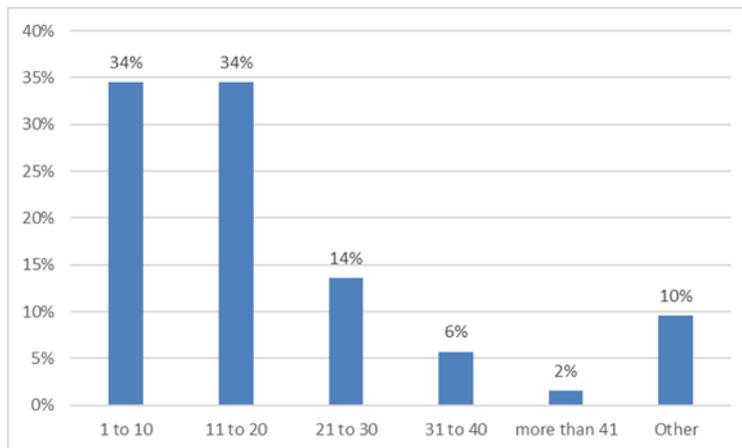
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### UC 3.1 Number of new houses <sup>1</sup>

Local Planning policy COM1 of the Housing Provision 2011-29 requires a total of 36 additional dwellings in the Northern Test Valley parishes over this period (see Table page 52). There are 37 rural villages in the Northern Test Valley of which Upper Clatford is one. Assuming an unweighted allocation, this implies that the Parish's share for the remainder of the 2011-29 period equates to 1 new dwelling per annum or a total of 10 new dwellings by 2029.

This compares with the 20 new dwellings, excluding replacements, that have been built in UC in the last ten years (2009 – 2019) which would mean the Parish has met its requirement for new housing stock for the Local Plan period.

Over the last 10 years, within the Parish, there have been 20 new build houses and 4 rebuilds. This is an average of 2 a year and double the rate in COM1. The NDP Questionnaire Q 13 asked parishioners how many new houses they wished to see over the next 10 years.



Graph 1: Parishioners response to the number of new houses in next 20 years

Based on the graph above, resident's appetite for additional houses over the next 10 years, shows that:

- 34.5% want up to 10 new houses, half the historic rate of growth, but the rate proposed in COM1
- 34.5% want up to 20 new houses, equivalent to the current rate of growth and double the COM1 rate
- 14% would propose an increase in housing development of up to 30 houses
- 6% would be willing to see the rate of development potentially double
- 2% would be willing to see more than 41 new houses.
- 10% selected other and provided a comment (see below)

<sup>1</sup> Ref COM1 Para 5.39

In summary, there is an appetite across 70% of residents for between 1 - 10 houses which could reflect a minimum of a 50% reduction in new houses. Of this 70%, half were willing to see 11 – 20 new houses, potentially a doubling of the historic rate of growth over the next 10 year. This also equates to the number of new houses to meet the needs of TVBC from Rural Communities through infilling as identified in Para 5.39 of COM1.

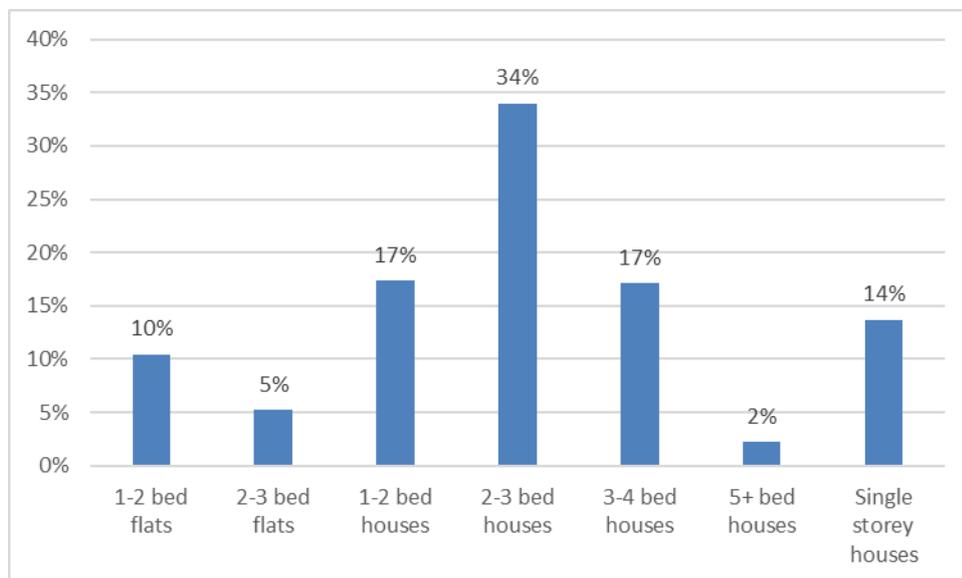
There was no option for “No More” – but residents had the option of selecting “other” and providing a comment in the comment box. Analysis of the 44 respondents who selected this option, reveals that 13 stated “no more” housing. Of the balance, from comments made, some 8 could be assumed to want expansion in the 1-10 range, and 5 a rate of 10-20. The balance made no proposal on a rate of expansion, commenting only on the type of housing.

Recent applications for new build developments in the Parish include:

Application #	Proposed development	Status
<b>Balksbury House Balksbury Hill Upper Clatford SP11 7LW</b>	Demolition of existing prefabricated garage, replacement with garage and workroom and a single bedroom and bathroom adapted for a disabled person	PERMISSION subject to conditions & notes
<b>Poplar Vale Foundry Road Anna Valley SP11 7LX</b>	Erection of 4 detached dwellings with associated garaging and parking	REFUSE

### UC 3.2 Size of houses

Q14 House types and size: In response to the question what type of houses would be needed in the parish residents gave the following response.

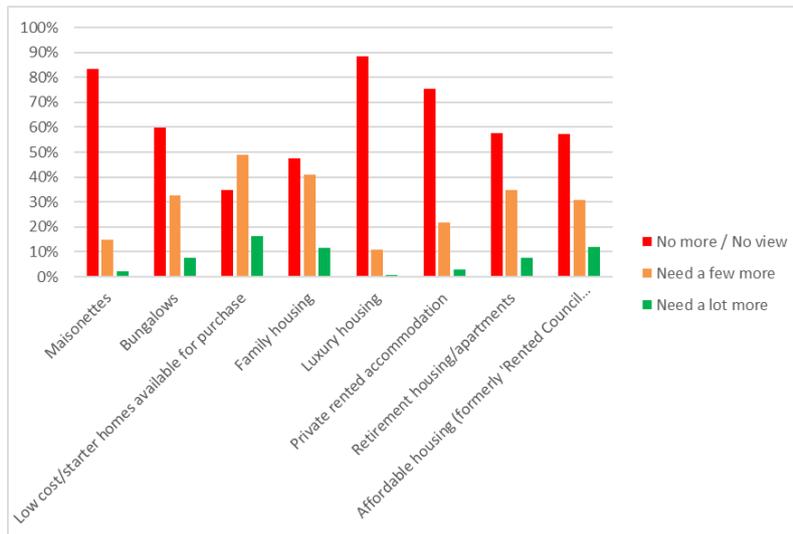


Graph 2: Parishioners response to the scale of new houses

Of 51 comments, 19 specifically requested small retirement houses or affordable homes for young families. There seems to be limited appetite for large houses.

### UC 3.3 Type of housing

In Q11 of the NDP Survey, parishioners were asked how satisfied they were about current balance of housing across the Parish. The response below would indicate that there is little appetite for a lot more of any housing types other than low cost starter homes and affordable housing.

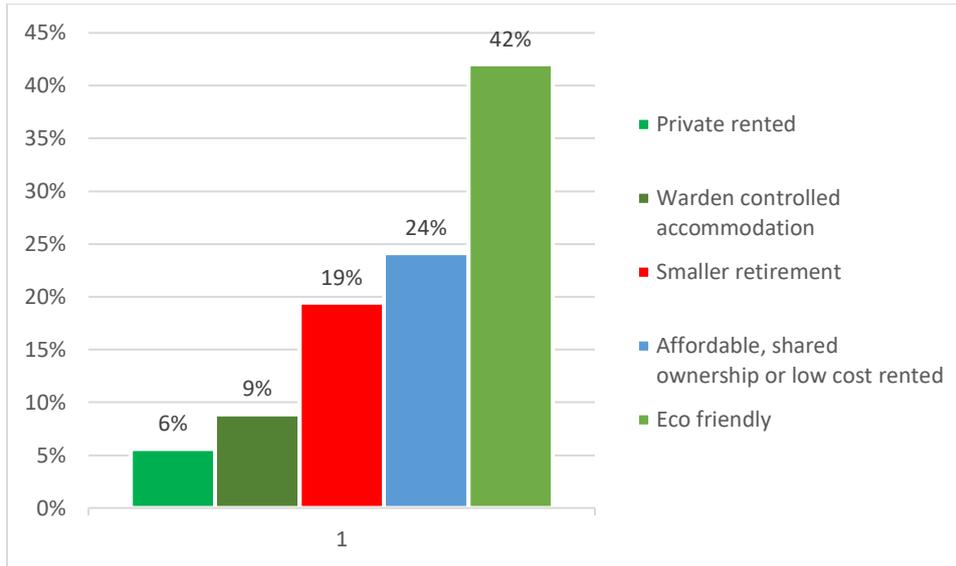


Graph 3: Parishioners response to preferred type of new houses

In summary:

- Strong support (65%) for some more low-cost starter homes
- Support (53%) for more family homes
- Some support for retirement (42%) and affordable housing (43%) and bungalows (40%)
- Lower support for private rented accommodation (25%), maisonettes (17%) or luxury housing (12%)

Parishioners were also asked what type of properties would be supported, and gave the following response which confirmed low level support for more private rented accommodation but more interest in small retirement or affordable homes.



Graph 4: Parishioners response to operational preferences on new houses

The PC has not commissioned a Housing needs survey.

### UC 3.4 Affordable Housing<sup>2</sup>

Currently, within Upper Clatford Parish, there are 52 affordable houses, representing 8% of all housing stock. The information from TVBC<sup>3</sup> on affordable housing requirements is as follows:

Parish	On housing register requiring 1 bed	On housing register requiring 2 bed	On housing register requiring 3 bed	On housing register requiring 4 bed	Total
Upper Clatford	6	7	5	1	19

Table 1: Affordable housing in Parish

This level of demand reflects the village questionnaire response for houses of different sizes. In the last 2 years there have been 6 re-lets of affordable houses

<sup>2</sup> **Affordable housing** is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. ... Homes that do not meet this definition of affordable housing, such as 'low cost market' housing, are not considered affordable housing for planning purposes (

<sup>3</sup> Personal communication from Sarah Hughes, NDP Support Officer, TVBC.

## Proposal

### Proposal

- Wherever appropriate, support should be given to development that is compatible with the Local Plan and meets the key Parish planning objectives that there should be no new development in the Gap and that new houses should be within the existing Settlement boundary.
- Further consultation to establish parishioner's preferences on limiting development to maintain the current size and scale of settlements across the Parish and the wishes of some for affordable housing for young and older members of the community. An option would be a Housing Needs survey.