

## Progress on Rural Exception Sites

Hart District Council

2009/10

Setting out the current progress in working with  
parishes to develop rural exception sites

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## Introduction

This document details the progress made so far in working with Parish Councils to bring forward much needed affordable housing in rural areas of the district. Hart is part of the HARAH (Hampshire Alliance for Rural Affordable Housing) partnership which has been set up between a number of authorities across Hampshire in recognition of the need for, and difficulties in, delivering rural affordable housing. For more information on this see [www.harrah.org.uk](http://www.harrah.org.uk).



## Background

Hart, as the statutory housing authority for the area, has a duty to carry out its strategic housing role. This role consists of five key elements:

- Assess and plan for the current and future housing needs of the population across all tenures
- Make best use of the existing housing stock
- Plan and facilitate new supply
- Plan and commission housing support services which link homes and housing support services
- Work in partnership to secure effective housing and neighbourhood management on an on-going basis (CLG, Strategic Housing Role, Sept 2008)

### Links to corporate aims

- One of the key priorities for Hart District Council, set out in the Hart Corporate Plan 2007-2011, is to ensure an adequate supply and choice of affordable housing to meet the needs of local people.
- The Hart Housing Strategy 2008-2011 sets out the strategic priority to increase the supply of affordable housing

## What is a Rural Affordable Housing?

Rural affordable housing is housing which is provided in rural parishes for local people who would not otherwise be able to find an affordable place to live locally through the general housing market. The housing is strictly for local people and the local connection criteria are specified in a legal agreement attached to the planning permission (called a Section 106 agreement). The agreement also ensures that all future lettings or shared ownership sales have to meet the same local connection criteria as when the homes were first built.

## Planning Policy for Rural Affordable Housing

One way of providing affordable rural housing is to develop on rural exception sites. These are sites that are adjoining existing settlements and would not normally be available for development. Planning permission is only given if the housing provided is affordable housing needed in the area.

### Rural exception sites:

*“A rural exception site policy enables the authority to allocate or release small sites within and adjoining existing small rural communities, which may be subject to policies of restraint, such as Green Belt, and which would not otherwise be released for housing, but only in order to provide affordable housing to meet local needs in perpetuity.” – PPS3.* The requirements for a rural exception site are set out in the Local Plan, RUR22. In Hart for the purpose of policy, rural communities are all settlements other than the urban areas of Fleet, Yateley and Blackwater/Hawley.

## About this document

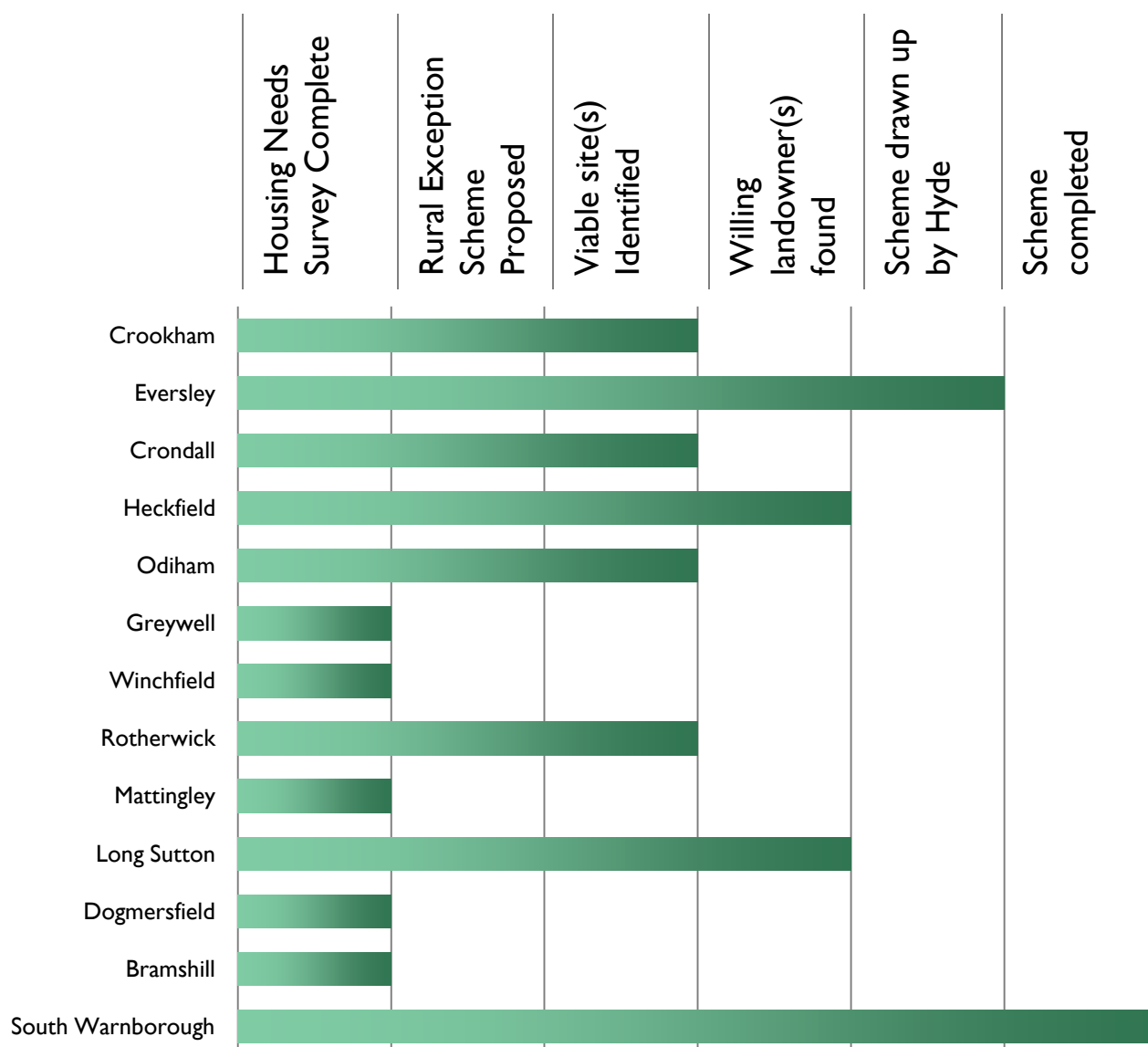
This document has four sections that set out the current situation and progress with regards to rural affordable housing in Hart:

- 1. A snapshot of the current progress overall**
- 2. An update on the current priority parishes**
- 3. A summary of completed housing needs surveys** – if you require more detail on this contact us on the details at the back of this document. The survey collects primary data from local residents and is based on housing need not preference.
- 4. A study on the current housing stock in each parish** – this gives an impartial view of the current housing profile of each parish.

The document is based on information about the district before April 2010 and therefore does not take into account subsequent changes to the parish boundaries within the district and the creation of new parishes. These changes are unlikely to have an impact on the findings of the report with regards to rural housing need as the majority of new parishes are in the urban areas.

## I. Current progress on Rural Exception Sites in Hart

The following shows a summary of the progress made since 2005 on bringing forward Rural Exception Sites in the Hart district.



## 2. Current priority rural parishes:

The following parishes are identified by Hart as either being priority sites through their comparatively high level of housing need (see page 6) or have been promoted locally to meet the needs of local residents. The following sets out the current status and next steps within these parishes.

### Crondall parish



Crondall was found to have the second highest need for affordable housing in rural areas after Odiham parish in the 2006 Housing Needs Surveys undertaken. The housing register has continued to show significant need in the parish and since 2001 there have only been 4 affordable housing units built in Crondall Parish. The creation

of Ewshot parish is unlikely to have much of an effect on the housing need in Crondall as most of this need was found within the Crondall settlement. In December 2008 the parish council felt unable to support a rural exception site based several concerns and Hart will seek to explore ways in which these concerns can be overcome.

### **Crookham parish**



The Rural Housing Needs Surveys completed in 2008 found a need for 20 affordable homes of which 17 were to be for rent. The Strategic Housing Land Availability Assessment (SHLAA) has identified a number of sites near Crookham which would provide a mix of general needs housing and so rural exception work is on hold until the outcome of the SHLAA is known.

### **Eversley parish**



Eversley has had Rural Housing Needs Surveys completed in 2006 and in 2008. The latest found the need for 15 affordable homes for rent and shared ownership. This is supported by the housing register data which over 2009 had 14 – 15 applicants residing in Eversley parish. The parish have given support to a scheme and the developer Hyde Martlet is currently working with the landowner agree a deal on the favoured site before submitting a planning application.

### **Heckfield parish**



The Rural Housing Needs Surveys completed in 2006 found a small need for and affordable housing scheme of five units in the area with six households residing in Heckfield on the housing register as of November 2009. The local school trust has proposed a site and a revised housing need survey has been sent out, the findings of which are to be taken to the Parish Council in July 2010.

### **Long Sutton parish**



The Rural Housing Needs Surveys completed in 2006 found the need for 8 affordable homes in Long Sutton, five for rent and three shared ownership. This is supported by the figures from the Hart housing register which has found the need for between 8-9 households looking for rented accommodation over the last year who reside in Long Sutton. Further discussions with the parish to decide how the need will be met are necessary.

### **Odiham parish**



The Rural Housing Needs Surveys completed in 2006 found Odiham parish (which includes the settlements of Odiham and North Warnborough) to have the greatest affordable housing need of all those parishes surveyed. Two schemes for older people that include affordable housing have been given planning permission recently which will deliver 17 affordable homes, but there is still a need for family housing. The parish council have investigated 7 sites and further work on 3-4 of these will be carried out to assess their potential as a possible site.

### 3. Results of the Rural Housing Needs Surveys

Parish	Year of latest study	Need	Suggested mix				
<b>Crookham</b>	2008	A need for 20 units, comprising of 17 rent and 3 shared ownership	1	2	3	4+	
			Bed	Bed	Bed	Bed	
			Rent	7	6	3	1
			S/O	2	1	0	0
<b>Eversley</b>	2008	A need for 15 units, comprising of 11 rent and 4 shared ownership	1	2	3	4+	
			Bed	Bed	Bed	Bed	
			Rent	3	5	3	0
			S/O	1	2	1	0
<b>Crandall</b>	2006	A need for 26 units, comprising of 10 rent and 16 shared ownership	1	2	3	4+	
			Bed	Bed	Bed	Bed	
			Rent	3	4	3	0
			S/O	5	6	5	0
<b>Heckfield</b>	2006	A need for 5 units, comprising of 3 rent and 2 shared ownership	1	2	3	4+	
			Bed	Bed	Bed	Bed	
			Rent	1	1	1	0
			S/O	0	1	1	0
<b>Odiham</b>	2006	A need for 45 units, comprising of 21 for rent and 24 shared ownership	1	2	3	4+	
			Bed	Bed	Bed	Bed	
			Rent	6	9	6	0
			S/O	9	9	6	0
<b>Greywell</b>	2006	A need for 7 units, comprising of 5 rent and 2 shared ownership	1	2	3	4+	
			Bed	Bed	Bed	Bed	
			Rent	2	2	1	0
			S/O	0	1	1	0
<b>Winchfield</b>	2006	A need for 7 units, comprising of 4 rent and 3 shared ownership	1	2	3	4+	
			Bed	Bed	Bed	Bed	
			Rent	1	2	1	0
			S/O	1	1	1	0
<b>Rotherwick</b>	2006	A need for 6 units, comprising of 3 rent and 3 shared ownership	1	2	3	4+	
			Bed	Bed	Bed	Bed	
			Rent	1	1	1	0
			S/O	1	1	1	0
<b>Mattingley</b>	2006	A need for 4 units, comprising of 2 rent and 2 shared ownership	1	2	3	4+	
			Bed	Bed	Bed	Bed	
			Rent	1	1	0	0
			S/O	0	1	1	0
<b>Long Sutton</b>	2006	A need for 8 units, comprising of 5 rent and 3 shared ownership	1	2	3	4+	
			Bed	Bed	Bed	Bed	
			Rent	1	3	1	0
			S/O	1	1	1	0
<b>Dogmersfield</b>	2006	A small need identified that could be met elsewhere					
<b>Bramshill</b>	2006	A small need identified that could be met elsewhere					
<b>South Warnborough</b>		Scheme delivered in 2007. 8 homes built 6 rented and 2 shared equity.					
<b>Hartley Wintney</b>	2003	Survey carried out by the Parish Council found a need for 41 units	The development at Dilly Lane will contribute to this. Although it will be general needs housing and will not include a local connection to Hartley Wintney requirement.				

Source: Rural Housing Needs Surveys done by Community Action Hampshire

## 4. Analysis of affordable housing stock provision for Hart by Parish

Parish	Total number of dwellings (Hart LLPG Sept 2009)	Of which affordable housing stock (Nrosh extract 20 Nov 2009)	Percentage of affordable housing stock in Parish	Percentage of households in Parish on Housing Register (30 Nov 2009)	Number on the register (Hart Housing Register data 30 Nov 2009)	Number on the register (Hart Housing Register data 31 Mar 2009)	Change from 31 Mar to 30 Nov
Blackwater And Hawley	2420	73	3%	3%	63	63	0
Bramshill	105	3	3%	0%	0	0	0
Crandall	1285	114	9%	4%	46	40	+6
Crookham Village	1624	143	9%	3%	47	46	+1
Dogmersfield	124	3	2%	0%	0	0	0
Eversley	642	55	9%	2%	14	15	-1
Fleet*	13574	1250	9%	3%	345	338	+7
Greywell	101	8	8%	3%	3	1	+2
Hartley Wintney	2256	329	15%	3%	74	69	+5
Heckfield	149	16	11%	4%	6	4	+2
Hook	3131	393	13%	3%	88	79	+9
Long Sutton	205	21	10%	4%	8	9	-1
Mattingley	248	13	5%	1%	3	3	0
Odiham	2083	225	11%	3%	59	65	-6
Rotherwick	226	5	2%	0%	0	2	-2
South Warnborough	258	37	14%	1%	3	4	-1
Winchfield	259	2	1%	0%	1	1	0
Yateley	7995	612	8%	3%	218	222	-4
Outside Hart	n/a	n/a	n/a	n/a	596	440	+156
<b>Total</b>	<b>36685</b>	<b>3302</b>	<b>9%</b>	<b>2%</b>	<b>1574</b>	<b>1401</b>	<b>+173</b>

\*Unparished area of Fleet aggregated for report. Report prior to parish boundary changes in April 2010

### Wider comparison of affordable housing stock provision

Area	Percentage of total stock which is affordable housing
England	18%
South East	14%
Hampshire	15%
Geographic Neighbours	13%
Cipfa Nearest Neighbours	12%
<b>Hart</b>	<b>9%</b>

(Source CLG: HSSA 2008 data)

### Conclusion

Our rural housing strategy sets out the aim to deliver 30 rural affordable homes in a 3 year period (6.ii). This is not currently being met as the last rural affordable scheme developed was in South Warnborough. We will continue working in partnership with parishes in order to achieve this aim and meet our statutory duty to ensure the supply of affordable housing.

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