

HOUSING POLICIES

INTRODUCTION

IMPLICATION AT LOCAL LEVEL:

The Parish of Bramshott and Liphook has a population of around 8477 residents living in 3532 households (figures from 2011 census) with the majority of dwellings within the main settlement of Liphook. With the current approved housing developments the population of the Parish is likely to exceed 10000 residents by 2021. The Parish is split between two Local Planning Authorities, approximately one third of the area is controlled by the South Downs National Park Authority and the remaining two thirds controlled by East Hampshire District Council.

Liphook is designated as a Large Local Service Centre, its facilities serving both the residents within the main settlement policy boundary and those who live in the smaller outlying hamlets of Bramshott, Griggs Green, Conford, Passfield and Hammer Vale. The wide range of basic services and facilities within the village centre, good transport links and the excellent schools within the parish mean that Liphook is classed as a socially and economically sustainable settlement.

Liphook is subject to a number of environmental and landscape constraints limiting growth potential. It is constrained by the potential for adverse recreational impacts on internationally designated biodiversity sites, including the SPA and SAC at Woolmer Forest (part of the Wealden Heaths Phase II SPA and SAC) and any adverse landscape impacts on the South Downs National Park. However this could be regarded as a positive, providing opportunities for tourism, enhanced economy, health and wellbeing of the community and enhancing biodiversity and a better understanding of the natural environment.

The combination of the above, together with easy access to London and Guildford to the north and Portsmouth and the coast to the south, by either rail or road, access to good schooling as well as the beauty of the surrounding countryside have made the Parish a highly desirable place to live. This has driven up house prices and it is now an expensive place to live. Young people and first time buyers on average salaries find it difficult to afford homes in the Parish.

Market housing has responded to market demand but this has resulted in a limited number of smaller homes for groups such as those who want to remain in the Parish, but wish to downsize as they get older, first time buyers who wish to remain close to family and require starter homes and those with a Parish connection requiring affordable accommodation. New development needs to reflect that demand in the type and size of dwellings built.



COMMUNITY FEEDBACK ABOUT NEW HOUSING DEVELOPMENT AND POSSIBLE OPPORTUNITIES

The main comments voiced during our first two community consultation events that affect the location and type of new development were:

- *The impact on the historic conservation area of the Square from the traffic generated by any new development.*
- *The need to maintain and enhance the strong sense of community within the Parish.*
- *The lack of affordable housing, either coming forward on housing developments within the Parish or that funding for affordable housing within the Parish was being directed outside of the Parish to other communities within East Hampshire.*
- *Respecting the views of residents within the outlying hamlets of the Parish, with regard to the needs for community facilities and the opportunities for small scale development to enhance their community.*
- *Increasing the provision of sports and recreation facilities and community open space.*
- *Opportunities for the provision of small industrial units and units for start-up and rural based businesses.*
- *Ensure any new housing reflects local design features. It is in harmony with and reflects its immediate local environment in terms of layout, density, access and public open spaces.*
- *Establishing opportunities for a green corridor around or through the village of Liphook to encouraging health and wellbeing by both creating new and linking existing foot and cycle paths around the village.*
- *Maintaining and enhancing retail provision.*

POLICY AIMS & OBJECTIONS = VISION:

The aim and objective of the following Housing Policies are to ensure any new housing developments contributes to the identified local housing needs of the Parish, whilst having regard to affordability, design, and sustainability. Any new development must respect our local environment, natural and built, both of which contribute to the quality of life for its residents, and have a positive impact on the Parish of Bramshott and Liphook.



HOUSING POLICIES



H1 - Provision of Affordable Housing for Local People

POLICY

H1.1

All new developments that result in a net increase of 10 dwellings or more will need to supply 40% of the dwellings as Affordable Housing. (Affordable Housing definition for this policy will be that from the National Planning Policy Framework). 50% of the Affordable Housing provided on each site being restricted to occupancy by persons with a local connection to the Parish of Bramshott and Liphook, subject to residency and employment qualifications.



EXPLANATION & REASONING

In order to help retain the existing strong sense of community within the Parish a proportion of new affordable dwellings should be restricted to occupancy by persons with a local connection to the Parish of Bramshott and Liphook. This can be achieved by legal agreement with the relevant local planning authority.

This policy can be waived by the local planning authority if a lack of local need is demonstrated. A lack of local need will have been demonstrated if the property has not been allocated/tenancy agreement initiated after 6 months of the property being released by the developer or no occupier, with a local connection to the Parish, can be found from either Local Planning Authorities most recent Housing Needs Assessment or Hampshire Home Choice register.

For the purpose of this policy a local connection is classed as either by residency or by employment and is defined as follows:

Residency Qualification:

- Have been resident in the parish for 12 continuous months at the time of application or
- Have lived in the parish for 3 out of the previous 5 years or
- Have close family (mother, father, sibling, adult children or grandparent) who have been resident for 5 continuous years and continue to be resident in the parish.

Employment Qualification:

An individual will be considered to have a local connection if he/she or his/her partner is in employment that meets all of the following criteria:

- The office or business establishment at which a person is based or from where their work is managed is within the parish and
- Is in paid employment and
- Works a minimum of 16 hours per week and
- Has been employed for a minimum of 12 continuous months at the time of their application and is currently in employment and
- Has a permanent or fixed term contract or is self-employed

New developments will have a mix of types of affordable dwellings, including single story and starter homes, to ensure that the local Parish demand is met.



H2 - Affordable Housing

H2.1

Affordable housing shall be provided on-site. Only where it can be demonstrated that exceptional circumstances exist will provision off-site be allowed or the payment of a financial contribution made (equivalent in value to it being provided on-site).

H2.2

Efforts should be made to ensure that contributions for affordable housing are directed to sites within the parish of Bramshott and Liphook.

H2.3

Affordable housing of one and two-bedroom properties should be located as close to the centre of the main settlement, in order to reduce vehicle use and to ensure easy access to facilities.

H2.4

New developments should have a mix of types of Affordable Housing to ensure that the local Parish demand is met. Although the main demand for Affordable Housing is for one and two-bed units in order to maintain local character and architecture consideration should be given to the location of the proposed development site, the size and type of market housing proposed and the size and type of adjoining developments when considering the size and type of affordable properties. Semi-Detached and terrace houses and bungalows are preferred house types for affordable housing. Semi and terraced houses should always be of the same tenure. Coach houses are only acceptable if the garage below is part of the property and allocated to the same household. Affordable housing dwelling types will be agreed between developer, registered provider, local authority and neighbourhood development plan group.

H2.5

Affordable housing should complement both the proposed and adjoining development and be indistinguishable from market housing, and in line with government guidelines should be pepper potted throughout the development.

H2.6

On development sites of 20 homes or more 5% of the total homes shall be available for sale as self-build and custom house-building plots whilst there is an identified need within the Parish of Bramshott and Liphook. (Reflecting East Hampshire District Council Draft Local Plan Policy DM8.1)

EXPLANATION & REASONING

Affordable Housing includes social rented, affordable rented, shared ownership, low cost starter homes and self-built plots (Affordable Housing definition for this policy will be that from the National Planning Policy Framework).

This type of housing is available to specified eligible households whose needs are not by the market.

The Hampshire Home Choice holds the current Affordable Housing Register for the Parish of Bramshott and Liphook. East Hampshire District Council and the South Downs National Park Authority have undertaken the most recent Housing Needs Assessments in our area and their findings are available in their relevant Local Plans



HOUSING POLICIES



H3 - Rural Affordable Housing

H3.1
Rural affordable housing will be permitted to meet the needs of outlying hamlets on rural exception sites, that is unallocated land outside the main settlement policy boundary of the Parish of Bramshott and Liphook but within the built confines of rural hamlets, providing the following criteria are met:

- The applicant, in conjunction with the relevant Local Planning Authority, must demonstrate the existence of a local need which cannot be accommodated in any other way, i.e. no other sites are available within the settlement; and
- The development must be of a scale not in excess of the identified local need; and
- The Local Planning Authority must be satisfied that the long term occupancy of the dwellings can be controlled to ensure that the housing will continue to be available for a local need at an affordable price, and this will be defined by a legal agreement. Proposals to construct dwellings offering a discounted initial purchase price only will not be acceptable. The Local Planning Authority will seek to control occupancy through agreements as appropriate to meet local needs; and
- The development must be capable of proper management by an appropriate affordable housing provider; and
- There is no conflict with environmental protection policies; and
- Any site must be well related to any existing development; and
- Occupancy (rented tenures) will be restricted to a person in housing need and resident or working in the parish of Bramshott and Liphook, or who has other strong links with the parish in line with the community connection criteria as set out by Policy H1, both initially and on subsequent change of occupancy.

EXPLANATION & REASONING

To promote sustainable development in rural areas some housing should be located where it can enhance or maintain the vitality of rural communities.

As well as genuine affordable housing any development of entry level exception sites suitable for first time buyers (or those looking to rent their first home) is also encouraged, provided they meet all other criteria within the relevant Local Planning Authority Local Plan.



H4 - Community Led Affordable Housing and Community Self-Build

H4.1
Applications for community led self-build or custom build schemes, within the Parish of Bramshott and Liphook, will be supported where the location and nature of the proposed development is appropriate to the surrounding context.

H4.2
Self and custom build properties must conform to the quality standards set out in the relevant Local Planning Authority Local Plan.

H4.3
Self and custom build sites will be required to provide the same amount of affordable housing as for any other site, but may do so using alternative mechanisms such as Community Land Trusts.

H4.4
Landowners or developers who have an interest in a site which is allocated for self-build or custom build dwellings may undertake activities to sub-divide the site into plots and provide supporting infrastructure such as roads and utilities. Approval of the site layout/density and size will need to be obtained from the relevant local planning authority prior to these activities taking place and conform to policy H6.

H4.5
Self-build plots made available should respond to the needs of the individuals and groups on the relevant Local Planning Authorities self and custom build register. Plots must be made available and priced and marketed appropriately as self-build or custom-build plots for at least 24 months.

H4.6
Detailed planning permission for self-build or custom build dwellings should only be granted where applicants:

- Demonstrate that they have a local connection as defined in Policy H1, and
- Undertake a section 106 agreement that the occupancy of the dwelling will be restricted to people with a local connection (defined in Policy H1), in perpetuity, or
- Undertake a section 106 agreement that they will live in the property once it is complete and
- Undertake a section 106 agreement that once the development has commenced that they will complete the building of the dwelling within two years.

EXPLANATION & REASONING

The Government has established a custom-build programme that seeks to increase the level of self-build or custom-build schemes coming forward across the country. East Hampshire District Council and the South Downs National Park Authority hold a register of those wishing to participate in this scheme.

These schemes add to the variety of type and design of housing and, in addition to providing a different option for those wanting their own home, add to local architectural character and improve the quality of the built environment



H5 - Specialist Housing

- H5.1**
Proposals for small scale specialist housing will be supported where:
- There is a clearly identified need within the local community;
 - Sites are appropriately located in terms of access to facilities, services and public transport;
 - It will not lead to a concentration of similar uses that would be detrimental to the character and function of an area and/or residential amenity;
 - It will not significantly impact on the capacity of public services, including health and social care;
 - It can be demonstrated that the development is designed and managed to provide the most appropriate types and levels of support to its target resident;
 - If the proposal is for conversion of an existing building, the policies within the relevant Local Plan addressing the loss of an existing use are complied with;
 - It can be demonstrated that revenue funding can be secured to maintain the long-term viability of the scheme;
 - The scheme is supported by the relevant statutory agencies.

H5.2
Large scale new residential developments will be expected to consider the incorporation of specially designed housing/specialist accommodation, in line with the above criteria.



H5 - Specialist Housing Continued...

H5.3
Proposals that may result in the loss of specialist housing or accommodation will not be considered acceptable unless it can be demonstrated that there is no longer a need for such accommodation in the parish of Bramshott and Liphook or alternative provision is being made available locally through replacement or new facilities.

EXPLANATION & REASONING

In creating a sustainable and inclusive community the housing needs for all people should be considered and provided for wherever possible. Whilst many people wish to have and retain their independence for some there is a need for specially designed and/or managed accommodation tailored to a particular specialist need.

Although the needs of an increasing elderly population needs to be accommodated specialist accommodation is also required to meet the needs of vulnerable people, such as those with physical or mental health issues, such as dementia, people with learning difficulties, single mothers, young people at risk and families at risk from domestic violence. The provision of specialist accommodation can be a positive benefit to the community to fulfil both long term and short term needs.

At a local level this can be achieved by providing a range of different types of housing, including small scale sheltered housing with care support, staffed hostels, accessible housing or housing that is easily adaptable for wheelchair use, and generally homes for older people, vulnerable children and other groups with particular specialist housing needs.

This type of accommodation needs to be located in accessible areas with links to public transport and local facilities and can be achieved either by new purpose built development or conversion of existing dwellings.



HOUSING POLICIES



H6 - Housing Design, Access, Density and Layout

H6.1

All new housing developments within the Parish of Bramshott and Liphook must reflect their immediate local environment in terms of design, density, layout, access and public open space. New development will only be permitted where it would help to establish a strong sense of place, by reinforcing or enhancing the local character, and functions well with its surroundings.

H6.2

New housing development proposals in neighbourhoods of low density (15 dwellings or less per hectare) within the parish of Bramshott and Liphook, or on sites taking access from streets with an average existing density of less than or equal to 15 dwellings per hectare, should meet the following criteria:

- Proposed new extensions, buildings, structures and dwellings should be set back from the road and should respect the height, scale and mass of surrounding or adjacent dwellings, and dwellings on any access roads, and also be of a similar density to those existing dwellings.
- Proposed new dwellings should provide ample private amenity space in proportion to the amount of space that is currently enjoyed by surrounding dwellings and should provide all parking within the plot.
- All development must retain or enhance the sites landscape setting and the wider character of the neighbourhood or street of which it is a part.
- All development should maintain or increase onsite green infrastructure (e.g. trees, hedges, verges) as a means of integrating new buildings/structures with their surroundings and providing natural shade, shelter and benefits for local biodiversity; all new boundary treatments and driveway entrances should reinforce or enhance the character and appearance of the neighbourhood or street.



H6 – Continued...

H6.3

New housing development in a conservation area within the parish of Bramshott and Liphook, or within its setting, will only be permitted where it preserves or enhances the special architectural, historic interest, character and appearance of the conservation area.

H6.4

Development proposals for Gypsy, Traveller and Travelling Show people pitches or plots and ancillary buildings within the parish of Bramshott and Liphook will only be permitted where:

- The site is in an existing location of Gypsy, Traveller and Travelling Show people pitches or plots and the use of the land is of a scale which respects, and does not dominate, the settled community;
- The site is provided with infrastructure such as power, water supply, foul water drainage and recycling/waste management;
- The site can provide opportunities for healthy lifestyles for residents;
- The use of the land will not result in an unacceptable adverse impact upon local amenity, the existing character of the area and the natural and historic environment;
- Ancillary buildings are of an appropriate scale and size and should not be capable of being used as or converted to a bricks and mortar dwelling.



EXPLANATION & REASONING

The Parish of Bramshott and Liphook slowly developed over the centuries but in the last 150 years, since the arrival of the railway in 1859, development quickened and since the 1950s many new housing developments took place.

The parish has many types of housing ranging from small cottages and large estate houses in our rural hamlets to high density “modern housing estates” built over the last 20-30 years. The centre of the village of Liphook is a protected historic conservation area and as such needs special protection.

There are also areas of housing classed as “Areas of Special Housing Character” under the East Hampshire District Draft Local Plan due to their distinct style, layout and density, they have a positive effect on the character of the parish and should be protected and enhanced.

The parish has a well-established Gypsy, Traveller and Travelling Show people community and should it need to provide new sites and plots they should be provided in an already existing community, to ensure there are no conflicts with unauthorised occupation and applications on unsuitable sites, especially on green fields and in the countryside.



H7 - Site Specific Housing Policies

The Bramshott and Liphook NDP Steering Group have decided not to allocate sites for housing within the parish of Bramshott and Liphook. They have, however, decided to generate Site Specific Housing Policies for any new housing site allocated within both the Local Planning Authorities new Local Plans. This will provide a strong linkage between both the East Hampshire District Council and South Downs National Park Authority Local Plans and the Bramshott & Liphook Neighbourhood Plan and enable the community to have input into any new housing development sites.

The Site Specific Policies will include, but not be limited to;

- Site layout
- Access routes
- Building heights
- Form and massing
- Site density
- Boundary treatments
- Connections beyond the site
- Internal landscape treatment
- Preferred architectural approach
- Housing mix

South Downs National Park Authority (SDNPA)

The final draft of the SDNPA Local Plan 2014-2033 is currently (February 2019) in its final pre submission draft and out for public consultation after initial government inspection. The plan does not allocate any new housing sites within the Parish of Bramshott and Liphook, therefore at this time no site specific housing policies will be generated. Should the South Downs National Park Authority Local Plan allocate new housing sites within the Parish in any future reviews, site specific housing policies will be generated for those sites accordingly during our own Neighbourhood Plan review process.

East Hampshire District Council (EHDC)

The first draft of the EHDC Local Plan 2017-2036 is currently (February 2019) in its first public consultation. The plan has allocated two new housing sites within the Parish of Bramshott and Liphook, LIP012 land west of Headley Road (36-40 dwellings) and LIP017 Chiltley Farm (100 dwellings). Once the new EHDC Local Plan is in its final draft (expected Summer/Autumn 2019), and any new allocated housing sites have been finalised, we will generate site specific policies for any confirmed new allocated housing sites. Should the EHDC Local Plan allocate new housing sites within the Parish in any future reviews, site specific housing policies will be generated for those sites accordingly during our own Neighbourhood Plan review process.