

Wellow Neighbourhood Plan 2016 - 2036

Future housing provision

Introduction

1. This paper lays out the evidence and reasoning for the provision of future housing need in Wellow Parish for the period up to 2036. It has been prepared in support of the *Wellow Neighbourhood Plan, Policy WP-H1 – Housing Need* and expands on the account given in the preamble to the Policy in the Plan. It needs to be read in conjunction with the Housing Needs Assessment (HNA) and Housing Needs Survey (HNS) available at the same web location as this paper.

Background

2. Since the 1990s, housing in the Parish has largely come forward on small scale sites, many of which have been within the settlement boundaries. In addition to infill and redevelopment sites within the settlement boundary, the Housing Needs Assessment (HNA), Housing Needs Survey (HNS) and public consultation has highlighted that there is an additional need to provide dwellings to specifically meet local housing needs. The housing need priorities for the Parish are:
 - First time buyers – at a discount - House prices are unlikely to be affordable for first-time buyers on average incomes;
 - Older persons seeking to downsize into a property which is adaptable for the future;
 - Affordable homes (The housing Department at TVBC have confirmed in writing that at the time of writing, they would like to see at least 9 affordable dwellings to meet local needs)
 - Housing for young families
3. A clear need was expressed by residents during the consultation process for:
 - Bungalows (for those seeking to downsize)
 - Smaller dwellings 2 -3 bedroom

Assessment of future housing requirement

4. The HNS concluded that if the Parish were to take a “fair share” of the Test Valley Borough housing requirement (which is proportionate to the number of existing dwellings and population in each of the rural parishes of ‘Northern Test Valley’), and then factoring in locally specific considerations (and constraints) and relevant market signals, this would amount to a requirement in the Parish of 3.2 dwellings per annum or 80 additional dwellings up to 2036.
5. There is concern however that due to a difference in Local Plan period end dates between the current Test Valley Borough Local Plan of 2029 and the New Forest National Park of 2036 and the need to be in general conformity, this could lead to a mismatch in housing provision requirements in the Parish.
6. This Neighbourhood Plan has a period up to 2036 to tie in with the New Forest National Park Local Plan. However, as there is uncertainty after 2029 for that part of the Parish within Test Valley, it is considered that a phased approach to housing delivery within the next five years would provide more certainty and tie into the Test Valley Borough Local Plan period ending in 2029.

Wellow Neighbourhood Plan – Future Housing Need

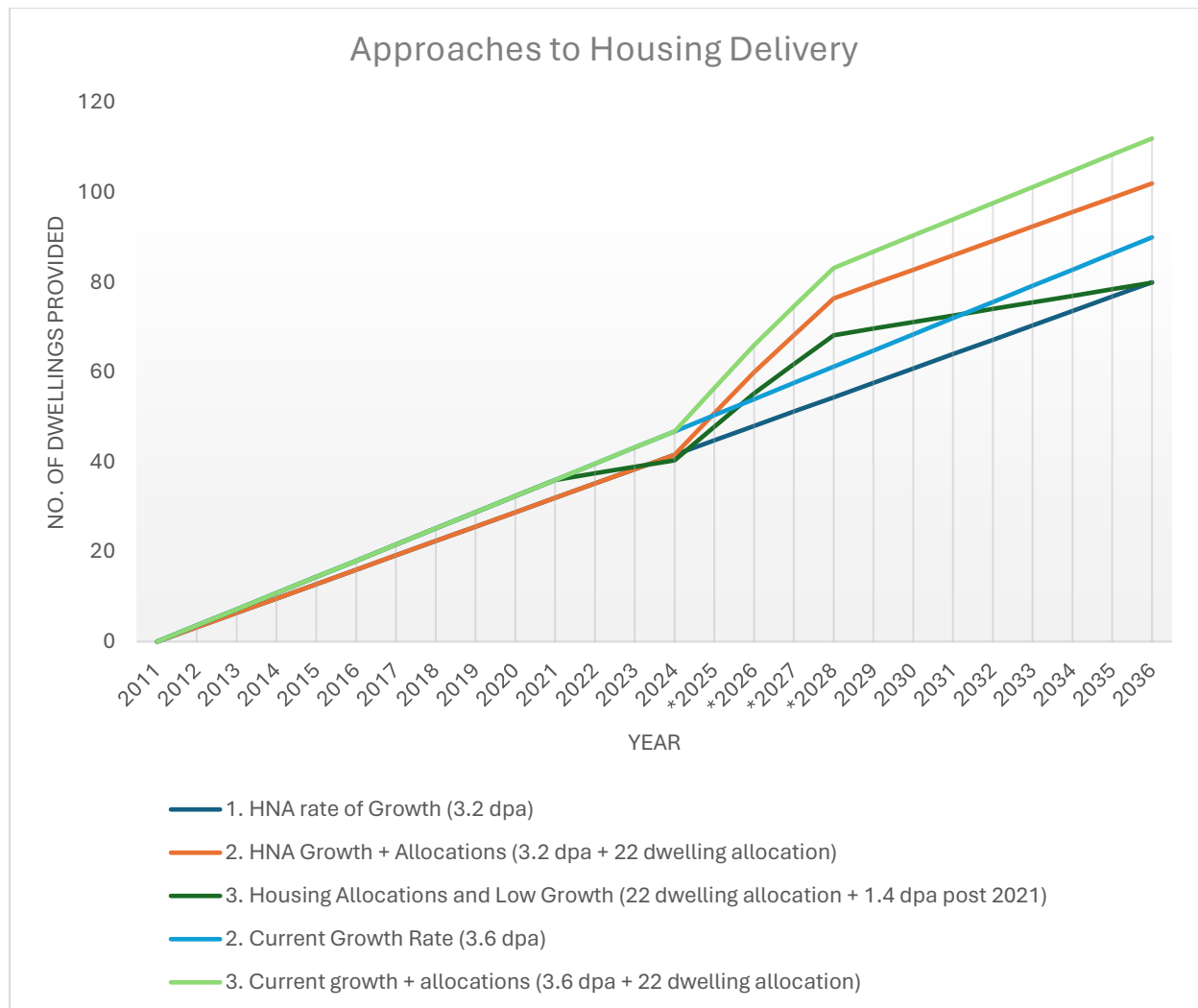
7. At this time, a review of the Neighbourhood Plan will be required, as the new Test Valley Borough Local Plan will be in place and the Neighbourhood Plan housing number and phasing should be reassessed to ensure that the projected delivery and requirements remain in conformity with the Local Plans covering this area.
8. The current number of existing dwellings constructed and committed in the Parish has been measured by looking at how many new dwellings have been constructed (or with extant permission), between 2011 to 2021 (date of HNA). In this regard, at last assessment in February 2021, approximately 36 new dwellings had already been built (all within the TVBC area solely and not the New Forest).
9. Table 1 below highlights the number of dwellings required based on the HNA up to 2029 and then projected beyond if matters remain unchanged. It then highlights the number of dwellings that would need to be allocated once existing commitments have been considered.

HOUSING REQUIREMENT	
A) Housing Need 2011-2036 (based on HNA Feb 2021)	80
B) Dwellings built 2011-2021 (i.e. up to date of HNA)	36
C) Outstanding requirement 2011-2036 (A-B)	44
SUPPLY	
D) Neighbourhood Plan Allocations 2022 – 2036. (NB this will be delivered in phase 1 i.e. up to 2029)	22
E) Remaining windfalls required 2022-2036 (C-D)	22
F) Total Supply 2022 - 2036	44
G) Windfall potential 2022-2036 based on past rates 2011-2021 (3.6 dwellings per annum))	54

Table 1 - Housing Requirements During the Plan Period with a Phased Approach

10. If the current building rate within the Parish were to continue (36 dwellings over 10 years), this would equate to 3.6 dwellings per annum. If this rate were to be projected forward, it would result in a total of 90 dwellings accommodated in the Parish up to the Neighbourhood Plan end date of 2036 (see Figure 1 below).

11. Theoretically therefore, the Parish could meet its targets by not allocating additional housing sites. This however is reliant on further ‘windfall sites’ or unidentified infill and redevelopment sites coming forward, which may not be the case given the existing settlement boundaries.
12. The consideration therefore is how many can the Parish provide for its local need rather than the trend for 4 and 5+ bedroom executive style homes? It would appear reasonable that a mixed approach of allocation to meet local need and organic growth over time would result in housing provision which meets and potentially exceeds the 3.2 dwellings per annum figure set out in the HNA. It provides a mix of dwelling types and a growth level, which is proportionate to the current size of the settlements and the level of sustainability, when balanced with the number of environmental constraints.
13. In view of the above, with housing allocations to meet the first phase requirement to 2029 and continued organic development as an approach to housing provision, gives a sufficiently large buffer (see G in Table 1 above), that even if the build rate should drop to less than half of the current rate, it would still meet the HNA requirement to 2036 (see Figure 1 below).



*It is anticipated the housing allocations would deliver additional housing between 2025-2028

Figure 1 - Housing Provision Projections by Approach

14. It should be noted that a lower rate of building is envisaged due to economic conditions. This approach will allow for an appropriate re-evaluation after the first five years of the NP.
15. The various rates of housing delivery relating to each approach are outlined in Figure 1 above with the HNA rate of 3.2 dwellings per annum as the baseline.
16. Parishioners, were asked if they continued to agree with this approach of allocations of small-scale residential development to meet local needs within the Plan Area. Following public support expressed during public consultation, it was decided to proceed on this basis.
17. Within the proposed housing allocations, at least 9 dwellings should be affordable dwellings (as per TVBC Housing Department requirements), with the remainder open market, but meeting the needs of the priorities of the Parish as set out above.