

Types of Housing Need

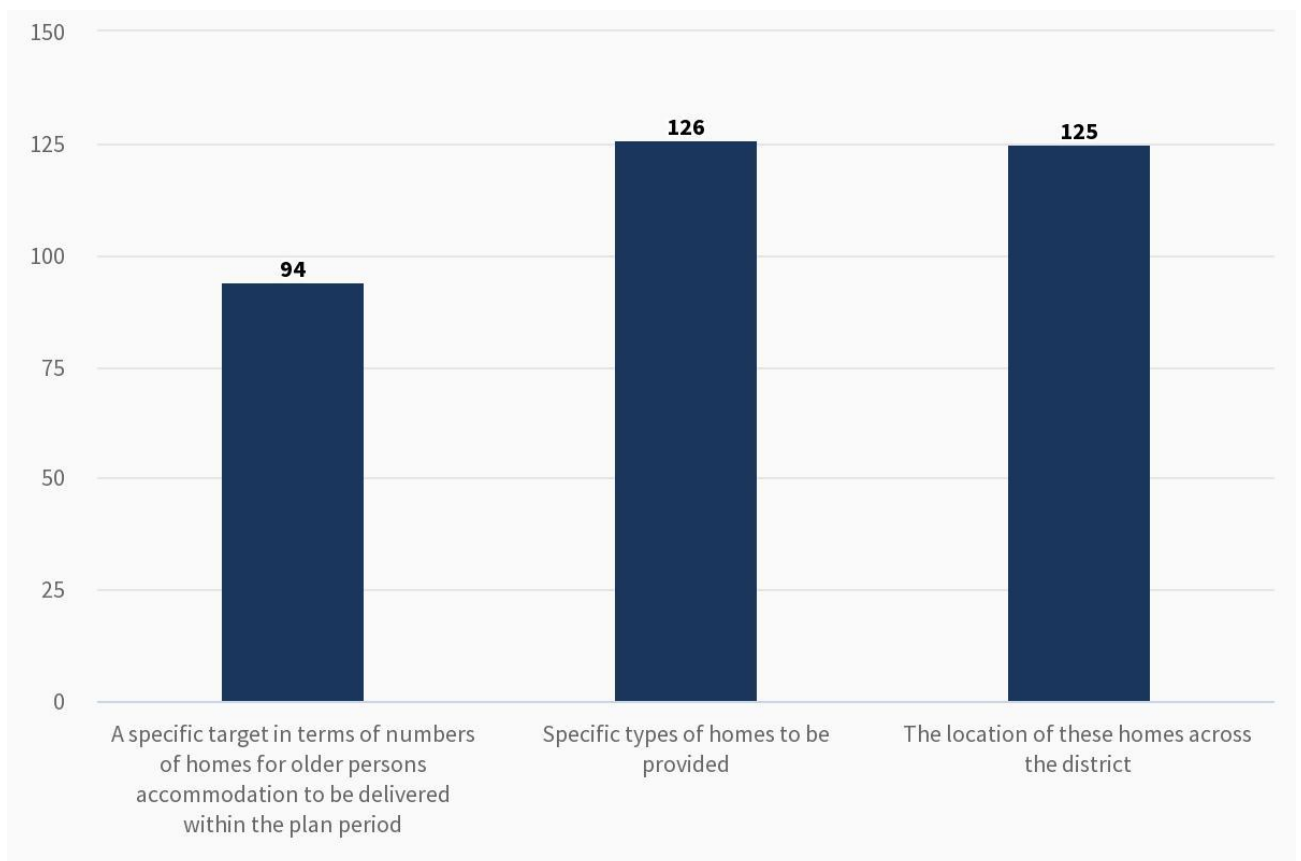
<https://ehdclocalplan.commonplace.is/en-GB/proposals/types-of-housing-need/step1>

HOU1 What should a specific policy on older persons accommodation include? Select one or more options

A specific target in terms of numbers of homes for older persons accommodation to be delivered within the plan period

Specific types of homes to be provided

The location of these homes across the district



‘A specific target in terms of numbers of homes for older persons accommodation to be delivered within the plan period’ was selected 94 times (27%).

‘Specific types of homes to be provided’ was selected 126 times (37%)

‘The location of these homes across the district’ was selected 125 times (36%).

HOU1 What should a specific policy on older persons accommodation include? Select one or more options

A specific target in terms of numbers of homes for older persons accommodation to be delivered within the plan period

Specific types of homes to be provided

The location of these homes across the district

HOU1a Please explain your reasons

Explanations from those who selected 'A specific target in terms of numbers of homes for older persons accommodation to be delivered within the plan period' only.

| |
|--|
| All three are important but as the aging population percentages are increasing proper provision should be made. Older people would not necessarily want the same type of accommodation as first time buyers or affordable homes type accommodation |
| We have 7,200 elderly people living alone in a house in East Hampshire. On average 57% of our houses have 2 or 3 spare bedrooms. We are a retirement community of empty nesters and as such we need to find ways to attract more families into our large houses where the parents can work from home. If we do not do this we will see the values of our properties fall significantly if the developers build more houses. |
| We have forecasts of the expected number of older people over the plan period to 2040. We have no other data to use. We cannot predict what types of homes will be needed - that's largely down to what types of homes people will want to live in and it would be entirely wrong for the Council to attempt to control what types of home will be available even assuming that we know what the futures holds for transport, technology etc especially 17 year hence . Same reasoning applies to deciding now where people will want to live. |
| People are living longer and need housing |
| This approach is the simplest having regard to the fact that the type and form should be more flexibly capable of delivery with just a target number defined. This can be distributed throughout the district as needed. |
| Developers may not build unless the target is set |
| Developers need to have requirements spelt out |
| The forecasts in 2014 are hopelessly wrong. We have built too many houses and if we build any more we will find that we have a lot of empty houses. |
| If we know how many older people there will be we should reflect this. |
| Respond to growing demand in a planned way |

The LPA could include a policy in the local plan that states that at least 20 or 25% of new homes on all sites of 10 or more dwellings should be suitable for occupation by older people. The types of older person housing, such as sheltered housing, should be described in the policy.

HOU1 What should a specific policy on older persons accommodation include? Select one or more options

A specific target in terms of numbers of homes for older persons accommodation to be delivered within the plan period

Specific types of homes to be provided

The location of these homes across the district

HOU1a Please explain your reasons

Explanations from those who selected 'Specific types of homes to be provided' only.

Homes suitable for older pensioners wishing to downsize.

Due to death debt & divorce older people will need smaller 1-2 bedroom houses, bungalows and assisted living

In the 1970s, when my husband started his career as a GP in Alton, councils provided clusters of small homes for old people with a resident warden. That worked brilliantly and seems like a kind of utopia now.

Who even develops bungalows these days, not every older person wants to live in a flat when stairs are an issue, large scale development must include bungalows, they must not consist of just housing and flats to maximise profit

Not all older people want to move to a care home, care at home is a good alternative. Need to have 2 bed accessible accommodation.

More smaller properties which are easily adapted for special needs would mean older people can downsize without needing to move out of their home neighbourhood. Also if new builds are more multipurpose in their design - with a minimum of trip hazards and with wide enough doorways for wheelchairs this makes it much easier for people to stay where they are longer in older age.

Affordability is also required

It is more than just numbers of homes - needs based decisions, inter-generational housing and greater opportunity to live independently for longer needs to be considered

Build smaller one or two bed ground floor homes suitable for young and old people. This will give more opportunities for first time buyers and for those wishing to downsize,

| |
|---|
| <p>which will also have the effect of freeing up family homes. Most older people I know would be happy to downsize if they could find a place nearer to the shops and on a level. The trouble is that developers don't make enough money out of these homes and the council have not considered the freeing up of family homes by downsizing, so the housing mix only ever reflects the new build and not the whole stock calculation. Most old people do not want the old persons accommodation with a warden and all that malarkey until they absolutely have to, so you are missing out on the whole downsize journey that would be far more helpful in getting the right homes built for the communities as they age,</p> |
| <p>Need for smaller houses for older generation to allow them to vacate the larger houses the presently reside in. This would open up more houses for families</p> |
| <p>A variety of suitable homes, such as bungalows, accessible flats, retirement flats, extra care housing facilities and residential and nursing homes.</p> |
| <p>There is a scarcity of two bedroomed single storey homes</p> |
| <p>There seems to be an over estimated demand for housing for older people. In Alton there is so much for sale and new homes being built for older people but we have an ageing population that is remaining fitter for longer. By designating certain types of housing for certain portions of the population you limit the opportunities for others. The cheapest housing available in Alton is that for the over 60s. This generation have the good pensions and assets that younger generations are not likely to enjoy and are more likely to be able to afford or already own one or more properties. These age specific developments encourage less integration of the local population which isn't healthy and by having such age restrictions means that others are unable to access suitable housing. Please no more.</p> |
| <p>To encourage older people to move build two bedroom properties so that guests/carers can be accommodated. Make them energy efficient, and not shoeboxes.</p> |
| <p>You need to plan for a mix of housing. No one wants to live in a grey ghetto.</p> |
| <p>You are assuming that any downsizing etc. will occur within the area.</p> |
| <p>The population projections are badly wrong. There is no need for any new houses. There is just a need to manage the existing housing stock.</p> |
| <p>Today many homeowners are forced to stay too long in unsuitable large houses because there is insufficient smaller homes to downsize to.</p> |
| <p>The question is too general to be answered simply. We need to see the trend in types of home required for elderly people. If this shows an above average growth in people in care homes for example then thought needs to be given as to how the care homes will be staffed and where the care home staff will live</p> |
| <p>For those with specific needs, community based, ground floor, single storey homes</p> |

HOU1 What should a specific policy on older persons accommodation include? Select one or more options

A specific target in terms of numbers of homes for older persons accommodation to be delivered within the plan period

Specific types of homes to be provided

The location of these homes across the district

HOU1a Please explain your reasons

Explanations from those who selected 'The location of these homes across the district' only.

| |
|---|
| Old people's homes are already being developed at pace locally. What is needed is social housing and homes for younger people and families instead of the executive homes that are being built around Alton and South Medstead/Four Marks. |
| Accommodation needs to be suitable for three area it is being put in to |
| Having the homes near infrastructure is key |
| Older person homes should be closely linked to infrastructure. More so than the rest of the population |
| Lack of doctors surgeries, and local hospitals, and poor transport link from existing villages like Four marks and Medstead mean great difficulty in utilising needed facilities like hospitals. Suggest new older persons accommodation best placed within areas with good transport, doctors surgeries, and transport links |
| To ensure the plan is sound the need should be identified, and specific sites allocated to accommodate. This will ensure deliverability. |
| As individuals get older, mobility becomes an issue. |
| Not a target as these are usually missed or inappropriate, but locations of homes is important, i.e. near town centres or public transport. Specific old people's homes are less welcome as it means generations don't mix & the homes are denied to younger couples, for instance. |
| People often want to stay in same area but just downsize |
| As an OAP, I do not want to be classified in terms of my housing needs. I want choice. |
| Residents of any age should not have to move to places where only there age is catered for. |
| Don't want to be clustered in one area as aging populations by there very nature flourish with more diverse age groups around them |

| |
|---|
| <p>Older people do not want to be separated from others. Most of the older persons accommodations we have permitted are not inclusive developments, watching older people with children and younger people shows how much they obviously enjoy having the contact. Separate accommodation simply means that the state has to take on the care of older people instead of an inclusive community.</p> |
| <p>Just because a person is at or above retirement age it does not mean to say that they will want to move into a care home or retirement home.</p> |
| <p>There should be a choice of accommodation right across the district based on demographic need</p> |
| <p>To ensure accessibility wherever you live</p> |
| <p>Older persons housing should be incorporated within and be part of, other housing. Specialist out of town developments like Bramshott Place, Liphook have produced ghettos, where many are lonely.</p> |
| <p>Older people are not sheep. They need to have the same choices as other groups. What is the specific policy for the other age groups.</p> |
| <p>Older people should have just as much choice of where they want to live across the district.</p> |
| <p>A policy on the location of homes would avoid the concentration of housing for the elderly in one location and the resultant overload on doctors and social services</p> |
| <p>These need to be close to facilities and support if people chose to live close to such support</p> |
| <p>The 2021 numbers show that not only do we 30% of over 65 but also the peak is well into the 75+ age group. These people need to be clusters for social and healthcare reasons.</p> |
| <p>In my opinion, the district needs to cater more for families and less for older people. More focus should be on building homes for families. No more residential homes or care homes should be built, there are far too many of these developments currently</p> |
| <p>The forecasts based on the 2011 census were badly wrong in that they predicted we needed more family homes and school places. In fact we needed more care homes and medical services.</p> |
| <p>Older people don't want to be restricted as to where they can live</p> |
| <p>Specific homes for where these people live locally, rather than a planned distribution, where little or no call for such accommodation</p> |
| <p>As pointed out in your section about climate change, we need to have a hierarchy when it comes to the way we use energy, which also includes assets such as homes. As such, the primary approach is to be 'lean' i.e. use less - and this should include using less housing, which surely has got to be one of the best ways to limit our impact on the climate? Yes, we need accommodation for older people that is suitable for their needs, no we don't necessarily need to build brand new homes for this (this isn't environmentally friendly). Rather we should be looking to better utilise the existing housing stock - some of which sits empty completely, some of which is vastly underused. The next step in the climate</p> |

emergency hierarchy is then 'be clean' being efficient when using energy and the same can be applied to the housing stock. It is quite possible to take existing homes and recreate them for future needs. I also think we need to think about what those future needs are.... people do not all want to live in McCarthy Homes type units, there needs to be a range of solutions, including those which help older people remain in the communities to which they are connected (lack of social connectedness have the same evidenced impact on health as smoking 20 cigarettes a day)- this means suitable homes in all settlements, not just the likes of Alton! And for those who do wish to 'downsize' where are we with then considering how best to utilise the home that is left? EHDC could step into the market place with partners and seek to realign the home to the future needs of the district which might be two homes or flats!

Whilst it is noted that the projections highlight a growing proportion of people over 65 years in the district, it does not automatically follow that there is a generic older person's home type. It is recognised that there is a need for care homes generally and that it might be logical to seek such a provision as part of a larger allocation. It is also appreciated that smaller homes might be suitable for people looking to downsize and occupy more manageable accommodation. It is important that older people have locational choice to suit their individual needs.

HOU1 What should a specific policy on older persons accommodation include? Select one or more options

A specific target in terms of numbers of homes for older persons accommodation to be delivered within the plan period

Specific types of homes to be provided

The location of these homes across the district

HOU1a Please explain your reasons

Explanations from those who selected more than one option.

Why it should be a mix

| |
|---|
| All factors need to be taken into account |
| All measures are needed to create the impetus and scale of change required. |
| Number, type and location are equally important. |
| All three are important |
| All are relevant. Access to services/hospitals needs to be considered |

| |
|---|
| All are or could be important |
| It is important all of the above criteria are met to ensure that all of District's ageing population is catered for. |
| Need to keep all considerations as they all seem connected and relevant |
| I think all of the above needs addressing . .to give choice ..just because the population is increasing past 65.. there is also that people over 65 compared to past generations are very switched on active young outlook wanting connection and independence ! options and choices to continue living in decent accommodation in areas where they can continue to interact with the local community and keep young and fit !! mentally physically and spiritually |
| A lot of thought needs to be given to addressing the needs of an aging population. All three policies would seem to be linked. Some areas would just not be suitable for an older person eg who has health and mobility problems. |
| A mix of homes for all age groups should be built across the district |
| Any specific policy for older persons must address all three options, which are all necessary to ensure the needs of older people are adequately met i.e. enough homes designed specifically for the needs of the older people, in the right locations with the right facilities, amenities, etc. |
| We recognise that the HEDNA and census data highlights a growing population of over-65s within the district. This is not surprising and reflects a general trend nationally. It is vital, therefore, that adequate provision is made for specialist older-persons accommodation of varying types, informed by evidence. This must be planned for and not left to windfalls. By properly planning for specialist accommodation in this way, there can be certainty that the need can be met in a sustainable manner, focusing older persons accommodation within accessible locations, as is necessary. The Local Plan can ensure that the Tier 1 settlements provide an appropriate share within the 20-Minute Neighbourhood Areas. |
| A mix of homes for all age groups should be built across the district |
| There needs to be a good spread of all types of older person's accommodation right across the district, to cater for a range of needs: Accessible houses/bungalows for independent living Sheltered housing (with warden oversight) for semi-independent living Residential care homes Nursing care homes |

Planning policy / evidence base

| |
|--|
| This should be above the general housing need. |
| Sheer force of numbers. The more suitable the accommodation the better outcome for the elderly and the community as a whole. This needs carefully planning and should not turn into silos but be integrated with other housing plans. We should be looking at models in other countries rather than our current way of dealing with housing for the elderly. |

Developers will not plan for accommodation for older people unless they are forced to do so.

This is the most substantial demographic trend identified in the HEDNA. The needs of this group should be a major focus of the Plan rather than just a 'specific policy'. whole Plan should focus o

It is also noticeable that the forecast increase in the population of '65 and over' is 13,034. Assuming that the average members of these households will be 3 or less that indicates a need for 4344 homes. This suggests that most (if not all) the new housing in the Local Plan should be built for this group. This group is not homogeneous. As it represents such a large percentage of the forecast growth, it is important that policies are designed for each of the component parts – The fit and healthy (who want to down-size) Those that wish to move to a community for senior citizens Care homes Nursing homes.

If you leave it to the developers, but will (and do) build rabbit hutch flats for the elderly without due thought to lowered mobility within and outside the home or the need to outside carers to come in and how they do so. There should be a policy framework on the minimum standards of homes (room sizes, doorway widths, bathroom accessibility and safety, car parking. distance/access to doctor and shops etc.

If these needs are not prescribed developers will seek to get away with building whatever is most profitable for them.

In terms of population, here are no significant differences between the different areas, the exception being the total population of the Southern Parishes, but this reflects this being a smaller part of the district. Age population change projections (table 6.13) should therefore determine what sort of housing needs to be built across the whole district.

The report is flawed as it includes Whitehill and Bordon in the wider more affluent area of Headley, Grayshott, Liphook assumes that an older population is happening in a uniform way across the NE of the district it isnt ! W& B has a younger population as well as some need for older persons, the town is still predominantly housing bands A-C and urgently needs larger 4-5 bed homes to redress this socio - economic imbalance .it already has many 1-2 bed homes.

The other main issue here is do we want our villages in particular to become totally dominated by the wealthy elderly retired generation many who have arrived here to retire in the countryside from London and its environs, this undermines the viabilities of villages, local schools and puts housing prices artificially high way above those that can be afforded by East Hants residents who's families may have lived here or in the villages for generations. The danger is this creates elderly retired enclaves selborne, grayshott, bramshott and headley are cases in point, people retire here in their late 50s and 60s but tend to end up in homes or moving away to be with their families in their 80s and 90s. We need to encourage younger people and families to our villages to keep them and their facilities such as shops, post offices, community centres and pubs. The solution is more affordable housing in our villages but larger family homes in Whitehill & Bordon where there is a preponderance of smaller 1-2 and 3 bedroom units already and a real need for larger 4-5 bed family homes.

It is vital that adequate provision is made for specialist older-persons accommodation of varying types, informed by evidence. This must be planned for and not left to windfalls. By properly planning for specialist accommodation in this way, there can be certainty that the

need can be met in a sustainable manner, focusing older persons accommodation within accessible locations, as is necessary.

All of these criteria could be incorporated in a housing policy for older people. The housing will need to be specific to older persons (eg- ideally single storey, adaptable to assisted living). The location should be spread across the District to provide a distribution of housing for older persons across East Hants. It is recommended that the number or percentage for older people housing is set out in site specific policies and for developments over a certain size.

Target

I agree that a specific target should be set for older persons accommodation. However, unless types of accommodation are specified and general locations identified as part of the overall Local Plan then there is very little likelihood of the targets being met. The target should include a mix of specialised accommodation (care homes etc) and smaller properties for downsizing.

Without a target based on a rational assessment it is difficult to manage and report progress. The homes should be designed to be fit for purpose and in a sensible location e.g. close to sufficient and accessible public transport, medical care and food shops.

Set target of number of homes for the more elderly generation to be delivered

Target can be set once type and location are sorted.

The overall housing target must be broken down into care home and sheltered accommodation provision

Planning should be based on assessments of actual need and resources, not on arbitrary targets

Downsizing

Older residents may wish to downsize but they still would like to have a garden but more likely live in a bungalow within a development of similar homes. Older people are still very active and get involved in many community projects.

Need better availability suitable for people to downsize into if they don't want the retirement complex type thing. Can be very similar to starter home type thing with some minor tweaks. Eg possibility of downstairs only living at some point, stairs suitable to add stairlift to if needed,

We already know the numbers of older people and the rate at which they are getting older. Many want to stay in their own homes until the end thereby blocking housing for others. Staying local and in suitable alternative accommodation would be best. Some way of encouraging downsizing should be considered.

The increase in the number of older people needs provision of appropriate homes for them - and also to enable downsizing for the next generation of families.

Some villages have a more aging community. Housing allowing for 'downsizing' with local facilities to help maintain independence is before the need for sheltered accommodation. beore i

The population is ageing, there is a requirement for small housing (downsizing) freeing up larger properties. Single floor accommodation avoiding stairs, assisted living and care homes.

Older residents typically wish to downsize but not lose independence or a reasonable garden

Many older people start to consider downsizing and a lot of them are living in family homes with two or three bedrooms, whereas when they get older, they want smaller homes, but comfortable homes and usually without stairs! They do however want to remain independent where possible

A wider variety of homes suitable for downsizing, in the local areas, so that older people have choices and need not move away from family or friends or straight into uninteresting alternatives.

Releasing larger houses currently occupied by older people would help the housing situation. It is very difficult to find single storey easy to maintain freehold accommodation. Not all older people want to live in retirement communities and they usually want to stay in the area they currently live or close to relatives.

This will enable the existing population to move from homes that are no longer suitable into specialist older persons housing, allowing larger family sized homes to be released for younger households.

Location / accessibility

The lack of public transport means that it is impossible for older people that do not have a car cannot get about. small houses for either single or two occupancy should be built in all areas.

With an aging population and greater numbers of votes - the Plan should ensure the right accommodation is provided based on the facilities of the area i.e not in rural areas as there is nothing to do other than die.

Small, single-storey homes but possibly in multi-storey buildings with lift access are required. They need to be built within towns, have easy transport links and have good green space nearby.

Ideally, they need to be nearer amenities because of the difficulty of travelling; they need to be the right sort of properties (smaller for downsizing, but that would potentially clash with small families, and also extra care developments where residents own or rent a flat but there's a warden or manager and optional care on site); and from the statistics, we can predict fairly accurately the demand.

The percentages speak for themselves with an ageing population that needs to be catered for within sustainable locations

Older persons housing should be located where they are needed - in the heart of communities with easy access to facilities and amenities.

Older person accommodation covers both care homes and accessible private properties (e.g. bungalow, or smaller homes, or with easier internal layout). The location of these will vary by type but care homes need to be accessible to staff and services as well as the residents.

Location is important as this must link to infrastructure and services provision.

It is essential that elderly accommodation is provided with immediate access to public transport to allow residents to live independently without the need to own and use a car. This is crucial for a wide range of reasons that relate to independence and well-being of an ageing population, as well as the wider rationale that applies to all new development.

Type of housing

Bungalows generally sell very quickly in the Southern Parishes area. This would indicate a need for this type of single-floor accommodation. As developers can get more for two story houses there is little commercial drive to build more of this type of housing, so numbers should be mandated through the planning system.

Specific types of housing should be included e.g. bungalows, assisted living accommodation, residential and care homes, to cater for the able and less able older person. Although it is probably not prudent to actually specify locations for these homes, it is worth considering the following : as people get older, they are more likely to need closer/better access to facilities/shops/healthcare etc. so a large proportion of any new housing for this demographic should be located where the majority of these services are present, e.g Petersfield, Alton, Horndean, Liphook

Must focus on types required which aligns with the whole range of needs for older people, from independent living up to full care, across the district

Encourage independent living by ensuring an adequate supply of warden assisted homes and bungalows are built

if East Hants is so unaffordable then the balance needs to be addressed with more lower cost housing and affordable housing where the population are unable to afford to purchase.

Older residents may wish to downsize but some still would like to have a garden and live in a bungalow within a development of similar homes, not in an age exclusive assisted living form of development. These homes should be located across the district in settlements where existing infrastructure can cope with the influx of older residents.

Just because people get older, it doesn't mean they want to move into apartment buildings in towns. Question/answer should include specific types of homes to be provided and more in bungalows and single storey options. Care homes are a last resort. Single storey or accessible upstairs accommodation with stair lifts is welcomed.

Clearly it is important to provide appropriate housing for older people. Please do not assume that older people are unable to use Internet services. Older people do not

| |
|--|
| necessarily want to live in busy towns. They also do not want to live in small poky flats. Use of the Internet allows older people to have shopping delivered to their door. |
| specific types of houses to be provided including affordable for local people in the areas they want to live |
| The policy should allow for a range of accommodation for older people, both affordable and private, including independent housing suitable for older people such as bungalows and small houses or flats, extra care/assisted living flats and care homes. |
| Older people who live in the area would not wish to have to leave the area when they can no longer live in their own houses . Suitable protected homes should be provide, but payment should be made for such accommodation. |
| Older people should have choice in type of home and location but there should also be sufficient to meet the demand. |
| There are very few older residential support housing for those who do not require nursing or care but want to be living in a communal environment where there is support if needed. Care homes are expensive due to the care costs that may not be required, however, elderly people can benefit from a home the provides meals and cleaning, if not much more, hence at a much reduced cost to the individual. I could not find a suitable residence locally for my mother of this type in the Four Marks area, so she had to live elsewhere that meant I had to drive an hour there and back to visit. |
| The homes being provided so far in Alton are way too expensive for the majority of older people. MacArthur any stone monopolise the new homes but most people cannot afford these. Lots of us don't want to live in an old people's home – we'd love assisted housing like MacArthur and stone but couldn't afford it. |
| It is not always possible for specialist housing to compete in the open market and this should be identified |
| Affordable, council run, not private over expensive shareholder owned |
| Do not create retirement towns |
| I agree that specific bungalow type homes 1 bed, maybe 2 bed size need to be provided for older residents who may not have family or they have flown the nest. Whilst i agree that there is a need for social housing i do not agree that they are placed next to people who have bought their home. The East Hants council needs to start acting responsibly and build these separately from privately purchased housing stock, which fits in with point three. |
| There's already a large amount of care home provision and sheltered accommodation. Many people over 65 don't want or need to live in such places, at least until very late in life. Much better to have plenty of small accommodation that is manageable but within the general housing provision. |
| The current option is sheltered housing, care homes or multi story homes. Independant 1 story homes (bungalows) are required |
| The problem for the local plan is that older people understandably want to stay in their family homes even if they no longer have families or two partners living in them so they |

want to adapt these larger homes for elderly living rather than going into homes, this may be through equity release; they are asset rich in terms of home ownership but sometimes financially poor in terms of regular income / pensions. Bungalows are no longer built and tend to be snapped up quickly, so called granny annexe's and outhouses on larger plots to enable older people to live with their families are another option. What is not being built anymore but always popular is sheltered accommodation for the elderly with in site warden presence these simply do not happen although there is a growing need for them as private companies cut costs by sharing one warden across many sites. There is also concern regarding neglect in care homes some elderly people are understandably fearful of them yet families are not always equipped to be carers or to look after with elderly residents at home especially if they have multiple health conditions, alzheimers and comorbidities.

Other comments

The need for housing is varied. Some of the age group do not need support whist others progress through supported accommodation to nursing homes.

This is likely to be an increased demographic in the region

Appears that some areas are becoming older people ghettos - better age distribution seems necessary

All three policies are an important part of providing the necessary homes for an aging population.

HOU1 What should a specific policy on older persons accommodation include? Select one or more options

A specific target in terms of numbers of homes for older persons accommodation to be delivered within the plan period

Specific types of homes to be provided

The location of these homes across the district

HOU1a Please explain your reasons

Explanations from those who did not select an option but provided comments.

| |
|---|
| I don't think housing should be too specialised - it is more future-proof if it is suitable for a variety of uses. |
| Retirement homes plus care homes |
| A smaller home doesn't have to be specifically geared to an older person. There is a growing need for homes suitable for single occupants not every older person wants to live in specially built retirement flats. |
| Worldham Parish Council feels it is important that any infrastructure should be in place ahead of sites for new housing being determined. |
| I'm not sure what this refers to. Just because one is older doesn't mean that we need social provisions or types of homes. It may do, but it may not. This feels like an attempt at positive discrimination. What is needed is accommodation to meet needs, not to meet age. |
| Need to quantify requirements to match demographic trends |
| Demographic trend should determine requirements. |
| Location is key for the elderly access to facilities and services. |
| We are already overloaded with age-determined retired accommodation in Alton and there are frequent vacancies because of deaths. Such developments do not suit everyone and I have two friends who moved into one and have since relocated back to ordinary house in the community. Many have high overheads and will be unaffordable to future retirees on minimal pensions. Cheap to buy, expensive to run. |
| Thank you for the opportunity to comment on the East Hampshire Local Plan 2021 - 2040 Issues and Priorities Regulation 18 part 1 consultation. McCarthy Stone is the leading provider of specialist housing for older people in the UK. The East Hampshire Local Plan 2021 - 2040 Issues and Priorities Regulation part 1 consultation recognises the high proportion of older people that live in the District and the need to provide for their housing needs and this is welcomed. |

Given the weight given to such accommodation within NPPF paras 60 and 62 and the guidance of the Housing for older and disabled people PPG especially paragraphs Paragraph 001 Reference ID: 63-001-20190626, Paragraph 006 Reference ID: 63-006-20190626 Paragraph 003 Reference ID: 63-003-20190626, we consider that the best approach towards meeting the diverse housing needs of older people is for the plan to identify the need and then to allocate specific sites to meet the needs of older people that are in the most sustainable locations close to key services as well as including a standalone policy actively supporting the delivery of specialist older people's housing in the main and rural service centres and other locations with good access to services and facilities for older people.

Developers of specialist older person's schemes should not be required to demonstrate need during a planning application given the many benefits that such developments bring and if a quantum is specified this should be regarded as a target and not a ceiling. Given also that such developments help reduce costs to the social care and health systems (PPG refers), requirements to assess impact on healthcare services and/or make contributions should be avoided.

While we appreciate that no one planning approach will be appropriate for all areas, an example policy is provided that, we hope, will provide a useful reference for the Council: *The Council will encourage the provision of specialist housing for older people across all tenures in sustainable locations.*

The Council aims to ensure that older people are able to secure and sustain independence in a home appropriate to their circumstances by providing appropriate housing choice, particularly retirement housing and Extra Care Housing/Housing with Care.

The Council will, through the identification of sites, allowing for windfall developments, and / or granting of planning consents in sustainable locations, provide for the development of retirement accommodation, residential care homes, close care, Extra Care and assisted care housing and Continuing Care Retirement Communities.

We would remind the Council of the increased emphasis on Local Plan viability testing in Paragraph 58 of the NPPF and that the PPG states that 'The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan' (Paragraph: 002 Reference ID: 10-002-20190509).

The evidence underpinning the Council's planning obligations and building requirements should therefore be robust. We would also like to remind the Council that the viability of specialist older persons housing is more finely balanced than general needs housing and we are strongly of the view that these housing typologies should be robustly assessed in any forthcoming Local Plan Viability Assessment. This would accord with the typology approach detailed in Paragraph: 004 (Reference ID: 10-004-20190509) of the PPG which states that. A typology approach is a process plan makers can follow to ensure that they are creating realistic, deliverable policies based on the type of sites that are likely to come forward for development over the plan period.

If this is not done, the delivery of much needed specialised housing for older people may be significantly delayed with protracted discussion about other policy areas such as affordable housing policy requirements which are wholly inappropriate when considering such housing need. It is also important to deliver such a policy approach as older peoples housing produces a large number of significant benefits which can help to reduce the demands exerted on Health and Social Services and other care facilities, not only in terms of the fact that many of the residents remain in better health, both physically and mentally, but also doctors, physiotherapists, community nurses, hairdressers and other essential practitioners can all attend to visit several occupiers at once. This leads to a far more efficient and effective use of public resources.

Economic benefits A report Healthier and Happier An analysis of the fiscal and wellbeing benefits of building more homes for later living by WPI Strategy for Homes for Later Living

explored the significant savings that Government and individuals could expect to make if more older people in the UK could access this type of housing. The analysis showed that: Each person living in a home for later living enjoys a reduced risk of health challenges, contributing to fiscal savings to the NHS and social care services of approximately £3,500 per year.

Building 30,000 more retirement housing dwellings every year for the next 10 years would generate fiscal savings across the NHS and social services of £2.1bn per year. On a selection of national well-being criteria such as happiness and life satisfaction, an average person aged 80 feels as good as someone 10 years younger after moving from mainstream housing to housing specially designed for later living. Each person living in a home for later living enjoys a reduced risk of health challenges, contributing fiscal savings to the NHS and social care services of approximately £3,500 per year (Homes for Later Living September 2019). More detail on these financial savings is set out within the report. A further report entitled Silver Saviours for the High Street: How new retirement properties create more local economic value and more local jobs than any other type of residential housing (February 2021) found that retirement properties create more local economic value and more local jobs than any other type of residential development. For an average 45 unit retirement scheme, the residents generate £550,000 of spending a year, £347,000 of which is spent on the high street, directly contributing to keeping local shops open. As recognised by the PPG, retirement housing releases under-occupied family housing and plays a very important role in recycling of housing stock in general. There is a knock-on effect in terms of the whole housing chain enabling more effective use of existing housing. In the absence of choice, older people will stay put in properties that are often unsuitable for them until such a time as they need expensive residential care. A further Report Chain Reaction - The positive impact of specialist retirement housing on the generational divide and first-time buyers (Aug 2020) reveals that about two in every three retirement properties built, releases a home suitable for a first-time buyer. A typical Homes for Later Living development which consists of 40 apartments therefore results in at least 27 first time buyer properties being released onto the market.

Social benefits Retirement housing gives rise to many social benefits: Specifically designed housing for older people offers significant opportunities to enable residents to be as independent as possible in a safe and warm environment. Older homes are typically in a poorer state of repair, are often colder, damper, have more risk of fire and fall hazards. They lack in adaptations such as handrails, wider internal doors, stair lifts and walk in showers. Without these simple features everyday tasks can become harder and harder Retirement housing helps to reduce anxieties and worries experienced by many older people living in housing which does not best suit their needs by providing safety, security and reducing management and maintenance concerns.

The Housing for Later Living Report (2019) shows that on a selection of wellbeing criteria such as happiness and life satisfaction, an average person aged 80 feels as good as someone 10 years younger after moving from mainstream housing into housing specifically designed for later living.

Environmental benefits The proposal provides a number of key environmental benefits by: Making more efficient use of land thereby reducing the need to use limited land resources for housing. Providing housing in close proximity to services and shops which can be easily accessed on foot thereby reducing the need for travel by means which consume energy and create emissions. Providing shared facilities for a large number of residents in a single building which makes more efficient use of material and energy resources.

A housing needs survey would provide the answers to the specific housing numbers needed and if phrased correctly would result in details showing the different types of housing that could be provided, such as bungalows, flats and separate retirement homes across the Borough and then specifically that could be most suited for this Liphook location and then this site.

Reasons: The reasons are because of this predicated high housing need for this specialist group of over 65's" as provided by HEDNA and which can be reinforced by a separate specific housing needs survey that will be able to explore, numbers, types and suitable locations for any provision.

HOU2 Is there anything else that should be included in this policy?

Adaptable homes

Include age-friendly aspects in the design of all new houses. It is better future-proofing if houses are suitable for a variety of occupants. People put down roots - not everyone wants to downsize to a small home somewhere else, some people want to stay where there friends, neighbours, support structure and happy memories are.

all houses should be insulated to the highest standard, rain water collected in under ground tanks for use in toilets

A minimum 25 per cent of the homes should be adaptable.

Type of homes incl. design / layout

Varied housing - not just blocks of retirement flats
Bungalows

There is an obvious need for smaller properties to allow the elderly to downsize and for more care homes to be set up to allow the hospital blockages to be freed.

Affordable housing should also be built in all new developments. Good quality housing should be built by developers. Not slums of the future. DPH should be appropriate for living in a development not as many as the developer can get in to make as much profit at the expense of those buying the dwellings causing spaces for wildlife, people and vehicles.

A wider range of social housing to be built. Why aren't bungalows built on new estates? they would be suitable for older people and younger people. And would mean that older residents would be integrated in the local community and not forced to live in a ghetto of people of similar age!

Maisonettes work! Look at the Netherlands and other far more civilised communities - ground floor and front garden for older or disabled and the top floor with steps to the back garden for others, It works, it takes up less land, it is good at community cohesion and mixing the generations. Modern building materials mean that sound bleed etc is no longer an issue and it is low rise, low impact.

Affordable, council run, not private over expensive shareholder owned

Include assisted living homes for elderly.

Retirement homes with facilities such as a doctors surgery, shop, community space and gym should be included

| |
|---|
| Small units for people to downsize to is a good idea. Not everyone over 65 wants to live in a small flat. Small housing developments with gardens are good too. |
| Homes for older residents should be varied and include larger single story properties as well as smaller flats and assisted living blocks. |
| The homes should be designed with space for exercise - keeping mobile is very important for elderly people. |
| Grouping of smaller homes and bungalows (rather than scattering them through new developments) so that the elderly can form communities to combat loneliness and reduce the travelling for those providing care in the community. |
| Affordability for those who have served rural communities in low paid jobs.. |
| Affordability of accommodation for older people |
| No more shoebox bungalows. Make room for carers and visitors and belongings. |
| Need good design |
| Again the question is too general, much more needs to be understood about the nature of homes to be provided for elderly people. Common sense might suggest that homes for elderly people should in general be built near existing infrastructure and if the type of home provided by MaCarthy and Stone is to be a significant element then relatively high density of homes should be planned and required. What is the history over the last 10 years in terms of the nature of homes for the elderly? |
| Need for independent ground floor living as bungalows (via planning do not remodel to give top floors) and ground floor flats/maisonettes for older people and disabled, not necessarily age related. |

Integration with other services / additional facilities

| |
|--|
| Planning should take account of and be integrated with planning of other relevant facilities, e.g. health, transport |
| Additional healthcare facilities and transport i.e. Doctors and local bus services |
| Better improve medical facilities to help the elderly population stay independent fit and healthy as long as possible before having to move into an old age persons home |
| Social care provision - how it is to be provided, where the staff to provide it will live in affordable homes. |
| Location of medical provision |
| Yes, much attention needs to be placed on adequate infrastructure for areas where there is an aging population. Social mobility and interaction are vital for mental wellbeing, particularly for older people. |

| |
|--|
| EHDC should work with HCC and the NHS to assist in integrating various types of housing/communities that support the age group and the Social; Care system to reduce the need for additional larger dwellings in the District. |
| yes a recognition / development of local facilities to support the elderly such as local retail, medical service and activities |
| Provision of sufficient support services such as GP surgeries , cottage hospital , HOPPA bus services , pharmacies needs to be included |
| Sufficient GP surgeries, transport for those unable to drive, shops, access to sporting and leisure facilities so they can self manage their own health and wellbeing where able for as long as possible. sential |
| link to support services for older persons |
| A plan for care homes and social care within private homes. |
| Burdens of aging populations may be significantly reduced through preventative health measures. Plant-based foods and regular exercise are both shown to lower rates of serious health complications, allowing older persons greater independence for longer, reducing the need for specialised accommodation. |

Location / accessibility

| |
|--|
| Location of development to towns, elderly less mobile closer to towns |
| Suitable locations are near community facilities. |
| Accommodation for older people must be near shops and easy public transport links. |
| Housing for older people to be in sustainable locations with easy access to public transport and amenities Accommodation for older people should be near shops, bus routes, doctors surgeries and pharmacies. |
| transport links essential |
| Accommodation for older people nearer to local shops, bus routes, doctors' surgeries and pharmacies |
| offering areas also where there is easy access to any stimuli that will keep older people young for longer. People who are 65 plus could have quite a number of active years ahead and would like positive input on their options. |
| Locations that reduce travel distance to hospitals and doctors surgeries. |
| Please note my remark about specialist out of town locations producing ghettos where many are lonely. This sort of development is a great mistake and now must be avoided. |
| Access to health provision |

"Keep it local", for older people to remain in vicinity of family, friends, known clubs and facilities

Planning policy / evidence base

Older person's housing can either be provided on specific sites, or as part of larger strategic opportunities. The Local Plan should look to allocate specific sites and also identify broad locations within strategic sites for older-persons accommodation.

The assumption that old people want to live in town this is incorrect. Most people want to stay within the local environment which they may have been in for many years and local housing should reflect this. Your policy states that people wish to downsize. This is not always true.

The policy needs to consider the interconnectedness of people to the settlement that they live in and the need to continue in those locations where they have their networks and support (please see answer to HOU1 which speaks to the proven medical impact on loss of social interaction). You could include DM policies which prevents the development of single storey homes which are suitable for older people into two storey homes.

All units should count towards the housing numbers total

Any policy should not be overly specific, but merely address the varied types of accommodation which would be suitable and possibly as a general mix alongside other housing types to ensure communities that are created are varied.

Are the projections a true representation of our ageing population?

It should not be assumed that all people in the age group 65+ will immediately want either a care home or have a wish to downsize. Many people in this age group will leave active lives for many years to come. When it comes to identifying the needs of the older population it may be more reasonable to study those aged 75+ rather than 65+.

All developments should provide homes for older residents such as bungalows and level gardens.

Whitehill and Bordon needs a specific policy to ensure its social economic demographic is improved to a more balanced community with more 4-5 bedroom homes. We need more affordable smaller 1-2 bed units in our villages to ensure they donot continue to become retirement ghettos for wealthy pensioners. More bungalows on smaller plots and warden controlled sheltered units are also welcome for an ageing population along with sympathy in planning terms to adaptations to family homes and so called granny annexes.

Accommodation to meet needs, not to meet age

Our population has increased by 10,000 but 7,000 of that increase is people over the age of 65. We now have 3,000 people who will die in the next ten years and that will free up 300 houses a year minimum. I see a massive need to get the people into the right houses and not build any new housing.

| |
|--|
| Sufficient flexibility should be built it to enable the market to provide what the public wants at the time. It will change over time and probably in ways we cannot begin to guess. Just look at the growth of Amazon and Netflix over similar periods. History of the difficulty encountered when the Council attempts to apply out of date policies such as H16 show how unwise it is to be too proscriptive. |
| Introduce a programme to encourage older people to move out of their 3-4 bedroom houses as their children move away and free up these houses for younger families. We have plenty of bedrooms in the area, it's just that people can't access them! |
| There is a pretty even split of age ranges in each area of EHants today. Development cannot be done so as to influence this by (say) building more retirement / supported housing in one settlement over another. A population over-biased to any age group is not a healthy population and stresses services/infrastructure. |
| A minimum 25 per cent of the homes should be adaptable. |
| Older person's housing can either be provided on specific sites, or as part of larger strategic opportunities. The Local Plan should look to allocate specific sites and also identify broad locations within strategic sites for older-persons accommodation. |
| Yes. It should be made clear in the policy that the needs of the ageing population cannot be ignored indefinitely, and all new developments (of 10 or more dwellings) should seek to make a meaningful contribution to addressing this problem. |
| All the demographic trends reported in the HEDNA show that the population of East Hampshire will become significantly older. As Table 6.12 shows, 66% of the forecast growth in population in East Hampshire will come from the population of 65 and over. This group is not homogeneous. As it represents such a large percentage of the forecast growth, it is important that policies are designed for each of the component parts - The fit and healthy (who want to down-size) - Those that wish to move to a community for senior citizens - Care homes - Nursing homes. |

Model/uses

| |
|--|
| Models for the release of housing stock from older generations as they pass on to e-meet if life care/ arrangements like hospice care. |
| Consideration needs to be given to hospices availability. Again non in the Four Marks area. When required, Guildford Hospital were unable to find one for my mom, non were available at all , and if one was, it would have been in Basingstoke or Farnham. This highlighted to me, the current issue of hospitals not being able to remove bed blockers, as the older care facilities are just not available. |
| care homes and community hospitals |
| Review of care homes |
| Consideration should be given to a growing need and interest in multi occupancy housing for older people i.e. communal housing units for 3 or 4 people with personal and common living spaces. |

consideration of how older people can be accommodated in their own homes / those of relatives.

Care provision

Care homes and community hospitals

Single occupancy versus multi occupancy

Apart from community hospitals and care homes that we need, we should consider buying up large family homes when our elderly residents move into care and renovate them before sales to another family. We have 7,000 houses with a single retired person living in it, and another 5,000 with two old people living in them. Over ten years these houses will become available.

Yes, EHDC should draw on new models of housing which has worked well elsewhere, including Europe. For example, all-female modular private housing with large entertaining rooms that enable communal meals and guest bedroom accommodation. Affordability and sociability are vital concepts to combat rural isolation. Proposals to build luxury retirement villages - at high cost - may cause a further net influx of older residents from London area, rather than succeeding in providing new options for local residents. This really matters, as local older residents are holding onto too many of the family homes needed by younger people.

Unless there is a specific policy that will ensure the delivery of the right type of housing for an aging population, developers will not provide the same preferring to build market housing. With suitable and sufficient properties available, a cycle can then ensure that as families grow up and leave home, parents can move to housing suitable for their needs thus freeing up family homes. Similarly smaller homes will then become available as their occupants move up the housing ladder.

Infrastructure

Alton has recently adopted more than two purpose-built retirement sites with one more recently given approval (near the Butts-Bridge). It has become a hub for all types of developments, except for improvements on existing infrastructure.

That older people should not have to move home to accommodate the shortcomings in the infrastructure for which they have paid all their lives

More infrastructure should be put in place to accommodate more homes in certain areas.

There's already strain in the infrastructure required by older people that isn't being considered. In particular the GP practices are becoming overwhelmed by the numbers of care homes etc with no apparent provision for more practices. EHDC MUST take the limits of such provision into consideration if the whole GP system isn't to collapse.

It is not just the housing, but provision of amenities, parks play equipment and open spaces. Make roads wider as the speed limits are ignored anyway. provide more off road parkings spaces. The council adopts all the roads and spaces so not managed by private inadequate and poorly run management agencies. provide more parking restrictions to stop the nonsense that goes on in clanfield where a pedestrian cannot walk down a footpath without having to walk out into the road. people in wheelchairs or prams are

particular hit hard here and a lack of a risk assessment by the planners places such pavement users at risk of harm from unsocial road users who drive inconsiderately and too fast for the situation. provide more room between housing building lines and increase garden lengths to provide more protection from unsocial neighbours.

The elderly of today are not the same as the elderly of thirty years ago. We need good broadband, energy efficiency, and good design.

Effect of increasing young and old on schools and health care provision

The infrastructure and services to support the age group to be collocated

Do not assume that every one over 65 has a support network ..hence giving people the option to have choice of appropriate accommodation and network of transport and activities that are affordable and accessible giving a sense of community

Associated green space (grounds & gardens) and security measures. Taking proper account of the contribution to housing made by residential and nursing homes (i.e. a 50 bed new care home counts the same as 50 new houses/flats in the context of new housing provision numbers). Suitable and convenient transport links associated with accommodation for older people.

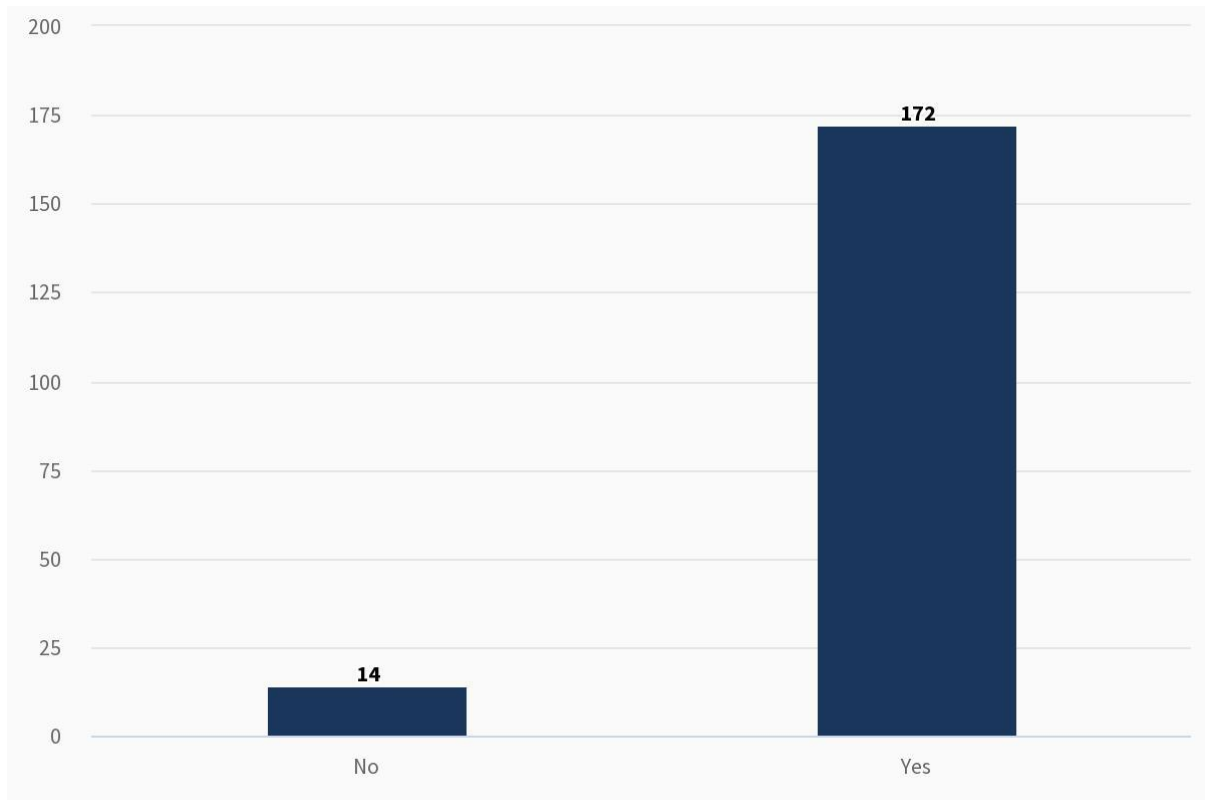
Other comments

A slowing down of retirement/care home building wherever there seems to be a larger space for these.

General regard to the needs of the community as a whole

I think we should encourage inter generational living as opposed to segregation along living.

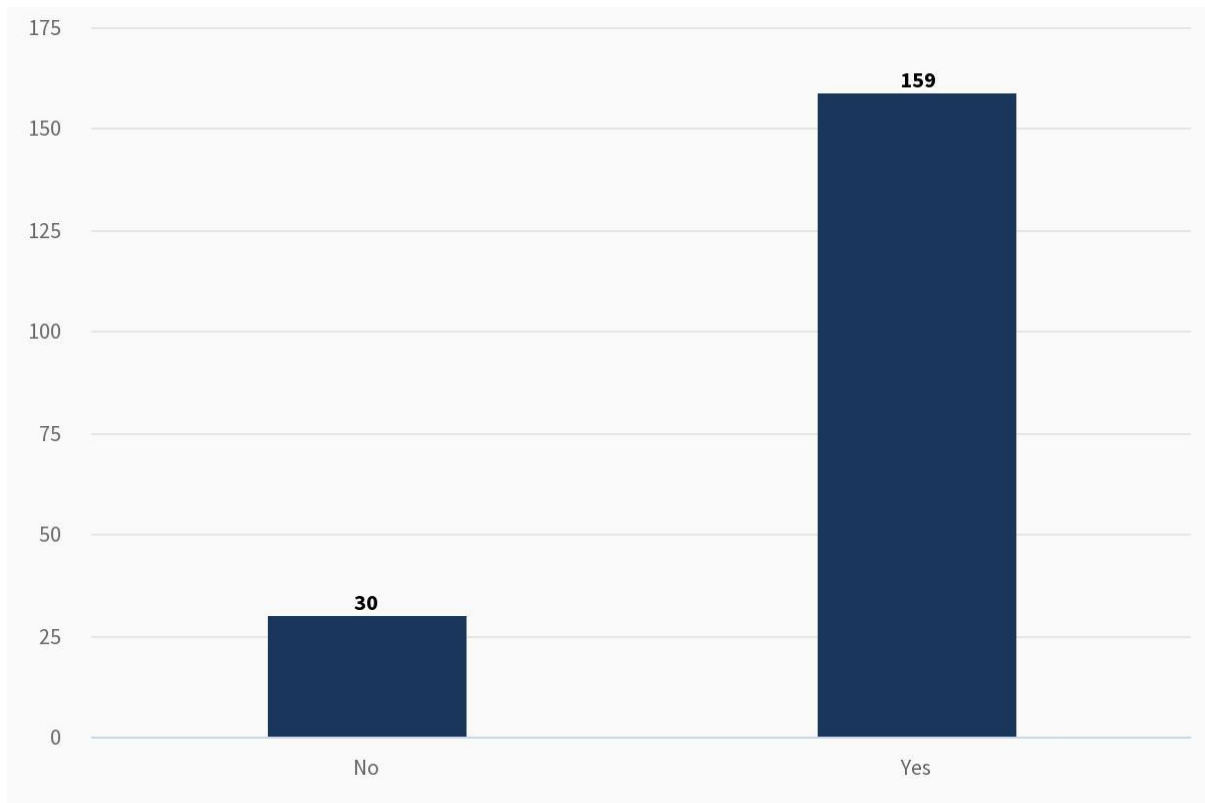
HOU3 Should the Local Plan include a specific policy on adaptable housing?



172 respondents (92%) answered 'yes'.

14 respondents (8%) answered 'no'.

HOU4 Should there be a requirement on large sites for a percentage of new homes to be adaptable? (Yes/No)



159 respondents (84%) answered 'yes'.

30 respondents (16%) answered 'no'.

HOU4 Should there be a requirement on large sites for a percentage of new homes to be adaptable? (Yes/No)

HOU4a Please explain your answer

Explanations from those who answered 'No'.

Conversion / adaptable

| |
|--|
| There is no need to build any new houses, just modernisation of the existing housing stock |
| I feel numbers are difficult to forecast. I think it would be better to offer grants to convert existing properties. |
| Conversion is cheaper than new building |
| Homes need to be adapted by the residents not by planning |
| The policy for adaptable homes should primarily relate to existing homes and their ability to convert where needed. It would be impossible to ascertain the requirements on each site. |
| Homes should be adaptable, and provided this approach is adopted there is no requirement to define a proportion. |
| Where possible without destroying all character, all new homes should include features that enable a wide range of occupants to live there. It is the best way of future-proofing housing stock. |

Location / distribution

| |
|--|
| It's not the size of the site but location of site, whatever size and presence of services |
| It is by no means obvious that large sites are the right location for this type of housing. As previously emphasised more detail is required and in all probability priority should be given to high density housing with all the associated care provisions to be supplied near to existing infrastructure. |
| It should not be prescriptive. Needs may not exist in an area where a large development is proposed. It's on an individual needs assessment basis not a policy |
| adaptable houses are needed in all areas dispersed as needed |

Large sites

No need for large sites

Policy

It's tempting to say yes, that's a good idea until to try to frame a policy to achieve it. Questions like what do you mean by adaptable? Who for? Wheelchair access? What about hilly sites with 5 steps up to each front door? Will people want their houses adapted or just move to suitable dwellings? How much would it raise the average house cost or sizes due to wide doors and corridors? No, I think the practicalities of drawing up a workable policy and all the caveats to build around it makes in not feasible beyond a vague suggestion that developers consider what they might be able to do.

Many local planning authorities look to implement blanket percentage policies for the provision of adaptable housing on development sites, as an easy way to have certainty that an overall need can be met. However, this is not often justified by reference to evidence of need in terms of type of requirements and specific nature of need. Moreover, not all sites will be suitable for adaptable housing given site characteristics, for example levels, and this policy should therefore ensure that adaptable housing is looked at on a site-by-site basis, due to the huge variability between sites. A real-life risk of setting a blanket percentage requirement is that adaptable homes often end up being occupied by residents who have no need to adapt homes, meaning that the need is not genuinely met. Needs evolve over time and it is difficult for a Local Plan to accurately reflect such specific needs over a Local Plan period.

Evidence base / need

There is no need for large sites in the Plan. The need is to meet the demographic trends that have been highlighted which shows the requirement for 1-2 bedroom properties.

As far as I am aware there is not a sufficient factual basis for a specific percentage requirement to be applied. It is more important to ensure that adaptability is considered in all planning of new homes.

Whilst it appears there is a need for some adaptable homes it is suggested that further evidence is provided to justify a percentage approach.

Other comments

If there is a need for it, let the developers / locals design it that way.

Developers will build if there is a need

People as they get older must provide for their future and not rely totally on the council.

Homes should be adaptable, and provided this approach is adopted there is no requirement to define a proportion.

This discriminates. Individuals should have the ability to live where they feel they need to, and to adapt their environment as required

The maximum flexibility will be needed to ensure that the adaptable houses required are built and are in the areas where they are most needed. Large new sites may not "feel like home", and there may not meet the needs of the disabled people in question.

Thank you for the opportunity to comment on the East Hampshire Local Plan 2021 - 2040 Issues and Priorities Regulation 18 part 1 consultation. McCarthy Stone is the leading provider of specialist housing for older people in the UK. Whilst we acknowledge that PPG Paragraph 003 Reference ID: 63-003-20190626 recognises that the health and lifestyles of older people will differ greatly, as will their housing needs, which can range from accessible and adaptable general needs housing to specialist housing with high levels of care and support, the council should note in the plan that ensuring that residents have the ability to stay in their homes for longer is not, in itself, an appropriate manner of meeting the housing needs of older people and any adaptable homes will meet another requirement of the younger population. Adaptable houses do not provide the on-site support, care and companionship of specialist older persons housing developments nor do they provide the wider community benefits such as releasing under occupied family housing as well as savings to the public purse by reducing the stress of health and social care budgets and should not be seen in lieu of older person's housing.

The Healthier and Happier Report by WPI Strategy (September 2019) calculated that the average person living in specialist housing for older people saves the NHS and social services £3,490 per year. A supportive local planning policy framework will be crucial in increasing the delivery of specialist older persons housing and it should be acknowledged that although adaptable housing can assist it does not remove the need for specific older person's housing. Housing particularly built to M4(3) standard may serve to institutionalise an older persons scheme reducing independence contrary to the ethos of older persons and particularly extra care housing and this should be recognised within the plan.

We would also like to remind the Council of the increased emphasis on Local Plan viability testing in Paragraph 58 of the NPPF and that the PPG states that The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan (Paragraph: 002 Reference ID: 10-002-20190509). M4 2 and 3 Housing has a cost implication and may serve to reduce the number of dwellings and further reduce viability especially for older persons schemes.

HOU4 Should there be a requirement on large sites for a percentage of new homes to be adaptable? (Yes/No)

HOU4a Please explain your answer

Explanations from those who answered 'yes'.

Adaptable

| |
|--|
| The more adaptable houses are, the less future reconstruction would be needed |
| As with all buildings, the more adaptable they are, the less structural renovation and new construction would be needed to facilitate a future change in use or need, which should save both costs and carbon emissions in future. For example, two-bedroom homes are more adaptable than one-bedroom homes. |
| Considering these needs from the outset makes adaption easier and more affordable. |
| Developers will be unwilling to provide adaptable homes as they do not provide the profit margin they seek. This already happens with affordable homes |
| The more adaptable the home the greater the independence. |
| All homes, particularly affordable homes should be built to accessible standard (M4(2) so that they can be adapted relatively easily if a resident loses their mobility. A proportion of homes on large sites should be built to M4(3) standard to meet the needs of wheelchair users. |
| Adaptable housing can be built into all developments, wide doors ground floor wet rooms, lifts. |
| No one knows what will affect a resident whether young or old. Consideration must be given to adaptable housing being available. |
| When someone buys or rents a house they don't know how their circumstances will change, so homes need to be adaptable rather than forcing people to move |
| Building with adaptability in mind makes properties future proof and reduces the emissions and costs from renovations. |
| New Houses should be designed for whole life occupation. |
| Disabled people and older folk, young families with wide pushchairs etc etc all can use an adaptable house and it also means that disabled people are not segregated to one part of an estate. |
| Why can't all new houses have slightly wider doors to accommodate wheelchairs, ramps into the property etc. |
| However, there should be a requirement that all new homes are adaptable, with demountable walls so that as a household grows, or reduces in size, rooms can be added |

| |
|--|
| <p>or removed. Provision of wider doors, level entry etc. works for many elderly, not just those in wheelchairs (many older people don't pick their feet up as much as younger people) but I'm not sure how any of this is amending housing needs for dementia, which now forms the single biggest cause of death in the UK? I'd welcome comments on how housing can be adapted for dementia</p> |
| <p>Adaptable and affordable housing should be a requirement for all new developments over a certain size to ensure a residents profile that reflects the wider community</p> |
| <p>Adaptable housing gives flexibility as users change needs.</p> |
| <p>This would enable people with disabilities or those thinking ahead of their health needs could buy a place tht has potential for adaptation eg d0wnstairs bathroom/bedroom, wider corridors, in advanceceo</p> |
| <p>Given the large numbers of those needing adaptable housing it seems very logical to include a variety of suitable accommodation in any plan. This also supports inclusivity and allows that some who are currently just managing could theoretically stay in their home as it has been built with an intelligent idea of easy adaptability at any time. If houses are designed and built to a formula that allows easy adaptation of certain rooms/spaces then the issue of what is available becomes less of a crisis.</p> |
| <p>People are living longer, so adaptable housing is essential. Also those able to live independently should have a range of warden controlled/ assisted living arrangements.</p> |
| <p>It stands to reason that housing has to be adaptable if properties are to remain suitable for people to remain living there for much of their lives.</p> |
| <p>It stands to reason that housing has to be adaptable if properties are to remain suitable for people to remain living there for much of their lives.</p> |
| <p>The homes for older people are too small to enable equipment to be fitted into the rooms, we must solve this</p> |
| <p>Ensuring adaptability will increase sustainability and thus reduce the need for more new construction in the future.</p> |
| <p>Adaptable housing can be for any with specific needs regardless of other factors and can enable greater integration into communities</p> |
| <p>some new homes should be adaptable</p> |
| <p>Given the aging population, all new build should consider adaptability</p> |
| <p>On occasions, existing homes are adapted (retro-fitted) to make them suitable for those with specific needs. Ideally, some new housing stock should be able to be immediately occupied by those with specific needs.</p> |
| <p>its desirable that a percentage of homes should be adaptable in the interests of fairness and equality to disabled people</p> |
| <p>Adaptable housing will help older residents downsize freeing up accommodation for younger families</p> |

As I explained in a previous question above older folk would prefer to remain in their own home until the end. Also adaptable housing can be used for disabled folk in the same way.

Moving is a highly stressful thing to do so many people simply have no wish to downsize to a smaller home when their children leave or as they retire and grow older this is why adaptations are so important for people as they age who often become infirm and less able (disabled) as they age. Disability does not just involve people in wheel chairs or with accessibility or mobility issues it comes in many forms and can involve poor eyesight, hearing loss, sanitary problems. Homes for life should be the mantra so they can be adapted as people age or for those with non age related medical conditions and disabilities. ALL new build homes should be built with the ability to be adapted not just a small percentage.

There is an acute shortage of adaptable housing and all new housing should be built to "lifetime" standards. Estimates are liable to considerable inaccuracy over longer time periods. Do you really know how medical science will evolve over 20 years or more? We need a housing stock that will be fit for purpose whatever happens.

Conclusion from reading the background test. Adaptable housing should include that for less able people of all ages.

It is difficult to see why all new homes are not constructed as adaptable as this will be cheaper and easier than retrofitting. The homes would then be available for all age groups, including older persons, who may then be able to stay in their own homes for longer.

Inclusivity / community

Communities should be inclusive.

We need a cross section of all age groups living together to give a balance

Like there is a provision of affordable homes on development sites then these sites should cater for everyone although I don't know how practical that would be

Planning policy should allow a wide spectrum of residents to live together. Policy should not segregate groups for any reason.

To create inclusive communities and homes that are adaptable throughout peoples lifetimes.

This is a massive problem and growing. It needs vision and model on making communities of all ages and not silos for oldies. Just as well the NHS is in dire a strait. Maybe old people will be given the chance to have choices about death and DNR can be used more widely. However, EHDC will not have control over that.

It is important for inclusivity.

Otherwise these large developments do not have the diversity of residents.

All age groups should live together to build a diverse community.

| |
|---|
| In order to exist as a community, villages have always needed a mix of accommodation |
| By grouping adaptable homes together in a community it reduces the travel time and costs for carers providing support |
| Disabled people should be integrated into the community, including living amongst less disadvantaged people Disabled people should be able to live within their communities. |
| We have to provide for all residents and at present less mobile people are not considered |

Integration with other services / additional facilities

| |
|---|
| The LDP need to deliver appropriate facilities for the wide range of issues, especially facilities to deal with the growing dementia. Sadly the communication between HCC, EHDC, and NHS Trusts & CCGs is far too superficial and at a time of staff shortages across the NHS and Care sector promised, or even well-intentioned thoughts, new facilities are not forthcoming in a timely manner. |
| People are living longer and their housing needs to meet their health issues should be provided for. |

Evidence base / need

| |
|--|
| Treat in a similar way to affordable housing and provide as the need requires. Probably needs more investigation of need. Developers to provide as the need requires |
| With reference to large sites this should be desirable but not compulsory and should be based on actual local need, similar to the consideration of affordable housing need, where there is a register maintained by the council. It might be a good idea to have something similar to better understand what actually is the local need for adaptable housing |
| probably a % but appropriate for the known need. |
| General guidance should be incorporated for specific needs |
| Appears to be a need for it |
| Depending on scale of the sites, and if data is robust enough to be treated at a lower level of granularity. |
| Need to address needs of vulnerable sectors in our community |
| Growing need |
| To meet the projected need and avoid additional expense in modifying basic provision |
| This would meet a local housing need for people with disabilities within the East Hants area. |
| There is a proviso that there should be the data available to drive what is built as adaptable housing. It needs to be an informed policy. |

Location / accessibility

| |
|--|
| Only if sites are near community facilities |
| the elderly need to feel included, with local facilities |
| In order to provide the provision of all services and amenities it is surely necessary to provide these homes close to urban / high-density areas that have shops/schools/transport links rather than remote rural locales |
| Scarcity of homes for disabled people in pleasant rural locations |
| Primarily there needs to be a requirement on most (or all) sites that have good and/or close access to facilities and services (which is especially important for disabled people), not necessarily just on large sites. This may mean that a particularly accessible site could have a large % of adaptable housing. It is site accessibility, not site size, that is the most important factor here. Ideally all large sites would be made highly accessible to facilities and services. |

Policy

| |
|--|
| The changing nature of needs in the District point to a requirement for a policy response but there also needs to be policies stating how, when and whom would pay for the adaptations. |
| The needs of disabled people, all forms of disability, is often unmet or an afterthought. Having specific policies to ensure these needs are met is essential. |
| It is common sense and a clear part of DEI (diversity, equality and inclusion) policies. More people are getting old/ have mobility issues or disability. Therefore this must be planned for in housing and also service provision / infrastructure. |
| Adaptable housing gives us options over the period of the plan. Without this there would likely emerge a shortage of suitable housing for this identified population. |
| This type of specialised accommodation will not be provided by developers of their own volition. |
| Developers need greater encouragement |
| As with targets for affordable housing without a percentage requirement it is unlikely a developer will provide the adaptable homes |
| this helps to make sure the requirement is delivered. |
| Not enough is done by developers for people who have specific needs. |
| Developers have shown that, without tight regulation, they will always build the cheapest and most profitable house, such as those with a garage into which no car can fit. Such houses may well have features that make them difficult to adapt |
| The need for adaptable housing is obviously not specific to EHDC and therefore ideally requires a national policy/ guidance response. Again, the Building Regulations would |

appear to be a far more appropriate mechanism to provide such a requirement. Any percentage requirements should be suitably low so as not to impact upon development viability.

Minimum standards will be added to Building Regulations. Should these national requirements come into place, there will be no need for a specific local plan policy (that would duplicate this requirement).

There is a growing need for homes that are suitable for occupation by disabled people of all age groups, but particularly those over 65 years of age. Therefore, this issue is combined with the ageing population issue, as discussed above. It is important to ensure that homes built in the future include a percentage that can be used by disabled people, if that is required. New homes should be flexible and adaptable to meet a wide range of needs. For these reasons, it is considered that there should be a policy in the local plan that states that all new developments (of 10 or more dwellings) should include 10% that would be usable by disabled people, either through the provision of particular facilities within them or through future adaptability.

A minimum 25 per cent of the homes should be adaptable. All age groups should live together to build a diverse community.

Not all sites will be suitable for adaptable housing given site characteristics, for example levels, and this policy should therefore ensure that adaptable housing is looked at on a site-by-site basis, due to the huge variability between sites.

Other comments

There is a need for disabled people to be able to live independently as much as possible, but with the assistance to remain independent. Therefore largest sites with live in carers may be required, but the carer lives in a separate unit?

All homes should have easy access at building stage.

Unless homes are designed at the outset with disability in mind, there will never be any available for those in need.

Without doubt - whatever happened to the `Homes for Life` initiative?

need to be flexible, although forecasts go wrong

The lifetime living standard was very useful tool

Making houses of this type would eliminate the need to make costly alterations

My mum has mobility issues and we struggle to find places that are accessible, such as parking, toilets, beds, counter tools, take when, no steps, accessible switches and storage etc

This provides future proofing as population profile changes

I fully agree. This will inevitably fit in with the older aged persons whose mobility will become impaired over time as they reach older age - hence single story bungalows. Please see my comment on pavement parking and blocking access for wheelchair or

impaired movement persons. It also blocks emergency services reaching such vulnerable persons.

Before 2015, it was the case that NPG required all new housing to be wheelchair accessible - this was lost when the Government caved in to the developers in 2015/16 and should be reinstated as a requirement. I am fortunate enough to live in one of those accessible houses - built in 2014. Houses

Mobility issues can hit anyone, as can dementia. Older people don't always want to live in a ghetto

These provisions seem to be perfectly obvious.

Logic. Your data does not say much for the NHS unfortunately.

Large developments need to stop in the area. Where they do happen they need to cater for certain needs.

Needs of vulnerable people to be addressed

I am disabled

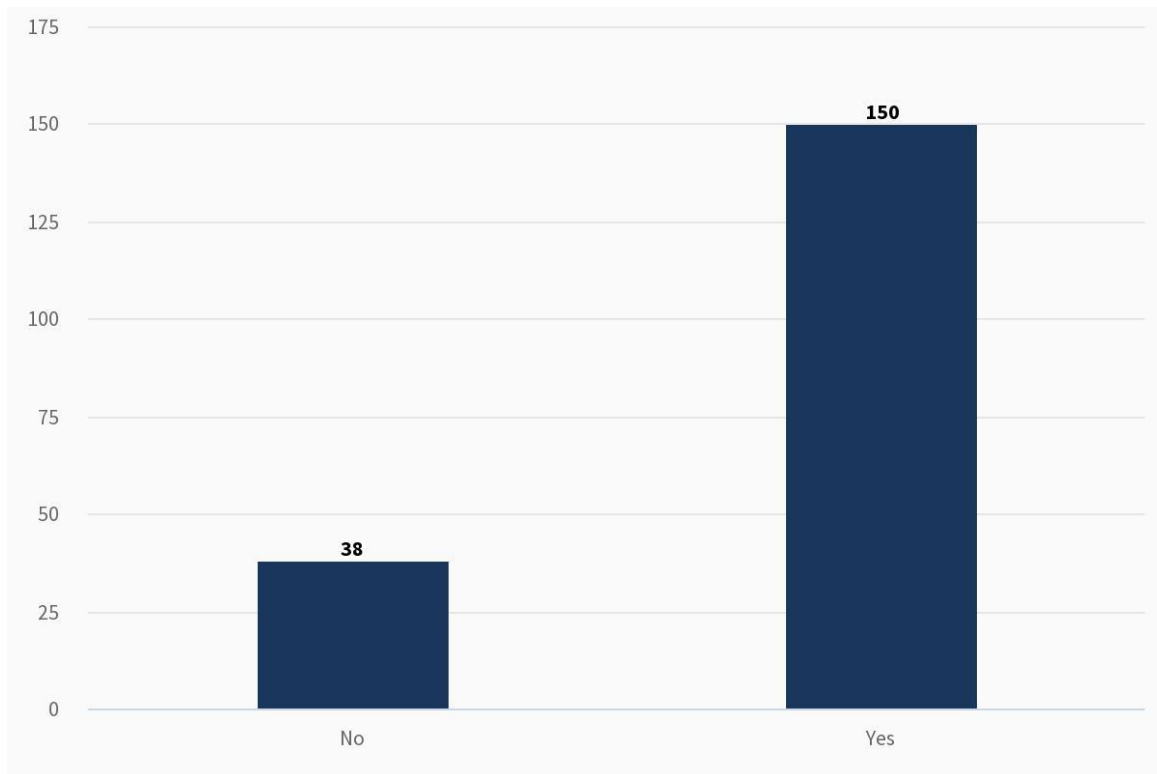
Population figures speak for themselves

a variety of accommodation is required from the healthy fit 65 + compared to those with mobility issues and dementia etc

Some assisted units (e.g. McCarthy & Stone) have heavy overheads and are not likely to be viable for future limited pensions so white elephants. In future they may have to do away with age restriction.

Exact amounts should be dependent on the site and local need

HOU5 Should the Local Plan include a policy to specify the percentage of smaller homes on development sites? (Yes/No)



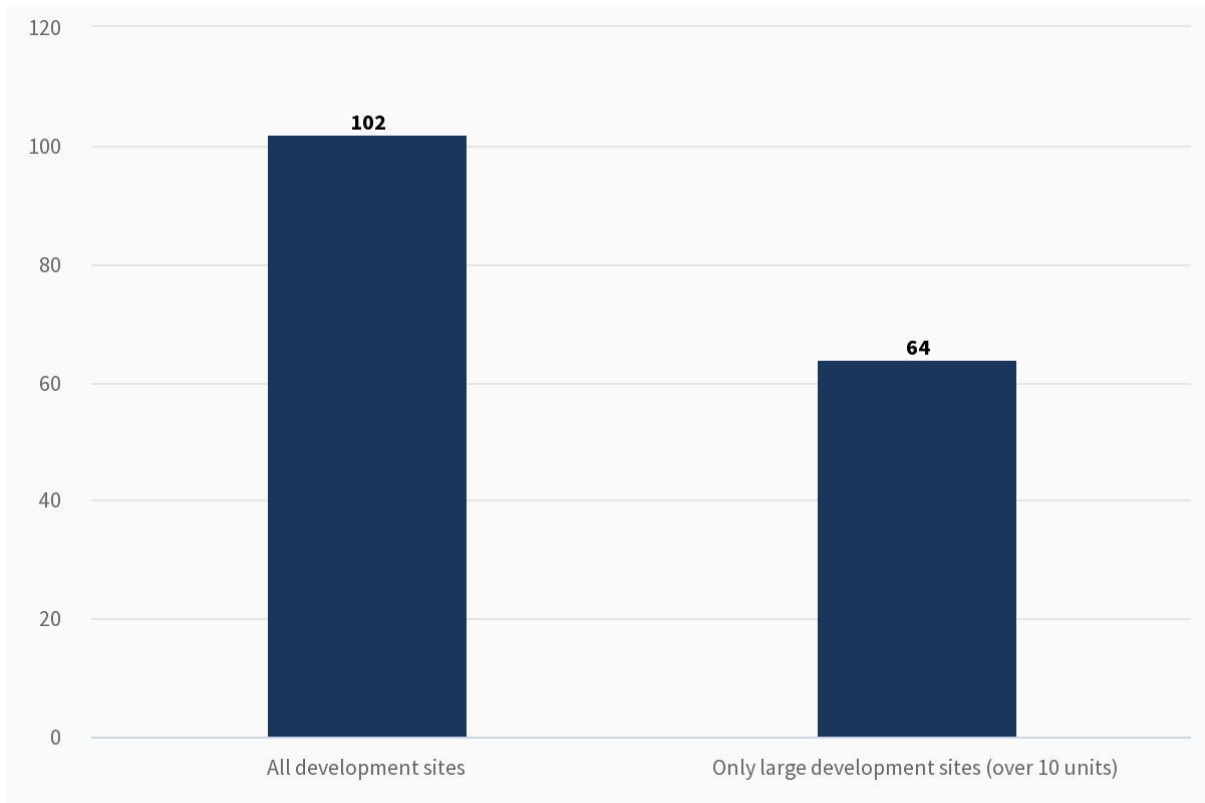
150 respondents (80%) answered 'yes'.

38 respondents (20%) answered 'no'.

**HOU6 Should a percentage of smaller homes to be provided on:
(Select one)**

All development sites, or

Only large development sites (over 10 units).



102 respondents (61%) answered 'All development sites'.

64 respondents (39%) answered 'Only large development sites (over 10 units)'.

**HOU6 Should a percentage of smaller homes to be provided on:
(Select one)**

All development sites, or

Only large development sites (over 10 units).

HOU6a Please explain your reasons

Explanations from those who answered 'All development sites'.

Inclusivity / community

| |
|--|
| Want populations of new developments to be mixed (inclusive) not exclusive. |
| In order to exist as a community, villages have always needed a mix of accommodation |
| Communities / villages always need a mixture of accommodation |
| It helps with community integration to have diverse communities |
| I think it is important to keep people connected within a community so those living alone will have family groups as neighbours. |
| a variety of housing whether houses or flats or both means that diverse incomes, backgrounds and family/home structures will mix creating healthy communities |
| Try to ensure a mixed population, not all older, or all families with youngsters |
| Mixed housing developments should be encouraged for community cohesion |
| To help with affordability and social mix, and to accommodate smaller family groups and pensioners |
| Starter/one parent homes should be provided on all development sites to assist occupiers' integration into the community |
| Better to have these homes spread across communities instead of having them focused on one areas |
| Developments should be inclusive and executive estates avoided. The need is 1 to 3 bed houses not 4 to 6 |
| Sites should have to have a mix of housing or small families will be excluded |
| to give a balanced population of all age groups in the same site |
| Balanced communities are required and the need is for more smaller homes. There would seem to be little incentive to developers to build smaller homes and thus there is a need to force the position. |

Location / accessibility

Provided all developments eventually meet the Vision, the aging population should be able to access local facilities through walking. Therefore the housing types should be provided pervasively across the District

Evidence / need

A large percentage of smaller homes 1- 3 bedroom should be provided on all sites as these are the types of houses that the HEDNA identifies as what are needed. Lots of 4 and 5-bedroom executive houses (which we have seen built over the last few years), do not meet the local needs – they just bring in more residents from outside the area. We know from the data, that new households (young people wanting starter homes and the increasing number of older residents) need smaller properties. A recent housing application in Medstead for 112 houses had nearly 40% that were 4 and 5-bedrooms. We know from the data that this is totally excessive, (the HEDNA 2022 recommends that 10 - 15% of market housing on new developments should be 4+ bedrooms). A figure of near 40% is purely driven by greedy landowners and developers!

The need for smaller homes is universal. It may be that the market will dictate this split anyway

there are increasingly more people living alone

The whole of the Local Plan should be focussed on meeting the key demographic trends highlighted in the HEDNA. This is for smaller homes ie 1 -2 bedrooms in flats or terraces.

The HEDNA clearly identifies a need for smaller homes in East Hants. There is a current imbalance and that needs to be corrected. The trouble is there could be less profit in development by Developers should this strategy be pursued which it must be.

The as yet unapproved Neighbourhood Plan for Rowlands Castle demonstrated a need for smaller size homes.

The HEDNA projections tables 9.14 to 9.16 strongly indicate this

Setting a limit on development size will leave loop-holes for developers to exploit. I also disagree with the premise of HOU5a as the data clearly shows an equal need for both categories of housing.

A lot of people now live on their own across a wide range of ages, not just the young and elderly.

Social trend is towards lower occupancy

Partner separation and death rates are still increasing.

Policy

developers have reduced dwellings on a site so they don't have to build affordable and then make a 2nd application to do the same. Make the payment for affordable homes greater to stop developers not building affordable / smaller dwellings

Loads of reasons! Firstly, the last set of questions was about the growing level of older people, most of these will only want/need a one or two bedroom home - so this should be considered a growth area. Secondly, historically, large house builders have submitted applications for houses and house sizes, based on the best profit, even minor changes (an extra bedroom in the loft) can significantly shift viability and is often overlooked in the planning processes - and not picked up effectively via the CIL/S106 processes, so the appropriate infrastructure payments are not made. If it is the Local Plan Authority which sets not only how many houses it needs in each area, but the size of the houses it needs in each area this provides a high level of transparency for the house builders in their decision making - but also enables greater ability to plan for new residents by other agencies (such as Police, NHS, Education providers)

as stated above affordable housing and social housing should be kept separated on the site not intermixed like at present with people of totally different approaches to life and work being expected to mix.

In market housing the demand is more likely to be for 2-3 bed homes and in social/affordable homes the demand appears to be for 1-2 bed homes. The way that Question 5a is framed does not allow for such a complex answer. In respect of smaller homes policy, the percentages depend on the location of the development, not just the size. It is as important with smaller in-fill development on brownfield sites as it is with a larger new settlement development on a greenfield site.

If you have a policy of inclusion and social policy on affordable / social housing it should apply to all development sites. Else it is discriminatory and leads to NIMBY-ism

Again these findings are FUNDAMENTALLY FLAWED !!! By including Whitehill & Bordon with its wider wealthy hinterland of Headley, Grayshott and Bramshott you are saying there is a clear need for 1-3 bed homes across the NE section there is not. Most units in Whitehill & Bordon are already 1-3 bed units and council tax bands A-C it needs larger 3, 4-5 bedroom homes to correct its well documented socio-economic / housing imbalance. I would strongly support a 1-2 bedroom policy for wealthy areas like Grayshott and Headley but this must be for all development sites as generally large development sites come up mostly in places like Whitehill and Bordon

This is again over simplistic. Genuinely affordable housing needs to be built where it is most needed and most viable. The plan should encourage development that might take place on more than one site but where concentrations of affordable housing are near existing relevant infrastructure. There is little point in building affordable housing far away from accessible public transport

Not all sites are suitable for all sizes of homes. The local area should influence the type and tenure of the homes being built. If the adjoining area/development is predominately high density small houses/flats then that would enable the same to be built, but if the adjacent area is predominately large detached homes on spacious plots then that should be reflected in the new adjacent development.

Also consider bringing in minimum numbers of single storey accommodation for those needing accommodation on ground level..

It's a good idea to specify percentage otherwise the developers won't build them. The loophole needs to close where developers say, partway through a development, that they can no longer afford to build the affordable homes they originally had in their plans. They want to maximise their profit but must be made to build according to local need.

Affordability

The overriding need is for housing that is truly affordable, irrespective of house size. Big changes will be needed to genuinely improve affordability. However, a small benefit can be achieved by requiring all developers to make provision for smaller homes. Developers currently seem to circumvent attempts to make them develop smaller homes on sites over 10 units.

Local demographics suggest that there is an ageing population likely to need smaller homes in the right location. There are also a lot of young people requiring their first home to get on the housing ladder. These homes need to be affordable, so not too big - which tends to bring in wealthier families from outside the district, who will then commute to work and increase transport emissions.

There is a desperate need for small units at genuinely affordable cost.

Young people starting out need places to live but most places in Aton are too expensive

All sites above one dwelling. We need to provide a bank of affordable housing for the younger adults starting out and enable the older residents to downsize and therefore a mixed community preventing some areas of EHDC becoming insular.

Not enough housing for young people to be independent and be able to afford their own place to live

single adult households are increasing and by providing smaller properties some larger properties currently owned by smaller households would be released. Smaller properties might also be more affordable

There are so many young people who cannot afford to live in the area as sizes and prices of new homes are for more wealthy families.

Too many large homes are being built which are unaffordable for the vast majority

Need to increase affordable properties for smaller members of population

It is no good building large expensive houses, the other end of the scale with a wider variety of choice is far more necessary

Specifying a percentage of smaller homes on all sites will discourage developers from only building large executive homes which are out of the price reach of first time buyers and people on lower incomes.

Whilst there will be a lower rate of growth in population amongst the 16-65 cohort, it is clear that many young couples struggle to get onto the housing ladder. For this group the key issue is what can they afford based on their income. If we assume that a couple earn £60,000 pa and can get a mortgage of 4.5 times their salary, they can afford a property priced at £270,000. Policies should be put in place to deliver new houses at or below this

price point. Whilst the needs of older persons, those needing to get on to the housing ladder, and those needing affordable housing (see below) are different, there is a common theme. Each of these groups requires smaller, more affordable homes. The current situation is that the District has a significantly higher number of larger homes (3 or 4 bedrooms) than the regional profile (see HEDNA Table 2.6) and it is clear that there is little need for new larger homes. So, we consider that policies in the Local Plan need to that focus on - 1-2 bedroom dwellings - Terraced houses and flats (see HEDNA table 2.2)
 - Where there is a policy on offering a discount from the market rate, the discount brings the price/rent down to a genuinely affordable level ie £270,000 for ownership; 35% of earnings for rental.

Downsizing

Important to ensure age mix in housing and suitable smaller housing for downsizing.

We have lots of retired people who need to downsize

We need smaller houses for first time buyers and those wishing to down size

The numbers of elderly people suggest this is the correct size of units which will be needed across all areas and free up bigger houses for families.

Size

New builds have far less capacity within their walls compared to older properties. Many 3rd bedrooms, for instance, have space for a single bed and a chair, and no storage space. This is my reason for suggesting 2 - 3 bed homes.

Smaller houses in terms of numbers of rooms. But size of rooms should be above minimum as there is little point in making living space too small to make into a home

Smaller, well proportioned (not those thin tall ghastly out of keeping three storey pokey four bed developer's money spinners built ad nauseum in Alton) homes can be adaptable in design terms and give a taper to the built environment of new developments, fit far better into the older village vernacular and provide affordable accommodation for people who are trying to find a home near what is often a low paid rural job.

Other comments

to keep choice available

Not enough being done to help disabled people/families
 The requirement of smaller homes in all developments will prevent exploitation of rural infill planning applications providing only high-end properties that exclude local lower paid workers (teachers, police, fire, nursing, farming etc)

This could cover housing for frail elderly and young disabled people.

It is important that we don't end up with may smaller developments creating a culmulative unchecked impact.

| |
|---|
| There are single people who need homes or retired healthy couples |
| Too many large houses occupied by two people |
| the youngsters need to have somewhere to start and grow |
| A large number of development sites are for less than 10 units. There is no reason why they shouldn't have a specified number of smaller homes which are needed rather than just providing a development of large units. |
| there should be a mix on all sites |
| People do not all want to live on a large development. |
| Because this provides a better balance and this will stop Developers limiting their sites to 10 houses to avoid the requirement. |
| Needed to minimise travel. |
| Smaller homes provide the opportunity for not only the older generation to live in, but also the younger generation who are not necessarily in partnerships and may be single but requiring independent homes |
| Two to three bedroom homes will provide the flexibility of longer family tenure in the same home and the stability for family and community that flows from that. This should be for all development sites; the question is, who wouldn't it be a requirement? It simply becomes a commercial issue for the developer.? |
| Economics will still be a driver. Building on challenging sites e.g. in flood plain and on spring line as at the Coors brewery where all buildings are supported by pile driving because of the unstable nature of the lower strata of grey marly chalk and proximity of water table to the surface as the grey chalk acts as an aquiclude/aquitard preventing drainage. Such sites have high building overhead costs in making foundations before the build so not really cost effective and would be better used to give more room for the river to flood naturally. In reality we have run out of good building land on terrace gravels. |

**HOU6 Should a percentage of smaller homes to be provided on:
(Select one)**

All development sites, or

Only large development sites (over 10 units).

HOU6a Please explain your reasons

Explanations from those who answered 'Only large development sites (over 10 units)'

Prescriptive / lack of flexibility

Too prescriptive to say that all development sites should provide smaller properties. Agree that larger sites should have a mix especially as 75% of working people say they want to work from home and therefore new houses need additional space to accommodate this remote working

I'm a great believer in smaller sized homes. As a couple without children, when we move we look for 2-3 bed homes. When younger as a couple we'd have searched for 1-2 bed homes. If everyone extends their homes by adding bedrooms, it means there are very few small houses left on the market, so either you stop people extending - or you make sure that there are always smaller homes built among the larger one's. However, having small homes being a demand even on a small site of 6 or less houses, doesn't make sense. 6-10 houses, perhaps the cut off should be 6, 8 or maybe 10. But once 10 or more, then it should be standard practice to add a percentage of small homes.

It wouldn't be practical to enforce on smaller development sites. No one is going to build a small development of for example 6 houses if 2 have to be 1 bedroom. They would claim that it wouldn't be economics.

Not all small sites are suitable for smaller homes. a fixed % may discourage small scale development

Evidence base / need

Houses should be based on need. With 43.5% growth in the elderly in future then smaller homes will be required. 4-5 Bedroom houses only bring in people from outside the area, so are not catering for the local need.

There is no way of ascertaining local requirement, should not be enforced

The current policy seems to be aims at 1 to 2 bedroom where as the shortage is 3 to 4 bedroom.

We need bigger homes not smaller homes. Our homes are becoming multi-generational.

Average household size is already falling and future demographic changes are likely to continue this trend. Larger sites dominate the housing supply. I might set the limit at "over 5 units".

There should be an allowance for smaller homes in infill situations. Bungalows in grounds of larger houses for example and not 2-3 storey large homes. Smaller home of 2/3 storeys crammed together on developments will not meet the needs of the older population living in more rural areas. There is an unmet need for new single storey bungalows in the District.

Community / inclusivity

Need to ensure that the developments and communities we create are mixed and well balanced.

Policy

Mix policies should include all size of homes and meet the SHMA..

Firstly, if the Council has policies dictating specific house types and sizes on sites, this will result in problems where there are policies which state that new development needs to be in-keeping with the grain and pattern of development within the context of the site. Secondly, there is need for 1, 2 and 3 bedroom homes, so policies will need to reflect on the overall need rather than having to choose between 1 and 2 bed, and 2 and 3 bed homes. Thirdly, it is generally the case that larger scheme will be able to provide a mix that smaller sites cannot and be able to attract the funding to provide affordable homes. the 10 unit approach is also commensurate with the NPPF whereby affordable homes should be sought on major developments only.

There has to be a balance between size of development and viability to build plus density of development.

It may not always be viable or possible to provide smaller units on minor developments.

It is considered that there is an urgent need for more homes in the 1-3 bedroom range, but this option was not given in the question. We consider that there is a need for more 1-bedroom homes, especially as starter homes for younger people. Only by providing significantly more smaller homes in East Hants will the ridiculously high affordability ratio of 14.51 times income be meaningfully reduced to enable more first-time buyers to get onto the housing ladder. With regard to the wording of the policy, this should include a requirement for at least 50% of all new homes on developments of 10 or more dwellings to have 3-bedrooms or fewer.

Location / accessibility

To ensure access to facilities

Not all site locations are the same. Smaller affordable housing might need access to transport i.e. trains whereas other sites might cater for people not needing that.

Affordability

| |
|--|
| Smaller homes are by nature more affordable |
| It is essential to provide a larger number of social/affordable homes in all areas of East Hampshire, including rural areas. Including smaller homes in all development sites is not realistic, but allowing developments of only smaller homes should be permitted, especially in rural areas to help younger people, families, elderly people to live in the communities they grew up in. |
| Not an easy selection. I would want more "affordable" homes with controls on resale value so they stay affordable. |
| Once again policy seems to be focusing on small houses and presumably small gardens. Residents who are limited to using affordable homes should not be forced into small accommodation. It is land price which drives the need to cram multiple units onto a small site, the affordable homes policy that has existed for a number of years should be used to facilitate use of land for this purpose. |

Other comments

| |
|--|
| This is a relatively crude planning measure but could provide a limited improvement in the supply of smaller homes |
| All development sites of 15 dwellings or higher Although it will be a constraint on developers and no doubt a target for future viability study arguments Equal emphasis on 1-2 bed homes (for starter and downsizing) and 2-3 bed homes (for starter and young family). |
| It is obvious that only larger sites should be required to provide smaller units. |
| Profit should not take priority over planning |
| We need a mix on large sites that may not be commercially viable on small sites |
| A mix of housing is good but only where the number of houses is above a given number - you state 10. |
| Some developments should have larger house types. |
| We need to ensure the provision of homes for young families |
| It is important to make sure there are sufficient smaller homes but which have enough rooms for young families |
| Young singles and couples finding it very hard to rent or purchase locally |
| People get older and needs and choices change. That is if choice is still to be an option. |
| It may not always be viable or possible to provide smaller units on minor developments. |
| Smaller houses should be grouped together. Try to avoid having one or two small houses within a group of up to 10 larger houses it would be incongruous. |

**HOU6 Should a percentage of smaller homes to be provided on:
(Select one)**

All development sites, or

Only large development sites (over 10 units).

HOU6a Please explain your reasons

Explanations from those who did not select an answer but provided a comment.

Some guidance seems helpful, though I'm not sure an exact percentage is the answer. It seems to me that this ignores the huge potential of multi-generational living. Young adults don't all need to buy/rent immediately they reach 18 years of age, and older adults often benefit from the care of their families in the same home. Larger family homes with good size rooms and gardens are more helpful in this case and these are harder to come by, especially in modern builds with tiny rooms.

I think you need to be wary of building too many smaller homes that allow little flexibility of use and that people will have to leave if their circumstances change. Moving house is expensive, disruptive and can destroy ties that people have developed to the local area. Having a lot of housing stock that is inflexible in use is not a good idea at all.

You cannot have a blanket policy. Not all site or locations suit smaller houses (and visa versa) as it is very important to maintain the vernacular style or feel of an area. We do not want endless estates all with the same look and feel

In respect of market housing, it is suggested that a blanket district wide mix policy, set now and applied over the entire plan period, may not be the most effective way of responding to demand and need. It is suggested that a site-by-site approach could be more appropriate. This is because the most appropriate mix for a site will be very much dependent upon the location; the developer will be best placed to understand the demand and the needs in that area. Also, the characteristic of a particular site will drive the appropriate mix, ensuring the efficient and effective use of land. It is thereby suggested that developers in discussion with the Council determine the most appropriate mix on a site-by-site basis.

By specifying a particular percentage of homes can often lead to an inferior design solution that if the policy restriction had not been in place. The market will always respond to demand, but not every site can accommodate a full range of house types and sizes, and such a policy doesn't account for the sites only delivering small dwellings in the District. If the policy was to include a specific requirement for smaller properties, there should be a caveat to remove this requirement should it be demonstrated that an alternative approach based on the character of the area would be a more appropriate solution. With reference to whether such a policy should include 1-2 bed or 2-3 bed, the former often causes greater problems with the demand for 1 bedroom open market properties being so low, and the scheme then compensating with larger properties at the detriment of 3 bedroom properties. A character based approach to housing mix, coupled with the ability of the market to respond to demand would afford an element

I feel there is a confusion between smaller homes and affordable homes. Wealthy retired baby boomers may well want to downsize to a smaller home and can afford to pay a market price for it. While families with young children may well need larger homes close to

sources of employment and need that to be affordable. That and the fact that more couples are choosing not to have children and more people are choosing to live alone mean I find these questions hard to answer.

no new houses are required. Modernisation of the existing housing stock is the priority

Although the HEDNA provides data and forecasts it is difficult to conclude that it constitutes a sound basis for such a policy that is to be applied over the next 17 years. The Hedna is available to developers who may well use it to plan their housing mix but recent experience shows that after only 1 or 2 years from obtaining outline planning permission, the actual housing mix that comes forward at Reserved matters stage can be significantly different. On that basis, defining a % in a policy would be a nugatory exercise as it would rapidly go out of date and the problems created by regularly needing to accept applications contrary to Policy would persist. Much better to leave it to the market at the time to match their products with the demand,

difficult to legislate for this

While it seems a good and social idea to integrate all ages and groups into an area it may not be a suitable area for certain groups eg older folk may not have the accessible infrastructure as locally and have more difficulty reaching it. If one forces a 'have to' onto all sites it obliges unsuitable accommodation for some of the demographic. It ought to be planned on what is best practice for individual age groups or combinations of folks with an awareness of the needs of the community.

The market needs to decide what homes are best. A policy requiring a mix is all that is required which should be reviewed regularly.

There is a need for more affordable homes that are not small. i.e. for young families. These need to be near schools, work and services. Elderly homeowners who need to down size are not necessarily resource poor.

Often developers will build as small as possible and pack these small homes all on to one site to maximise profits. Choosing an option will not change this fact.

I didn't select an option as we don't agree with the policy. Not all sites are suitable for all sizes of homes. The local area should influence the type and tenure of the homes being built. If the adjoining area/development is predominately high density small houses/flats then that would enable the same to be built, but if the adjacent area is predominately large detached homes on spacious plots then that should be reflected in the new development.

Not all sites are suitable for all sizes of homes. The local area should influence the type and tenure of the homes being built. If the adjoining area/development is predominately high density small houses/flats then that would enable the same to be built, but if the adjacent area is predominately large detached homes on spacious plots then that should be reflected in the new development.

Impossible to really know this.

The issue is not size of house but the suitability for retirement

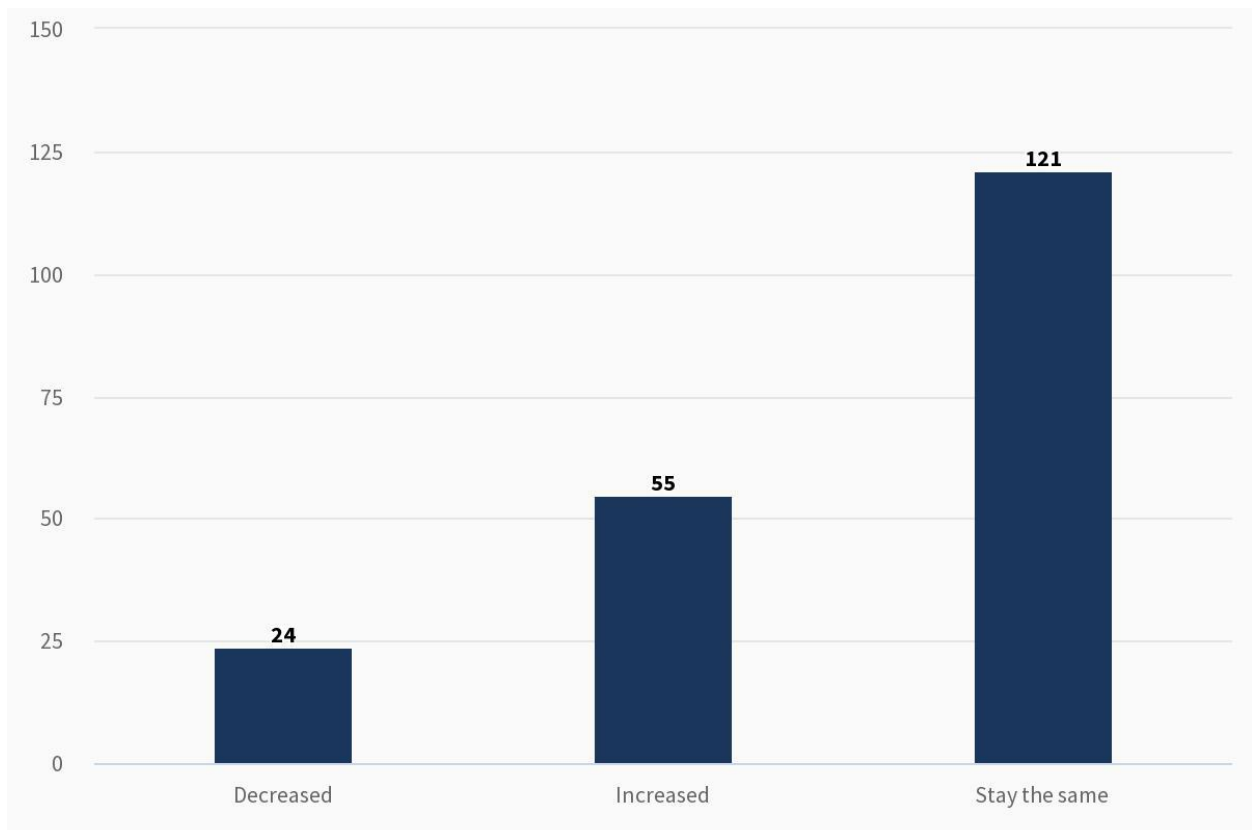
The options (limited to 2) should have included an option to place weight on not prescribing the housing mix.

HOU7 The current requirement is that 40% of new homes on qualifying sites are affordable homes? Should the % requirement for affordable homes be: (select one)

Increased, or

Decreased, or

Stay the same?



55 respondents (27%) answered 'Increased'.

24 respondents (12%) answered 'Decreased'

121 respondents (61%) answered 'Stay the same'.

HOU7 The current requirement is that 40% of new homes on qualifying sites are affordable homes? Should the % requirement for affordable homes be: (select one)

Increased, or

Decreased, or

Stay the same?

HOU7a Please explain your answer

Explanations from those who selected 'Increased'.

Increase supply

Because this will increase supply of smaller homes to replace those being lost by large extensions being added to the current small home stock.

We need more affordable homes

There clearly isn't nearly enough affordable housing in our area. It should be EHDC's top priority.

Affordability

It is clear that affordability of housing is a serious issue within the district

Existing 'affordable housing' is not affordable in any real sense. Young people today face median house prices in excess of 10-15x median salaries, where twenty years ago this was 3-4x. Affordable housing in EHDC should be redefined, with greater social housing, and less so-called 'affordable rent' homes.

Not everyone can afford the current prices within this area.

We have a housing crisis that drives up the prices of homes.

Many people nowadays are cash strapped so buying outright or a mortgage is out of the question.

Policy

M&FM NPSG recommend that the debate about Affordable Housing should be re-framed. It should be based on the principle of what people can afford. In other words, it should start with an analysis of what people earn rather than being based on a discount from the market price. We welcome the recent EHDC ambition and statements on real affordability, see Bringing affordable homes to East Hampshire | East Hampshire District Council (easthants.gov.uk) , rather than the governments national 20% discount off market price. This is essential to meet the needs of the key groups - young couples; keyworkers; those

in poor quality housing; and the retired. The proposed new approach would define homes as affordable: - For owners: if homes were priced no more than 4.5 times the median earnings for a couple in the District For renters: if the rent was no more than 35% of net household income Policies should be designed to differentiate between ownership and renting.

- i) Ownership: the policy should be based on what can be afforded in terms of a mortgage. The calculation above indicates a figure of less than £300,000.
- ii) Private Rented: there is a need in East Hampshire for more rented housing. The policy should be based on earnings Social rented housing: there is an urgent need in East Hampshire for more social rented housing. It is important to address the housing needs of the people who already live in the district but suffer from inadequate housing. This is a major issue and should be the focus of a number of policy initiatives

We are in a bit of a mess with this one aren't we! From the figures above it suggests that the majority of new housing build should be affordable in order to achieve this line should be made available at an appropriate valuation to enable affordable homes to be built. The planning policy needs a radical review. If adequate provision of affordable homes was made for older people and families, the effect would be to free up existing property for those who can afford it. The current focus is completely at odds with what needs to be achieved.

Current problem is that the affordable homes are very expensive and out of reach of those with low incomes. The definition of affordable should be redefined to be more realistic.

It is too expensive to get on the housing ladder without some schemes for first time buyers. However if numbers are increased there needs to be some Covenances that protect the upkeep of the property. If private buyers are paying high amounts for their homes they need reassurance that ALL homes around them have to maintain a standard to the upkeep of the outside and outdoor areas.

Requirements not met

Too many developers buy their way out of their allocation of affordable housing. Housing should be council run and not private enterprise

Developers have consistently made very large profits. They need to be squeezed as one of many new measures needed to improve affordability.

Affordable housing targets are currently being missed, which appears to be accelerating the rise in house prices, pricing many out of the market, and making suitable homes difficult to find for those on low pay.

Many developers cut the amount of affordable housing in any way possible and this should be guarded against in law

Keeping local / young people

| |
|--|
| In the absence of council housing and the terrible state of private renting this is the only way to give young people will families to acquire their own home. |
| Affordable homes help people stay in the area. Expensive homes are aimed more at attracting new people to the area. We want to encourage people who have already made the home here to stay with limited encouragement to new people. |
| All site above one dwelling. We need to provide a bank of affordable housing for the younger adults starting out and enable the older residents to downsize and therefore a mixed community preventing some areas of EHDC becoming insular. |
| Hampshire is an expensive place to live and the incomes of many are meaning that housing options are more and more limited due to cost. By having more affordable homes this will encourage younger people to stay in home areas or to move into them creating healthier, diverse and more sustainable communities |
| Affordable is a misnomer. There should be more actual local authority housing. The prevalence of high value homes in the rural areas is excluding local individuals or families who can no longer live-work where they need to be and will therefore need to move to urban low cost housing and then add to the climate impact by having to commute back to where they came from in the first place in order to work |
| Need to retain housing for next generation of working people |
| Too many people are moving from much more expensive areas (eg London) and pushing up market prices, thus pushing out those on lower incomes. Priority must be given to people on lower incomes. |

Other comments

| |
|---|
| It has to be increased, or the developers won't do it. They profit from building more homes overall, and specifically more open market homes. This also suggests that building should be concentrated in larger settlements where the infrastructure already exists and new residents are able to walk/cycle/access public transport. |
| Support smaller households in affordable housing. |
| Expanding the number of houses in total to keep the percentage at 40% would not make sense. Prefer to keep the number of total housing built to the minimum and increase the percentage that is 'affordable' |
| If we have to calculate based on the average price INCLUDING the SDNP this skews the number |
| The housing crisis. |
| Not just increased but a specific increase in houses for rent |
| In accordance with the statements in the text above, this is an urgent and pressing issue. |
| Everyone should have the chance to own their own home regardless of income. |

There is a difficult balance to be struck between (A) fixing the costs of market housing in the longer-term by improving supply (thereby reducing the demand for affordable housing) and (B) improving the shorter-term demand for affordable housing. The current ratio of 40% doesn't appear to be delivering the required changes, an increase in the ration may help.

This is where the local need lies. Viability of house building is determined by land prices, and these are in turn driven by building activity. So the logic that larger numbers of houses must be built to deliver affordable homes is flawed.

If we could control the market, then whole estates of affordable housing are needed. They don't have to be depressing if well designed. Also I will remake my comment about controlling the reselling value.

Recent developments appear to favour more profitable larger properties

To give more people options

HOU7 The current requirement is that 40% of new homes on qualifying sites are affordable homes? Should the % requirement for affordable homes be: (select one)

Increased, or

Decreased, or

Stay the same?

HOU7a Please explain your answer

Explanation from those who selected 'Decreased'.

Too many

1,535 homes per year is too many.

1535 homes per year is far too many but there should be a focus on affordable homes, so the number of homes which are not deemed affordable should be reduced very significantly to bring 1535 down to 632.

Doesn't need to be this high.

Too much of these types of housing. people need to work and earn their house rather than be wet nursed and given such luxury for free. I agree there is a need particularly for disabled persons but not for people who simply do not want to work. The increased focus needs to be on working family homes or 1 or 2 bed ground floor homes with gardens - for older or disabled persons.

Mix / location

Mixing affordable with larger homes is a mistake and promotes a race to the bottom. Some sites will suit it, others wont. There needs to be more reflection on the local look and feel.

Proximity of affordable and social housing depreciates owner occupied house values. Concentrate these houses on council estates as in the past.

Doesn't work

Does not work. So called affordable housing is nor always taken up locally, and if not is offered to towns/villages outside of the immediate area

I'm sceptical about the success of this policy. More social housing should be provided instead.

Policy

I feel the whole structure needs to be overhauled were affordable. Housing is concerned which is not only related to housing, but the encouragement of jobs and working and the benefits system generally I just feel the whole system appears to be miss used by many people that play the system! I do, however, believe we need to give the younger generation the opportunity to have homes without having to go out and partner up with someone and have a baby to be eligible et cetera

Affordable housing should only be provided on sites where such housing is suitable and reflects the adjacent local area. A blanket 40% on all developments is not necessarily achievable and will result in developments that in no way reflect the existing built environment. A far better policy would be to allocate particular suitable sites (in relation to access to amenities, local infrastructure and local built environment) and build a whole development of affordable homes.

Other comments

The uplift to 613 is supposed to handle the affordability problem. Or you could remove the uplift which would give scope to add more affordable homes now. The number of 1535 is double counting

Thank you for the opportunity to comment on the East Hampshire Local Plan 2021 - 2040 Issues and Priorities Regulation 18 part 1 consultation. McCarthy Stone is the leading provider of specialist housing for older people in the UK. The Issues and Priorities consultation appears, given the affordable need identified, to have taken the existing plan policy of a 40% requirement as the starting point and then asking if this should be increased or decreased. However East Hampshire Local Plan 2021-2040 Issues and Priorities Regulation 18 part 1 consultation is not supported by a viability assessment and therefore it should be acknowledged by the council that it is difficult to comment on the affordable housing requirement when the main evidence document, that should inform the requirement is missing.

As such, we would like to remind the Council of the emphasis on Local Plan viability testing in Paragraph 58 of the NPPF and that the PPG states that The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan (Paragraph: 002 Reference ID: 10-002-20190509). As such the council should undertake a viability assessment to inform the plan and its policies and ensure the plan is deliverable. In addition, within any viability assessment the Council should acknowledge that the viability of specialist older persons housing is more finely balanced than a general needs housing. We are strongly of the view that these housing typologies should be robustly assessed. This would accord with the typology approach detailed in Paragraph: 004 (Reference ID: 10-004-20190509) of the PPG on viability which states that.

A typology approach is a process plan makers can follow to ensure that they are creating realistic, deliverable policies based on the type of sites that are likely to come forward for development over the plan period. If this is not done, the delivery of much needed specialised housing for older people may be significantly delayed with protracted discussion about policy areas such as affordable housing policy requirements which are wholly inappropriate when considering such housing need. As well as being directed by evidence once it is produced, the Local Plan and its evidence base should look to clarify that certain specialist housing schemes such as those meeting the needs of older people should be exempt from providing First Homes, Starter Homes and affordable home ownership on site. This is because it would not be appropriate to mix such homes into specialist housing schemes for older people which by their very nature are based around communal facilities and communal living and delivered on smaller sites usually in central locations where it is also unlikely to be viable to deliver significant levels of affordable housing, if at all. This would be consistent with para 65 b) of NPPF.

HOU7 The current requirement is that 40% of new homes on qualifying sites are affordable homes? Should the % requirement for affordable homes be: (select one)

Increased, or

Decreased, or

Stay the same?

HOU7a Please explain your answer

Explanations from those who selected 'stay the same'.

Doesn't work / not delivering

This question is disingenuous. 40% of new homes are not affordable and EHDC has failed in its duty to ensure that they are. The problem is that rich developers can run rings around poorly resourced LPAs and negotiate their way out of honouring their obligations.

Affordable Housing is all a bit of a lie - lets be honest. Affordable to who? So far as I can see over the last few years, people buy the affordable house, get it a bit cheaper then one or two years later they move - sell the house - make a profit - it's no longer an affordable house! I have friends that have done exactly this. Perhaps affordable housing should have enforcement put upon it that always makes it affordable. So that it cannot simply be bought to make a profit from.

Developers don't stick to it anyway & talk their way out of it, so there's no point in increasing it. If it's decreased then there'll be even fewer 'affordable' homes - a ridiculous term. All houses should be affordable by average earners.

There is no point increasing affordable housing targets as EHDC are already falling massively short in delivering it, perhaps it would be more realistic to reduce it to 30 % but thats politically unlikely.

Enforceability

It should stay the same but should be enforced.

Must be enforced no exceptions, too many times policy is not stuck to, if developers think they can reduce number and it will be approved, they will. Zero tolerance to developments not adhering to affordable housing requirements, if developers know from the outset they won't keep pushing the boundaries

This has been a standard for some time. The problem is developers negotiating ways out of this commitment once planning consent is granted for purely commercial reasons. This practice should stop and commitments given be honoured.

40% is a good target - but you don't seem to be able to enforce it with developers - if you can enforce 40% and not keep taking the 'cash' alternative offered we will all be happy.

It should stay the same but be enforced

Allegedly, 40% provision is not adhered to, so should not be decreased. Too large a percentage could result in 'ghettos' of affordable homes with less advantaged people crammed together in specific areas, with resultant social deprivation

Needs to be enforced, currently too many developers end up wriggling out of commitments

But it needs to be enforced and needs to be achieved by locating the affordable housing in the most suitable places.

Policy

provided you explain what a "qualifying site" is. already some developers claim that they are outside a "qualifying site"

Definition of affordable needs to more localised. More incentives to help first time buyers get on the property ladder needed.

There needs to be some mix of housing. However 'affordable' needs to be redefined as houses people can buy ie bottom up approach. Start with 4.5 x salary not discount from market price which only serve developers not first time buyers

The way the price of affordable houses is described i.e. 20% less than market value, means that many of them are NOT AFFORDABLE, as areas like EH the average house prices are high. The words 'Affordable Homes' should be redefined coming from a starting point of average income of an individual or couple, times the multiple that the bank/building society will lend for a mortgage. Alternatively, if this is too radical an idea, then increase the number of First Homes included on a development, instead of so called standard affordable ones. First homes are discounted by a minimum 30% vs. market price, sold to first time buyers on a combined income of less than £80,000 and their mortgage needs to fund a minimum 50% of the discounted price. After discount, the first time the property is sold should be less than £250,000.

A completely new way to deliver the affordable homes needed, needs to be established - the market place is 'broken' and is unlikely to be fixed any time soon! Other local authorities (notably Eastleigh but also Hart) have created Housing Companies which deliver affordable homes, which DOES NOT necessitate vast numbers of market houses being delivered. EHDC needs to work alongside such partners as Vivid Housing to look at the 'art of the possible', looking at existing affordable home housing stock, looking at the broader housing stock before considering how to deliver new homes.

There is a check/balance between what is seen in population numbers and commercial development. Developers would like zero social housing as they make less on it. So they must be obligated to provide to defined quotas. The other factor is the definition of 'affordable' is very subjective and many would say/ see 'affordable ' homes as still way out of reach.

Type of housing

| |
|--|
| Stay the same but increase the percentage of 3 bed. |
| Affordable cost is relative and often not in many rural areas in EH. Therefore smaller 1/2 bedroom houses should be made to help with affordable homes. |
| Need more affordable homes for families i.e. 3 + bedrooms. |
| Retirement properties need to be affordable |
| Affordable retirement homes are needed. |
| We have too many 'executive' houses being built and this does not meet the needs of the population |
| Additional wording should be included with regards to self-custom build developments when considering the affordable tenure mix (with the inclusion of First Homes) on a case by case, or allocation policy basis. |

Viability

| |
|---|
| Belport acknowledges the need for affordable housing within the district, and consider that complying with the extant 40% requirement is achievable alongside delivering other planning objectives such as high quality urbanism. Whilst it is noted that the extant 40% requirement is unlikely to provide sufficient affordable housing over the plan period to meet all the need in the district, there is a risk that an increase above that level could present challenges. Reducing the viability of the development threatens the ability of schemes to achieve other planning objectives such as achieving high quality of urbanism, high levels of sustainability or the delivery of infrastructure. It is important that the need for affordable housing is balanced against other planning objectives including the achievement of high levels of sustainability and the delivery of infrastructure. |
| The current 40% requirement in the District is working well and is broadly achievable. A higher percentage would be challenged on grounds of viability. Planning applications should restrict the combining of affordable "joining" homes into larger single properties. Requiring affordable homes to be built only works if these homes are retained as such. Permitting extensions and conversions reduces the available housing stock each year. |
| As has been identified within the consultation document, East Hampshire has a significant affordable housing need, and therefore the % should not decrease. However, viability of schemes needs to be considered if the % is increased further. |
| It is practical to stick to the target of 40% as the higher number mentioned of 97% isnt viable at this stage |
| There is a chronic housing need in the South of England. This applies to general open market housing, as well as specialist housing including affordable homes. Affordable housing comes in many different tenures, and each has its challenges in terms of viability and management. Whilst Countryside, given its partnerships model, supports the delivery of affordable housing, it is important that this does not threaten the viability of general open market housing. Countryside would therefore object to any proposal to increase the minimum requirement for affordable housing above the existing policy level. Nevertheless, |

in certain circumstances developers may look to over-provide affordable housing, above the policy level, where viability supports it and to deliver a specific need. The policy therefore needs to be flexible and should avoid setting a maximum provision of affordable housing.

This level of provision is adequate and ensures a consistent approach to ensuring that housing schemes can deliver acceptable levels of affordable housing. Any increase jeopardises viability and will result in a failure to deliver the required levels of affordable homes. One only has to look at the situation in the SDNP to appreciate this point. Viability is the key issue. Make sure they do deliver 40%!

The projections underline the need . However the amount of affordable housing delivered will be limited to the amount that can viably be provided, so to increase the requirement is not realistic. To decrease the requirement ignores what the projections clearly indicate are needed. Consideration should be given to include a % of "council houses" into the plan.

Challenges in terms of viability. The policy needs to be flexible and should also avoid setting a maximum provision of affordable housing.

Any increase above 40% may well render sites unviable or unattractive for the market to deliver.

When considering that affordable housing delivery has averaged at 127 affordable homes per annum or 25% of total housing completions across all sites it is clear that increasing the affordable housing target is unrealistic and would be counterproductive. In summary an increase in the affordable housing target is expected to make housing delivery less viable across all tenures with the effect of slowing and reducing delivery when the opposite is needed.

40% is a relatively high proportion, but unfortunately is likely to be negotiated downwards by developers on many sites. 40% may be as high as developers can be pushed if they are not going to be put off continuing with the development. (Although there may be some smaller sites, like rural exception sites, where 100% affordable housing is justifiable and achievable).

It is clear that the delivery of affordable housing should be maximised, given the HEDNA evidence. However we note that in recent years, despite the established 40% target somewhat less than 30% of new homes delivered have been affordable. This is good evidence that achieving a higher proportion might in fact be unachievable on viability grounds. To achieve a higher affordable housing proportion on radically less delivered development, is clearly not a sound approach. Rather, if the Council wishes to increase the amount of affordable housing provided it is more likely to do so, across a wider range of sites meeting those needs close to where it arises, if it considers increasing the overall level of housing delivery, but increasing the annualised housing requirement above the standard methodology to some extent. We would also urge the Council to look to secure a larger proportion of need from allocated sites bigger than 15 dwellings rather than seeking to use windfalls to meet a proportion of needs. A large proportion of those sites are too small to provide any affordable housing. Much of the current undershoot no doubt arises from this effect. Windfalls should be over and above the level of housing provided for in the local plan.

Affordability

| |
|---|
| Stay the same until someone can actually produce a home around here that is affordable anyway! If you increase it, the developer will find ways to build cheaper and screw even more concessions out of the planning authority. The whole system would improve if councils could build their own. |
| Don't think any home is affordable now but feel this is the right percentage |
| This percentage is good but developers still make them unaffordable for younger people. |

Other comments

| |
|---|
| 40% is a suitable proportion but should be required for every site, including small sites |
| If it works at present it should stay the same. It is never clear what exactly is an affordable house in EH. It will be a very different house than one in a large city. |
| I do not understand what needs to change |
| Sites are slow to come forward, especially in a recession. Need to maximise affordable units |
| It is a figure that has been in use in the District for some time. It seems to give a balanced development. |
| Locally, surveys and the take-up rate of properties in new developments have indicated that 40% is about right. |
| seems about right |
| As long as it is 40%. |
| Surveys seem to indicate this is about right |
| Sites with 80% plus should get priority in planning in order to promote the building of affordable housing to volume house builders. |
| Not sufficient knowledge to give answer |
| The "but this would take some time to be achieved" is absolutely correct. Since building 632 adds only a little over 1% to the housing stock, 40% of this being "affordable" (or even 100%) would take many years to affect average house prices and, as we see today, other factors such as mortgage rates have a much greater and more instant effect. Reducing it would invite criticism from people trying to buy. Increasing it would be resisted by developers plus we don't know what effect it already has on the average price of a new home - logically it must produce an rise in the prices of the other 60%. Leave it at 40% |
| Survey shows this is about right |
| If more homes are planned to become affordable then no sense in changing targets |

| |
|---|
| <p>Ultimately we would hope that the housing market pricing allows many more people to buy their own homes than can now. The housing market has to collectively change. What is a 'qualifying site", is it to do with size of site or something else?</p> |
| <p>This 40% remains an aspiration and so provides challenge for large developers to seek to deliver against this. Lowering the percentage would reduce the challenge on these developers.</p> |
| <p>At the moment, developers are attempting to reduce the number of affordable homes on developments, so I believe the bar is correct. The definition of 'affordable' in this part of the world is not clear.s</p> |
| <p>If the actual need is 632 affordable homes per year why seek to provide 1,535 homes per year? However, if the need for elderly and disabled people could also be included within the 40% figure, then the figure should stay the same.</p> |
| <p>This % seems realistic and fair.</p> |
| <p>Base on need and length of tenure otherwise work out in how may years all new builds will be affordable. Affordability is a variable that depends on life style, income and a host of other factors, including the expectations of immigrants</p> |
| <p>Houses need to come down in price and they will as we have built far too many new houses and sales are falling.</p> |
| <p>Redrow gave their CEO £70 million. I do not believe the claims of builders that houses cannot be built for reasonable prices. Pay their directors less, pay their shareholders less and be more creative in working out how to build houses for less</p> |
| <p>A mix of housing is important but beware imposing additional net carbon zero costs as an overlay as this will exacerbate the problems of affordability.</p> |
| <p>Some people will eventually get onto the housing ladder,</p> |
| <p>Stay at least the same</p> |
| <p>LPA's need to get the balance right and a 40% requirement has been proven over several years to be an acceptable percentage, to both landowners and house builders.</p> |
| <p>This figure has been in place for some time now in East Hampshire with such housing being spread across a development. It results in a balanced community plus a contribution towards satisfying housing need.</p> |
| <p>See above 6a. Challenging sites do not easily provide low cost builds.</p> |
| <p>40% is realistic so stay the same</p> |

HOU7 The current requirement is that 40% of new homes on qualifying sites are affordable homes? Should the % requirement for affordable homes be: (select one)

Increased, or

Decreased, or

Stay the same?

HOU7a Please explain your answer

Responses from those who did not select an answer but provided a comment.

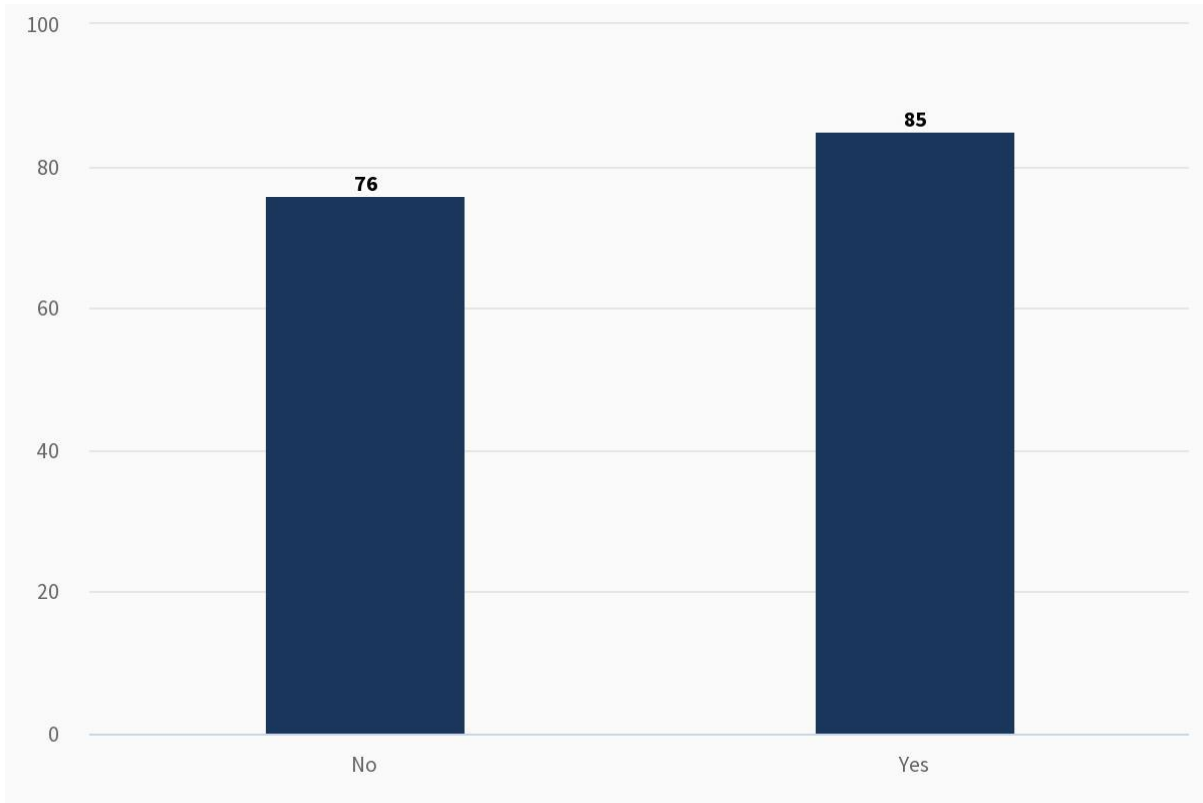
Affordable homes on average have fewer bedrooms than market homes (HEDNA 2022 table 9.14 to 9.16). This is not ideal because households that need fewer bedrooms do not always need an affordable home (e.g. empty-nesters or smaller, more affluent households) while those who do need affordable homes may also need more bedrooms (e.g. young families). The mismatch could increase travel emissions by causing families to live further away from their jobs, families and friends in order to find affordable housing. It could therefore be useful for the planning authority to track and seek to increase the overall number of affordable family homes in the district, in addition to the percentage of newly built homes that are deemed affordable. We appreciate that the definition of affordable (linked to house prices and not income levels) is a national policy issue.

The Options specified are too generic. The affordable housing policy and its percentage will have its roots in a sound viability assessment, with the effectiveness of that policy being on its ability to respond to changing market conditions and be flexibility on a site by site basis. This approach will ensure that development will come forward and deliver the quantum of affordable housing that is achievable.

I haven't selected an option because it won't matter. Developers decide what they want to build in order to benefit their own pockets.

I feel it should depend on the site.

HOU8 Are there any other forms of housing that the Local Plan should refer to?(Y/N)



85 respondents (53%) answered 'yes'.

76 respondents (47%) answered 'no'.

HOU8a If yes, then please state what other forms of housing

Traveller accommodation

Traveller accommodation needs to be included

Four Marks & South Medstead have delivered a significant share of the Districts Traveller and Showpeople housing requirements in the last 5 years and propose that greater emphasis is placed on the PPTS 2016 policies related to the impact of character of the existing build environment. It is also prudent to review or introduce appropriate policies that encourage such sites to be spread around the built area, not concentrated, nor be isolated in countryside locations outside the SPB.

However, I am not so convinced about the traveller communities as the name in itself expresses that they are a traveller community and therefore travel from one area to the other hand is the concept of this to avoid paying taxes that everyone else has to pay? I wouldn't need more information on this.

Traveller sites, especially for those who need a home base .

Traveller accommodation

Self and custom build

there should always be the possibility of self build be encouraged. self builders tend to stay for a long time in the homes they build.

Applications for self and custom build dwellings should be encouraged, emphasising carbon zero and renewable energy options such as found in the Passive Haus movement.

Self and custom build. This introduces variability. Possibly a reduced density will be a consequence.

Self and Custom Build Housing. A policy should be included to meet statutory obligations under the Self-build & Custom Housebuilding Act 2015

Self and custom build housing I feel should be included.

I am sure that there are other models but I do not have the time to explore it. The proposals at one time for self building was very limited and constrained and really reduced options and no gardens. I found the plan quite disappointing.

Self builds, community self builds, council backed projects to encourage low income self build.

Far more self-build plots and they should not come with too many design restrictions either. Self build with the new prefab options available, makes sense. More ground floor living opportunities for older people to downsize, rather than letting McCarthy and Stone move in and asset strip the older generation. They should be outlawed entirely for their exploitative business model.

Custom build and self build

Self-build/custom-build housing should have a specific policy within the plan which is supportive of this approach.

Community builds, local housing partnerships for self build. Council should encourage this diversity locally

Custom build

Self build plots.

Self Build & Custom Build Housing

Self build.

The plan should include provision for self-build housing, which provides more variety and interest than the identikit properties built by large developers

| |
|---|
| Self build |
| self-build and custom housebuilding projects. |
| The Local Plan could promote self-build developments and provide relevant criteria. |
| There should be specific housing policies on first homes and self-build and custom housebuilding. |
| The Local Plan could provide some criteria for proposed self-build developments. |

Flats/maisonettes/bungalows/mobile homes/HMOs

| |
|---|
| Apartments & flats in town locations |
| Low rise apartments or maisonettes for single person occupation and to help in down sizing for older residents. Flats |
| Bungalows |
| older people may want bungalow type housing but these are not favoured by developers as they can't make as much profit. |
| Flats |
| Low level blocks of 1 bed apartments for first time buyers. |
| Mobile homes should be mentioned in the local plan |
| One direction that is worth considering is to encourage the building of apartment block. Britain a lot fewer people living in apartment - about 15% I think, whereas in the rest of Europe it is 2 or 3 times more. Advantages include lower cost per dwelling, lower land use, running costs and carbon footprint. In town centres they make active travel easier and near a rail link travel to work easier. |
| More bungalows, minimum garden sizes reintroduced, in order to combat climate change people need outside space. |
| Bungalows |
| Bring in restrictions to prevent bungalows being turned into -sometimes substantial - houses, as statistics suggest there will be an increased need for single storey accommodation with an aging population. Too many bungalows - Clanfield is an example - where many bungalows suitable for those needing such accommodation have been developed as described. This is one of the most important issues and will become an increasing issue. |
| Multi-story flats and apartments |
| Apartments and flats |

| |
|---|
| There is a need for smaller dwellings and bungalows, particularly in more rural areas. |
| HMO's - these seem to be organically developing - why not design them in with the appropriate infrastructure and services. |
| Multiple occupancy homes for people (mainly elderly) who may wish to live together in homes with private/communal living areas. |
| HMO |
| US style apartment developments for rent |
| Mobile homes should be mentioned in the local plan |

Affordable

| |
|---|
| Local authority / housing association housing |
| Council Houses. |
| more shared ownership |
| Key worker homes / for certain key infrastructure employee |
| EHDC should make provision for social housing. |
| Not everyone qualifies for affordable housing but still can't afford to buy a home. More schemes that assist people to buy their first home. |
| real affordable for first time buyers. |
| Social housing |
| There should be more social housing options |
| Affordable units for young families. |
| Planned numbers should not be exceeded by self build and also density which could impact the landscape should not be compromised. Modern, innovative, cheap to build and affordable housing should be allowed at locations which would not impact the landscape or nearby built environment. |
| Housing Associations of mixed trade owner/builders don't seem to be included? |
| Social rented housing. We consider that the debate about affordable housing should be re-framed. It should be based on the principle of what people can afford. In other words, it should start with an analysis of what people earn rather than being based on a discount from the market price. This is essential to meet the needs of the key groups - young couples; keyworkers; those in poor quality housing. This is consistent with the CPRE briefing document (Redefining Affordability) which would define homes as "affordable" only if they consume no more than 35% of net household income for lowest quartile income groups in each local authority local plan area. Policies should be designed to differentiate between ownership and renting: i) Ownership: the policy should be based on |

what can be afforded in terms of a mortgage. The calculation above indicates a figure of £270,000. ii) Private Rented: there is a need in East Hampshire for more rented housing. The policy should be based on earnings. iii) Social rented housing: there is an urgent need in East Hampshire for more social rented housing. It is important to address the housing needs of the people who already live in the district but suffer from inadequate housing. This is a major issue and should be the focus of a number of policy initiatives. Accordingly, we strongly support the Council's new Affordable Housing Strategy designed to build more affordable homes for local people using financial contributions paid by developers in lieu of providing affordable housing on developments.

Brownfield

Brownfield sites. Haven't seen any mention of building on brownfield sites as a policy. This should be the starting point for all planning with other sites only available for access once the brownfield sites are built not just planned for building.
There seems to be no reference to use of brown field sites

What about brown field sites - these should be considered too

Older persons / care / specialist

Retirement homes/complexes like the planned Mccarthy & stone development on Rival Moor Road estate

Medically monitored, warden controlled, specialist care, etc

We have already discussed affordable homes, housing for elderly and disabled people. Not sure if housing also covers care homes.

Care homes & community hospitals

Care homes

Retirement homes

retirement villages

Disabled

Self contained accommodation for elderly relatives being built within an existing property. This creates homes for the aging population close to the care they require. Conversion of existing garages, outhouses etc should be looked on favourably by planners

Other comments

| |
|---|
| Self build and custom build, traveller accommodation (as you have suggested), plus housing that will be dedicated for short term rentals, perhaps linked to specific professions/demographics (e.g houses that can be affordably rented by trainee nurses/apprentices), and also targets to convert retail and commercial buildings into residential housing. |
| As town centres are changing and larger shops are disappearing it is important to consider how these spaces are utilised. Think that our towns could you these spaces to create new affordable housing and places for the ageing population, these would instantly be sustainable with the infrastructure and transport there already. |
| Older residents should be able to Use land adjacent to the existing property to build accommodation for later life. The policy could help this!use land adjacent to their existing property to build accommodation for independent living for later life. The policy could help this! It would be interesting to know what the local authority do with the list of people requiring self build sites does any of the policy actually help People to acquire a site, or indeed actively seek opportunities for self build options? |
| Conversions and Homeless accommodations |
| Renovation of existing properties. There should be a proportion of larger homes. |
| Net zero or carbon neutral housing |
| Anything built should be heat and energy efficient to local standards as the government standards are crap |
| Houses with community heating schemes and good public transport links |
| Not housing but community centres in that site for groups to meet etc. |
| Larger houses for those who can afford and need them for home businesses etc that have less impact on the green infrastructure and contribute profit to the area rather than loss. As seen in the vision at the beginning. |
| Community lifestyle shared housing |
| Conversion of unused commercial properties for housing |
| Seasonal agricultural workers (housing on farms) Holiday cottages/hotels/other tourist accommodation Conversion of office and retail buildings to houses/flats |
| To stress that both affordable housing and housing for the elderly (all types) can be viewed as " exceptions sites " and be calculated as in addition to the general housing land supply figures if there is proven need. |

HOU8 Are there any other forms of housing that the Local Plan should refer to?(Y/N)

HOU8a If yes, then please state what other forms of housing

Comments from those who answered 'no' but provided comments

| |
|--|
| The self-build is a Government 'gimmick' put forward initially by Kit Malthouse - genuinely this is only ever going to be a sub fraction of the number of houses delivered - if you're going to put in a self build policy, you might as well put in Kit's other favourite - a policy on thatched homes! |
| self build and Traveller sites |
| Enough houses are already being built in the district. |

HOU8 Are there any other forms of housing that the Local Plan should refer to?(Y/N)

HOU8a If yes, then please state what other forms of housing

Comments from those who did not select an answer but provided comments.

| |
|---|
| Social rented housing. We consider that the debate about affordable housing should be re-framed. It should be based on the principle of what people can afford. In other words, it should start with an analysis of what people earn rather than being based on a discount from the market price. This is essential to meet the needs of the key groups - young couples; keyworkers; those in poor quality housing. This is consistent with the CPRE briefing document (Redefining Affordability) which would define homes as "affordable" only if they consume no more than 35% of net household income for lowest quartile income groups in each local authority local plan area. Policies should be designed to differentiate between ownership and renting: i) Ownership: the policy should be based on what can be afforded in terms of a mortgage. The calculation above indicates a figure of £270,000. ii) Private Rented: there is a need in East Hampshire for more rented housing. The policy should be based on earnings iii) Social rented housing: there is an urgent need in East Hampshire for more social rented housing. It is important to address the housing needs of the people who already live in the district but suffer from inadequate housing. This is a major issue and should be the focus of a number of policy initiatives. Accordingly, we strongly support the Council's new Affordable Housing Strategy designed to build more affordable homes for local people using financial contributions paid by developers in lieu of providing affordable housing on developments. |
| Elderly Residential Homes with support (Not Care Homes) |
| Not sure to comment |
| Bungalows |

| |
|--|
| Social rented housing |
| carbon neutral |
| Local trust-run groups such as an association of villagers that want a small number of well-placed, beautifully built, small-to-medium (1-3 bed) houses for local young families (at the choosing of the association) to prevent villages from just being lived in by retirees and second homers. |
| Self build / eco build homes and estates - we must do far more to promote these. Homeless Pods should be in all towns and possibly large villages within East Hants. |
| All housing should be prioritised on brownfield sites |
| The Local Plan consultation does not make any reference to the delivery of exception sites, whether they be entry level exception sites, rural exception sites, or first homes exception sites. Self-build and custom-build (SCB) homes should be a housing policy in its own entirety, much as older persons accommodation in HOU1. |
| The local plan should refer to requirements for the provision of self-build plots. |
| Self-build and custom-build (SCB) homes should be a housing policy in its own entirety |
| Social rented housing. We consider that the debate about affordable housing should be re-framed. It should be based on the principle of what people can afford. In other words, it should start with an analysis of what people earn rather than being based on a discount from the market price. This is essential to meet the needs of the key groups - young couples; keyworkers; those in poor quality housing. This is consistent with the CPRE briefing document (Redefining Affordability) which would define homes as "affordable" only if they consume ~no more than 35% of net household income for lowest quartile income groups in each local authority local plan area. Policies should be designed to differentiate between ownership and renting: i) Ownership: the policy should be based on what can be afforded in terms of a mortgage. The calculation above indicates a figure of £270,000. ii) Private Rented: there is a need in East Hampshire for more rented housing. The policy should be based on earnings iii) Social rented housing: there is an urgent need in East Hampshire for more social rented housing. It is important to address the housing needs of the people who already live in the district but suffer from inadequate housing. This is a major issue and should be the focus of a number of policy initiatives. Accordingly, we strongly support the Council's new Affordable Housing Strategy designed to build more affordable homes for local people using financial contributions paid by developers in lieu of providing affordable housing on developments. |