



Affordable Housing
Area Based Needs Assessment

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Contents

	Page
Introduction	3
Methodology	3
Findings	4
Supply/Demand Analysis	4
Community Safety Strategy	5
Urban Capacity Study	5
Adopted Local Plan/Local Plan Review	6
Supplementary Planning Guidance	7
Proposed/Existing Facilities	9
Housing Needs Survey	11
Existing Property type by town	12
Housing Needs across the Borough	15
Conclusion	19
Recommendations	20
Appendix 1 - Area based needs statistics DCA Ltd	25

Introduction

Test Valley Borough Council have instructed Adams Integra to carry out an Area Based Needs Assessment to identify the suitable location, type and mix for affordable housing required taking into consideration the availability of both community facilities and transport links in urban areas on local plan allocations and other potential development sites in the Borough.

The Government recognises that the planning system provides a major role in the provision of Affordable Housing. Affordable housing is usually provided as part of a larger development scheme for market housing. Therefore the need for Local Authorities to influence the delivery of properties within new housing developments to ensure that housing need is met within the Borough is critical.

The term affordable housing, or affordable homes, as used in Circular 6/98 is expressed as being:

“Low cost market, and subsidised housing (irrespective of tenure, ownership - whether exclusive or shared - or financial arrangements) that will be available to people who cannot afford to rent or buy houses generally available on the open market”.

The aim of the report is to encourage discussions with developers, at an early stage, so that Test Valley Borough Council is able to influence the type of properties that they require, dependent on the location of the development.

This document provides additional guidance to the Affordable Housing Supplementary Planning Guidance (SPG).

Methodology

In order to ascertain the housing need for the urban areas within Test Valley the following sources of information were interrogated:

- Housing Needs Survey
- Joint Housing Register - North and South
- Supply/Demand Analysis
- Community safety strategy
- Urban Capacity Study
- Adopted Local Plan
- Local Plan Review
- Supplementary Planning Guidance
- Examples of good practice

In looking at the source reports we are able to establish a broader idea of the type of dwellings that are needed for particular areas within Test Valley over the next five-year period.

Findings

1. Supply/Demand Analysis

David Couttie Associates Limited undertook the analysis to identify over and under supply of specific unit types and sizes by specific location.

Within the report seven sub areas were used:

Andover Town
 Romsey Town
 North Baddesley/Valley Park
 Chilworth, Nursling and Rownhams
 Stockbridge and surrounding villages
 South villages
 North villages

Within the private sector throughout the Borough they identified a surplus of three and four bedroom properties but one and two bedroom houses and two bedroom bungalows have a high deficit level.

To identify the shortfall of affordable stock up to 2007 a sub area analysis was carried out. The detailed results are illustrated in Appendix 1. The Borough wide needs statistics are as follows:

Borough Wide- shortfall/surplus of Affordable stock to 2007

No. of bedrooms	Shortfall
1	8186
2	2961
3	1235
4	Surplus
Total	12,382

The Housing Needs Assessment study showed that:

37% of new **single households** want two bedroom units.
 48% of new **couple households** want two bedroom units.
 40% of **all new forming households** want two bedroom units.
 50% of **all new forming households** want one bedroom units.

It is clear from this analysis that planning policies and site developments need to address the shortage of both one and two bedroom affordable houses and modern flats in the current stock in order to meet the aspirations of new forming households especially within Andover and Romsey Towns. This is covered in detail in the emerging Local Plan.

2. Community Safety Strategy

The strategy outlines the increase in the number of small households and the significant housing growth up to 2011 with the need for community development to include facilities and infrastructure support.

Within the wards of Alamein and St Mary's in Andover there is an identified low level of attainment in education, training and skills.

There has been an increase in households from an ethnic minority background; there are no discrete black and minority ethnic communities, no associated place of worship and no single issue to bring people together.

There are an additional 3,250 homes to be built between 2003 and 2011. Andover is designated as an area for major growth and will need to accommodate a further 2,450 homes mainly developed to the east side of the town. A further 800 homes are to be developed in the southern part of Test Valley.

The following community development needs were identified:

- Access to services
- Large scale but flexible facilities i.e. halls and community offices
- Support for community leaders
- Community well-being

The areas identified with the greatest need were Alamein and St. Mary's in Andover.

3. Urban Capacity Study

The study sought to provide a realistic assessment of the amount of housing which could be accommodated in the period to 2011 and thereby reducing the amount of Greenfield sites required to meet the housing requirements of the Hampshire County Structure Plan 1996-2011 (Review).

The study identifies 2 main urban settlements:

- Test Valley South - consisting of Romsey, North Baddesley, Nursling and Rownhams and Valley Park with a total population of 14,650.
- Test Valley North - consisting of Andover with a total population of 40,487.

The remaining settlements within the Test Valley area are located in the countryside with few facilities and the need of a car as the main form of transport. Urban settlements contribute to sustainable development that requires access to shops, services and access to public transport.

The study identifies 3 capacity sources for potential increase in dwellings.

These are:

- Flats over shops - appraisal of upper floors for evidence of residential, non-residential use with assessment of access and parking arrangements.
- Intensification - areas where housing has already been developed at a relatively low density are a potential source for additional dwellings within the Borough. Some sites were discounted for viability and/or access reasons.
- Existing housing allocations and large site commitments - sites where the principle of residential development has already been agreed and/or outline planning permission granted but where densities have not yet been confirmed. These sites were re-assessed in terms of capacity based on a minimum of 30 dwellings per hectare.

For the period 2001 to 2011 the study identifies the following potential increase in dwelling numbers in both Test Valley North and Test Valley South.

Within Test Valley North a total increase of 438 units were identified, made up of:

- Flats over shops - 32 units (13 from empty space and 19 marketed sites)
- Intensification - 316 units
- Existing Housing Allocation - 90 units

Within Test Valley South a total increase of 446 units were identified, made up of:

- Flats over shops - 7 units (5 from empty space and 2 marketed sites)
- Intensification - 429 units (North Baddesley 239 units, Romsey 139 units, Valley Park 35 units and Nursling and Rownhams 16 units.)
- Existing Housing Allocation - 10 units.

4. Adopted Local Plan/Local Plan Review

The proposals in the Local Plan allocate or safeguard specific sites for a range of different land uses to meet the social and economic needs of Andover and Southern Test Valley. The southern part of Test Valley falls within the South West Hampshire area and comprises of Ampfield, Chilworth, North Baddesley, Nursling and Rownhams, Romsey and Romsey extra.

Developments in Andover should provide for a mix of house types to provide a choice of accommodation and household types for local people.

Affordable Housing Area based needs Assessment - Test Valley Borough Council

The following sites have been identified for residential development within Andover.

Area	Site	Dwellings	Timescale
Andover	East of Ickniel Way	1750 approx 525 affordable 175 discounted market	2006-2011
Andover	Picket Twenty	700 approx 210 affordable 70 discounted market	2006-2011
Andover	Picket Piece	TBC	Post 2011

The Structure plan requires that provision is made for 2,730 net additional dwellings in Southern Test Valley between April 1996 and March 2011. Since 1996 over 2,100 dwellings have been built in Southern Test Valley. Taking account of housing completions since 1996, sites with planning permission which have yet to be built, and sites that are likely to come forward within built-up areas during the Plan period, the housing requirement can be met without the need to allocate any Greenfield sites.

The following sites have been identified in Southern Test Valley for residential development:

Area	Site	Total affordable units	Timescale
North Baddesley	Former Bordens/AEP site	69 for rent and discounted market	To 2011
Romsey	Former Romsey brewery site	Units Built - 9 for rent. 21 New Units Proposed	To 2011
Abbotswood, Romsey	Abbotswood (East) RESERVE SITE	150 Affordable homes & 50 Discounted market	Post 2011
	Abbotswood (North)	150 Affordable homes & 50 Discounted market	

5. Supplementary Planning Guidance

The aim of the supplementary guidance note is to ensure the development of balanced and integrated communities, and to deliver good quality affordable housing for local people in housing need for both present and future generations.

The guidance details the type of affordable housing that should be built to reflect local housing need and should be a matter for discussion and agreement between the parties involved.

Survey evidence suggests that a proportional target of 40% affordable housing requirement is justified given the level of need within the Test Valley area.

The Test Valley Housing Strategy 2004 - 2007 sets a minimum target of delivering 100 new affordable homes during this period, based on the likely availability of sites and funding. With the development of the MDA the prediction of the number of properties from the Local Plan sites means that this target will be increased to 200 new affordable homes between 2007 - 2011.

Affordable housing will be sought on sites with a capacity of 6 or more dwellings (or 0.2 hectares) in the urban areas of the Borough; and on sites with a capacity of 3 or more dwellings in rural settlements. Over the last three years (2000-03) 67 extra affordable homes would have been achieved from planning consents granted on sites of these proposed threshold sizes.

The criteria for suitability of a site for affordable housing are:

- The proposed development should be in conformity with the policies and proposals of the Local Plan.
- There is an identified need for affordable housing in the area of the sites location.
- The site is for a housing development of 6 or more dwellings (or 0.2 hectares or more) within or on the edge of settlements with a population of 3,000 or more; and 3 dwellings or more (or 0.1 hectares or more) within or on the edge of settlements in the rural area with a population of less than 3,000.
- The development should have good access to local services.

Where a site is not deemed suitable for affordable housing provision on site due to its location and or lack of facilities an off site contribution will be sought.

Local Plan sites to 2011

Site	No. of dwellings	Affordable homes	Discounted market
East of Icknield Way	1750	525	175
Picket Twenty	700	210	70
TV South Reserve Abbotswood	500	150	50
TV South Reserve Other	500	150	50
Other sites windfall (10+ dwellings)	490	147	49
Total	3940	1182	394

6. Proposed Facilities/Existing facilities

For those sites detailed in the Local Plan for residential development the following community facilities have also been proposed:

Site	Proposed Facilities	Comments
East of Ickniel Way, Andover	Sports ground, play area and parking Area of parkland Informal recreation areas Children's play spaces Indoor sports facility Community swimming pool Community hall Entry primary school Local centre (south) to include health centre, day nursery, and place of worship, retail units, pub and employment uses. Local centre (north) to include retail units, primary school, secondary school Community rail station (north side London-Exeter line)	MDA Well located to employment areas and links to town centre. Land to the east safeguarded for residential development Post 2011.
Picket Twenty, Andover	Sports pitches, play area and parking Part of the relocation of Walworth sports ground Informal recreation areas Children's play spaces Indoor sports facility Community hall Primary school Local centre to include health centre	New community adjacent to town centre Well located to employment areas and links to town centre. Safeguarded for residential and associated development Post 2011.
Picket Piece, Andover	Open space. Provision met off site at proposed new sports round south of London Road. Small local centre to include, community hall, retail units.	
Former Bordens/AEP site, North Baddesley	Parkland and natural area Informal recreation to include children's play area	Proposed for housing and associated uses including an element of employment generating development.

		Developers to provide off site contribution towards provision of indoor and outdoor sports facilities.
Former Romsey Brewery, Romsey	Open space Children's play area	Close to town centre Likely to be developed at a high density.
Abbotswood, (East) Romsey RESERVED SITE	Full range of open spaces Sports pitches Children's play areas and informal open space Local centre	If further housing required Post 2011.
Abbotswood, (North), Romsey	Full range of open spaces Sports pitches Children's play areas and informal open space Local centre	

The following table details the number of community facilities that already exist within the Test Valley Borough.

The types of properties required for affordable housing are reflected by the type and quantity of community facilities within the area.

This list of existing facilities although not so critical to sites identified in the Local Plan for residential development may impact on potential housing from additional development sites.

Type of Facility	Valley Park	North Baddesley	Romsey	Andover Central Core-	Andover West	Andover East
Community Centre	2	2	7	2	1	3
Day Centre			1	1		
Places of worship	2	5	12	9	2	2
Schools - Playgroup/Pre-school	2		1		2	3
Schools - Primary	1		4	1	3	7
Schools - Junior	2	1	2		4	5
School- Secondary			2			
College				1		
Public Houses	2	2	16	10	3	1
Restaurants		2	17	9	3	
Library	1		1	1		
Chemist	1	1	4	4	1	1

Supermarket			1	4		1
Newsagents	1	1	3	2	1	1
Post Office			3	1	2	2
Convenience Store	1	1	5	1	1	3
GP Surgery	1	1		3	2	1
Leisure Centre	1	2		1		

7. Housing Needs Survey

David Couttie Associates Limited carried out a housing needs survey in 2002 to examine the housing requirements for the communities and households of the Test Valley area. The Borough was divided into 23 sub areas for analysis. The report assesses the level of need for affordable housing in the Borough and identifies the need for various housing tenures. The main points coming out of the survey were:

- Access to home ownership was beyond the reach of around 87% of concealed households.
- The housing market excludes many families and single person households seeking access to local housing.
- Incomes of £20,000 were needed to buy a one bedroom flat and £30,000 for a two bedroom terrace in Andover, higher incomes were needed for Romsey.
- There will be an annual affordable housing shortfall of 832 units which projected over the year period to 2011 is a total of 7,488 units.
- There is a preference for around 75 shared ownership units a year.
- Housing needs of existing households moving within the borough, 42% felt they required detached houses, 25% semi-detached; the interest in flats/maisonettes was around 5%. 65% of households indicated that they required two or three bedroom accommodation.
- 48% of all new households required flats/maisonettes and 19% terraced accommodation, with a greater need for smaller accommodation, less than 10% needed three+ bedroom accommodation; 51% needed only one bedroom and 40% two-bedroom accommodation.
- Existing households were asked where they required accommodation; the bulk of the interest was in Andover with 46% making that location as their choice with Romsey a second choice at 28%.
- Over 71% of new households expressed Andover as their choice of location and over 19% chose Romsey.

8. Existing Property type by town

Breakdown of the type and quantity of existing housing stock within the urban areas of Test Valley Borough.

Romsey

Type of Property	Number of properties	Tenure
Studio Flat	27	Rent
1 Bed Flat	213	Rent
1 Bed House	3	Rent
1 Bed Bungalow	34	Rent
2 Bed Flat	157	Rent
2 Bed House	110	Rent
2 Bed Bungalow	34	Rent
3 Bed Flat	42	Rent
3 Bed House	273	Rent
3 Bed Bungalow	1	Rent
4 Bed House	16	Rent
TOTAL	910	Rent
1 Bed House	4	Shared Ownership
2 Bed House	8	Shared Ownership
TOTAL	12	Shared Ownership
1 Bed Flat	4	Special Needs
TOTAL	4	Special Needs
Bedspaces	15	Supported Housing
TOTAL	15	Supported Housing
TOTAL ROMSEY	941	

North Baddesley

Type of Property	Number of properties	Tenure
Bedsit	8	Rent
1 Bed Flat	138	Rent
1 Bed Bungalow	14	Rent
2 Bed Flat	90	Rent
2 Bed House	10	Rent
2 Bed Bungalow	15	Rent
3 Bed Flat	1	Rent
3 Bed House	73	Rent
4 Bed House	1	Rent
TOTAL	350	Rent

TOTAL NORTH BADDESLEY	350	
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Valley Park

Type of Property	Number of properties	Tenure
1 Bed Flat	10	Rent
1 Bed House	5	Rent
2 Bed House	40	Rent
3 Bed House	35	Rent
4 Bed House	6	Rent
TOTAL	96	Rent
TOTAL VALLEY PARK	96	

Andover – Centre

Type of Property	Number of properties	Tenure
Studio Flat	4	Rent
1 Bed Flat	377	Rent
1 Bed House	2	Rent
1 Bed Bungalow	66	Rent
2 Bed Flat	117	Rent
2 Bed House	143	Rent
2 Bed Bungalow	61	Rent
3 Bed Flat	37	Rent
3 Bed House	367	Rent
4 Bed House	15	Rent
TOTAL	1189	Rent
3 Bed House	5	Shared Ownership
TOTAL	5	Shared Ownership
1 Bed Flat	31	Sheltered
TOTAL	31	Sheltered
Bedspaces	55	Supported Housing
TOTAL	55	Supported Housing
TOTAL ANDOVER CENTRE	1280	

Andover – East

Type of Property	Number of properties	Tenure

1 Bed Studio	1	Rent
1 Bed Flat	267	Rent
1 Bed House	60	Rent
1 Bed Bungalow	57	Rent
2 Bed Flat	22	Rent
2 Bed House	267	Rent
2 Bed Bungalow	189	Rent
3 Bed Flat	15	Rent
3 Bed House	925	Rent
3 Bed Bungalow	8	Rent
4 Bed House	146	Rent
5 Bed House	1	Rent
TOTAL	1958	Rent
1 Bed House	3	Shared Ownership
2 Bed House	5	Shared Ownership
3 Bed House	7	Shared Ownership
TOTAL	15	Shared Ownership
1 Bed Flat	30	Sheltered
TOTAL	30	Sheltered
Bedspaces	5	Supported Housing
TOTAL	5	Supported Housing
1 Bed Flat	6	Special Needs
3 Bed House	1	Special Needs
TOTAL	7	Special Needs
TOTAL ANDOVER EAST	2015	

Andover - West

Type of Property	Number of properties	Tenure
1 Bed Flat	102	Rent
1 Bed House	6	Rent
1 Bed Bungalow	1	Rent
2 Bed Flat	12	Rent
2 Bed House	77	Rent
2 Bed Bungalow	5	Rent
3 Bed House	52	Rent
4 Bed House	15	Rent
TOTAL	270	Rent
1 Bed House	1	Shared Ownership
2 Bed Flat	6	Shared Ownership
2 Bed House	8	Shared Ownership
2 Bed Bungalow	1	Shared Ownership

3 Bed House	5	Shared Ownership
TOTAL	21	Shared Ownership
Bedspace	14	Supported Housing
TOTAL	14	Supported Housing
TOTAL ANDOVER WEST	305	

Stockbridge

Type of Property	Number of properties	Tenure
Bedsit	16	Rent
1 Bed Flat	9	Rent
2 Bed Bungalow	8	Rent
2 Bed House	3	Rent
3 Bed Flat	1	Rent
TOTAL	37	Rent
TOTAL STOCKBRIDGE	96	

Housing needs across the Borough

North

The North fundamentally covers the town of Andover and the surrounding villages. The Needs team for the area is responsible for maintaining the housing register.

When an application to join the housing register is completed, the applicant can express an interest in a number of preferred locations. This means that the register itself cannot provide an accurate picture of what housing need exists for a particular area, however the team considered that:

- Andover is a relatively small town where there is a high need for affordable housing. Some areas of the town, mainly the West side are less popular as public transport links are restrictive and particularly older people would find access to the facilities of the Town difficult.
- There is a very limited requirement for sheltered properties for older people.

Andover

To illustrate what type of properties would be required within the Andover area we set a scenario of a new development being built in locations throughout the northern area. The requirement was expressed as:

Type of Property	No. of bedrooms	Housing for Rent %	Shared Ownership %
Flat	1	30	0
Bungalow	1	8	0
Flat	2	12	0
House	2	25	70
Bungalow	2	7	0
House	3	8	30
House	4	10	0
Total		100	100

- Two bedroom flats that were not ground floor were considered harder to let.
- West Andover was considered to have poor transport links and lack of facilities so was not an area with a high demand for family housing.
- East Andover is an area with a high demand for affordable housing.
- In the very centre of Andover it is accepted that schemes which come forward are likely to be of a relatively high density and will include a predominance of flats, these will be a mix of one and two bed flats with some accommodation for older people.

Stockbridge

Stockbridge has a high demand for existing people to stay within the area; there is a need for small ground floor flats and bungalows as there is a higher proportion of older people in the area.

Given the same scenario of a new development within the area of Stockbridge, the requirement was expressed as:

Type of property	No. of bedrooms	Housing for Rent %
Flat	1	20
Bungalow	1	20
Flat	2	20
House	2	20
House	3	20
Total		100

Enham

We then developed the scenario of a development in the area of Enham to investigate what the required property mix was for that area. This was expressed as:

Type of property	No. of bedrooms	Housing for Rent %
Flat	1	20
Flat	2	20
House	2	30
House	3	30
Total		100

In respect of villages within the borough, individual Village Housing Needs Surveys are undertaken. Details are available from Test Valley Borough Council.

South

The South covers Romsey, North Baddesley, Valley Park, Rownhams and Nursling, Chilworth and the surrounding villages.

The same modelling was investigated with the Needs Team in the South of the Borough.

Romsey is a smaller town than Andover, which geographically cannot be split into sub areas, so for the purpose of this exercise is treated as a whole area. It is a town popular with elderly people that have limited mobility outside of the town centre. To get a feel for what type of properties would be required within the Romsey area we set a scenario of a new development being built in the area and asked what the preferred mix would consist of. The requirement was expressed as:

Type of property	No. of bedrooms	Housing for Rent %	Shared Ownership %
Flat	1	18	33
Bungalow	1	10	0
Flat	2	10	17
House	2	25	50
Bungalow	2	10	0
House	3	25	0
House	4	2	0
Total		100	100

If such a development were located within the town centre there would be a greater need for two bedroom flats. In the example used above the mix would change to 18 two bed-roomed flats and 10 one bed roomed flats.

North Baddesley

There is already a relatively high volume of two bedroom flats in the area; the housing need is predominately for three bed houses as the stock of three bedroom accommodation is limited.

To get a feel for what type of properties would be required within the area we set a scenario of a new development being built in the area and asked what the preferred mix would consist of. The requirement was expressed as:

Type of property	No. of bedrooms	Housing for rent %	Shared Ownership %
Flat	1	15	37
Flat	2	15	13
House	2	25	50
Bungalow	2	10	0
House	3	35	0
Total		100	100

A new development is currently under way within North Baddesley, so although this is the preferred housing need based on current data from the Housing Register this may change marginally, depending on the type of properties that are developed.

Valley Park

This area just outside of North Baddesley does not have a high demand for affordable housing. There is no demand for bungalows or housing for the elderly as the transport links are limited.

This area would require family type housing that consisted of an equal split of 2 and 3 bedroom houses.

In a development scenario of 40 units, the need would be reflected as:

Type of property	No. of Bedrooms	Housing for Rent %	Shared Ownership %
House	2	50	50
House	3	50	50
Total		100	100

Nursling and Rownhams

The housing need in this area predominately requires family type housing.

To get a feel for what type of properties would be required within the area we set a scenario of a new 40-unit development being built in the area and asked what the preferred mix would consist of. The requirement was expressed as:

Type of property	No. of bedrooms	Housing for Rent %
Flat	1	20
Bungalow	1	10
Flat	2	7
House	2	25
Bungalow	2	10
House	3	25
House	4	3
Total		100

Chilworth

There was no particular need for affordable housing expressed with this area of the borough.

In respect of villages within the borough, individual Village Housing Needs Surveys are undertaken. Details are available from Test Valley Borough Council.

The housing need between the two areas covered by the Joint Housing Register have a very different affordable housing requirement.

In Andover, there is a sufficient number of three-bedroom accommodation but a shortfall in two-bedroom accommodation.

However in Romsey there is a real need for three-bedroom affordable accommodation.

Conclusions

The brief that was set out by Test Valley Borough Council was to produce a report that would be annexed to the Supplementary Planning Guidance to provide a detailed assessment of the type and quantity of properties that were needed within defined urban areas.

In meeting the affordable housing need for local people this report will enable Test Valley Borough Council to have early discussions with developers when a potential or allocated site is registered to achieve what is required within the borough in terms of affordable housing.

The key information that emerges from the analysis of the information sources interrogated to assist in the future planning of affordable housing delivery is as follows:

- There is a greater need for smaller accommodation; new forming households expressed a preference for one and two-bedroom accommodation, with almost 50% requiring flats and maisonettes.
- There is a greater housing need expressed within Andover; 71% of new households expressed Andover as their first choice of location.
- In Andover the preferred property mix was stated as predominately two-bedroom houses and one-bedroom flats. There is a sufficient number of three- bedroom accommodation.
- East Andover is an area that is recognised as having a high demand for all types of affordable housing.
- In Romsey the preferred property mix was stated as predominately three-bedroom houses, two-bedroom houses and one-bedroom flats.

- In Romsey town centre there is a greater need for two-bedroom flats.
- There is already a high volume of two-bedroom flats in North Baddesley; the housing need is predominately for three-bedroom houses and two-bedroom houses.
- Valley Park appears to have a lower demand of all tenure types of affordable housing.
- In Nursling and Rownhams the housing need is predominately for family housing with the requirement of two and three bedroom houses.
- Chilworth appears to have a lower demand of all tenure types of affordable housing.

From the analysis it is clear that future planning policies and site developments need to address the shortfall of one and two-bedroom affordable homes within the Test Valley Borough.

Recommendations

Andover is designated as an area for major growth and will need to accommodate a further 2,450 homes that will be mainly developed to the east side of the town. A further 800 homes are to be developed in the southern part of Test Valley.

For a site to be suitable for affordable housing there must be:

- An identified housing need within the area
- Good access to all local services and facilities
- The sustainability factors for ensuring a balanced and integrated community.

To plan the provision of affordable housing that meets the housing needs of future households within the Test Valley Borough we need to determine the location of development sites in relation to community facilities and services.

In determining stock mix requirements by size and type we need to create a wider community approach, principally using existing and proposed service provision as a boundary. School utilisation and the need for additional facilities would be the principal determinant along with access to shops, leisure facilities and medical services.

In terms of the future housing market there is a clear demand for smaller properties to meet the housing requirements both in Andover and Romsey towns.

In order to ascertain what type of properties are needed within particular geographical areas within Test Valley the following sub areas were created:

- Andover East
- Andover West
- Andover Town Centre
- Romsey
- Valley Park
- Nursling and Rownhams
- North Baddesley
- Stockbridge

Those sites identified in the Local Plan for residential development were divided into the stated sub areas, which creates a clearer picture of where the proposed allocated development sites are located.

The same was done with proposed and existing community facilities. By identifying the correlation between residential development sites and/or proposed and existing community facilities and services it is easier to identify what type and size of property is needed within a particular area.

If for example there is a residential development which has weak transport links and community facilities it may not be a sustainable location for family type housing but more suitable for one or two bedroom accommodation suitable for couples.

In relation to proposed and existing community facilities, we have suggested the type of housing we feel suitable for the following sub-areas:

- **Andover East**

There are extensive proposed facilities that will include primary schools, secondary school, day nursery, children’s play areas and health centre; Andover East is suitable for family housing, particularly for families with younger children. The property mix should include 2, 3 and 4 bedroom family housing.

Type of Property	No. of Bedrooms	Subsidised Rent %	Shared Ownership %	Discounted Market %	Total Affordable %
Flat	1	7	0	0	7
Bungalow	1	3	0	0	3
Flat	2	3	0	0	3
House	2	6	3	7	16
Bungalow	2	2	0	0	2
House	3	2	2	3	7
House	4	2	0	0	2
Total		25%	5%	10%	40%

- **Andover West**

Due to fewer community facilities, Andover West is more suitable for couples and older people although transport links to the town centre are restrictive.

The property mix should include 1 and 2 bedroom flats and houses.

Type of Property	No. of Bedrooms	Subsidised Rent %	Shared Ownership %	Discounted Market %	Total Affordable %
Flat	1	6	0	0	6
House	1	3	0	0	3
Flat	2	4	4	4	12
House	2	7	6	6	19
Total		20%	10%	10%	40%

- **Andover Centre**

Close to central facilities, the type of development within the town centre would predominantly be 1 and 2 bedroom units designed for couples or older people.

Type of Property	No. of Bedrooms	Subsidised Rent %	Shared Ownership %	Discounted Market %	Total Affordable %
Flat	1	6	1	2	9
House	1	3	0	0	3
Flat	2	10	1	5	16
House	2	8	1	3	12
Total		27%	3%	10%	40%

- **Romsey**

Close to town centre with facilities such as children's play areas; Romsey would attract a range of households, including families, couples and older people. The property mix should include smaller units and family 2 and 3 bed housing. A proportion of shared ownership properties would allow many young people to gain access to the property market.

Type of Property	No. of Bedrooms	Subsidised Rent %	Shared Ownership %	Discounted Market %	Total Affordable %
Flat	1	3	1	2	6
Bungalow	1	2	0	0	2
Flat	2	3	2	3	8
House	2	7	2	5	14
Bungalow	2	2	0	0	2
House	3	7	0	0	7
House	4	1	0	0	1
Total		25%	5%	10%	40%

- **Valley Park**

With few community facilities and restrictive transport links, Valley Park would suit couples or families with older children. The property mix should include 2 and 3 bedroom houses. A proportion of shared ownership would allow couples and families to gain access to the property market.

Type of Property	No. of Bedrooms	Subsidised Rent %	Shared Ownership %	Discounted Market %	Total Affordable %
Flat	2	6	3	3	12
House	2	10	6	6	22
House	3	4	1	1	6
Total		20%	10%	10%	40%

- **Nursling and Rownhams**

Close to local facilities, the areas of Nursling and Rownhams require family housing to include 2 and 3 bedroom properties.

Type of Property	No. of Bedrooms	Subsidised Rent %	Shared Ownership %	Discounted Market %	Total Affordable %
Flat	1	3	0	0	3
Flat	2	3	1	2	6
House	2	7	2	5	14
Bungalow	2	4	0	0	4
House	3	9	0	3	12
House	4	1	0	0	1
Total		27%	3%	10%	40%

- **North Baddesley**

With good community facilities, local shops and children's play areas; North Baddesley is ideal for family housing to include 2 and 3 bedroom properties.

Type of Property	No. of Bedrooms	Subsidised Rent %	Shared Ownership %	Discounted Market %	Total Affordable %
Flat	1	3	1	2	6
Flat	2	3	1	2	6
House	2	9	2	4	15
House	3	10	1	2	13
Total		25%	5%	10%	40%

- **Stockbridge**

Type of Property	No. of Bedrooms	Subsidised Rent %	Shared Ownership %	Discounted Market %	Total Affordable %
Flat	1	5	0	0	5
Bungalow	1	8	0	0	8
Flat	2	4	2	5	11
House	2	6	1	5	12
House	3	4	0	0	4
Total		27%	3%	10%	40%

Individual Village Housing needs surveys are undertaken separately, details are available from Test Valley Borough Council.

Appendix 1

Area based needs statistics-DCA Ltd

Andover Town

Type of property	No. of bedrooms	Shortfall
Flats	1	2147
Bungalow	1	299
House	1	1092
Net Shortfall of 1 bed properties		3538
Flats	2	429
Bungalow	2	3
House	2	654
Net Shortfall of 2 bed properties		1086
Flats	3	211
Bungalow	3	0
House	3	158
Net Shortfall of 3 bed properties		369
Flats	4	0
Bungalows	4	0
House	4	(28)
Net Surplus of 4 bed properties		(28)
Overall Shortfall in Andover Town		4993

Romsey Town

Type of property	No. of bedrooms	Shortfall
Flats	1	638
Bungalow	1	180
House	1	148
Net Shortfall of 1 bed properties		966
Flats	2	231
Bungalow	2	0
House	2	269
Net shortfall of 2 bed properties		500
Flats	3	96
Bungalow	3	0
House	3	120
Net shortfall of 3 bed properties		216
Flats	4	0
Bungalow	4	0
House	4	8
Net shortfall of 4 bed properties		8
Overall shortfall in Romsey Town		1690

North Baddesley /Valley Park

Type of property	No. of bedrooms	Shortfall
Flats	1	199
Bungalow	1	48
House	1	82
Net Shortfall of 1 bed properties		329
Flats	2	128
Bungalow	2	10
House	2	125
Net shortfall of 2 bed properties		263
Flats	3	54
Bungalow	3	0
House	3	46
Net shortfall of 3 bed properties		100
Flats	4	0
Bungalow	4	0
House	4	0
Net shortfall of 4 bed properties		0
Overall shortfall in North Baddesley/Valley Park		692

Chilworth, Nursling and Rownhams

Type of property	No. of bedrooms	Shortfall
Flats	1	171
Bungalow	1	46
House	1	36
Net Shortfall of 1 bed properties		253
Flats	2	51
Bungalow	2	0
House	2	47
Net shortfall of 2 bed properties		98
Flats	3	36
Bungalow	3	0
House	3	24
Net shortfall of 3 bed properties		60
Flats	4	0
Bungalow	4	0
House	4	0
Net shortfall of 4 bed properties		0
Overall shortfall in Chilworth, Nursling & Rownhams		411

Stockbridge & Surrounding Villages

Type of property	No. of bedrooms	Shortfall
Flats	1	194
Bungalow	1	36
House	1	66
Net Shortfall of 1 bed properties		296
Flats	2	72
Bungalow	2	0
House	2	64
Net shortfall of 2 bed properties		136
Flats	3	0
Bungalow	3	0
House	3	37
Net Shortfall of 3 bed properties		37
Flats	4	0
Bungalow	4	0
House	4	(4)
Net Surplus of 4 bed properties		(4)
Overall shortfall in Stockbridge & Surrounding villages		465

South Villages

Type of property	No. of bedrooms	Shortfall
Flats	1	632
Bungalow	1	113
House	1	162
Net Shortfall of 1 bed properties		907
Flats	2	167
Bungalow	2	6
House	2	163
Net shortfall of 2 bed properties		336
Flats	3	144
Bungalow	3	0
House	3	68
Net Shortfall of 3 bed properties		212
Flats	4	0
Bungalow	4	0
House	4	2
Net Shortfall of 4 bed properties		2
Overall Shortfall in South Villages		1457

North Villages

Type of property	No. of bedrooms	Shortfall
Flats	1	1267
Bungalow	1	114
House	1	516
Net Shortfall of 1 bed properties		1897
Flats	2	263
Bungalow	2	(18)
House	2	297
Net shortfall of 2 bed properties		542
Flats	3	103
Bungalow	3	0
House	3	138
Net Shortfall of 3 bed properties		241
Flats	4	0
Bungalow	4	0
House	4	3
Net Shortfall of 4 bed properties		3
Overall Shortfall in North Villages		2683