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# COPYTHORNE PARISH HOUSING NEEDS SURVEY

Appendix 1

Dear Householder,

(May 2014)

Following discussions with the Rural Housing Enabler last year and advice that there are people on the housing register requiring homes in the area, the Parish Council is considering whether there might be a need for additional affordable housing in Copythorne Parish.

## Copythorne Parish Council

Affordable houses are homes that can be rented or part bought (shared ownership) from a Housing Association. The reason for providing new affordable housing is to help local people of all ages stay within, or return to, their parish and so contribute to village life and the local businesses and services it provides. Only people with a genuine local connection to the parish are eligible for these homes and there is no right-to-buy, so the houses always remain affordable for local people.

Clerk: Mike Derrick  
Tel: 01794 322080

Chair: Stuart Bullen-Jarvis  
Tel: 023 8081 3833

We are sending out this Housing Needs Survey to assess the demand and gauge the level of support for a small scheme of affordable homes in the parish. We are doing so with the approval of New Forest District Council and New Forest National Park Authority, whose housing officers and planners have approved this questionnaire. Catherine Kirkham, a Rural Housing Enabler with Community Action Hampshire, will be assisting us in carrying out this survey. **The survey will be analysed by the Rural Housing Enabler, ensuring that all information given is kept fully confidential.** She will then give a summary report to the Parish Council.

### In association with:



Community Action Hampshire,  
Westgate Chambers,  
Staple Gardens,  
Winchester,  
SO23 8SR  
01962 854971  
[www.actionhants.org.uk](http://www.actionhants.org.uk)

We should stress that at this stage no decisions have been made about taking a scheme forward. This will depend on the outcomes of this survey and will be subject to further discussions with residents.

This is a very important issue that we as a community have to face, so please take time to fill in this survey. Even if no one in your household or family has a housing need, we want to know your views.

**Please return this form using the FREEPOST envelope provided, marked for the attention of Catherine Kirkham by Friday 23rd May 2014**

**Assistance filling in this survey can be provided by calling Catherine Kirkham, Rural Housing Enabler, Community Action Hampshire on: 01962 857362**

If further information or additional survey questionnaires are required, please contact the Parish Clerk.

Thank You

The information that you give will be treated in the strictest confidence. No names will be included in the report to the Parish Council, New Forest District Council or New Forest National Park Authority. Data will only be seen in generalised statistical form.

# Rural Affordable Housing for Local People in Copythorne What is it?

Affordable Housing means housing which is either rented or part-purchased through shared ownership, and is provided for people who cannot afford to rent or buy on the open market. Affordable houses are managed by Housing Associations, also referred to as Registered Providers.

Providing a small number of affordable homes for local people in Copythorne Parish will enable those on modest incomes to remain in, or return to, the village they grew up in. This helps to ensure that a mix of ages and income groups are able to live in the community.

In some cases, new affordable housing has enabled villages to keep their local school, shop or pub. Affordable homes can play a key role in supporting these vital village services and helping to maintain thriving communities.

## Barton Stacey, Test Valley, Hampshire

- Anne Drinkwater moved to Barton Stacey 47 years ago.
- Anne moved into her new 2 bedroom affordable home in the village three years ago.
- Anne was unable to purchase or rent a home on the open market.

***'House prices have shot up over the years - they were once affordable!'***

- Both Anne and her daughter work in the village, helping to keep valuable local services going.
- Anne's family live close by and she visits them every day. All her friends and many people she grew up with still live in the village.



***'The house is lovely; I wouldn't change anything, absolutely lovely'***



Photographs of a recently completed rural affordable housing scheme in Breamore, New Forest

**'Breamore Halt'**



## Who is it for?

If a small affordable housing scheme is to be built in Copythorne Parish, only people who have a local connection to the parish will be eligible for a property. Rural affordable housing is for people who have a local connection to a particular village and wish to live there but cannot currently afford to rent or buy on the open market.

### Local Connection Criteria

- the householder must either be currently resident in Copythorne Parish and/or
- have previously lived in Copythorne Parish and/or
- have close family living in Copythorne Parish and/or
- work in Copythorne Parish

### This includes:

- single people, couples or families unable to afford to rent or buy a home in Copythorne because of high house prices
- residents who have already been forced to move away from Copythorne in search of cheaper rented accommodation, but who would like to move back
- people who work in Copythorne and would like to be part of the community.

If a need is identified in a Housing Needs Survey, and there is clear support from the community, affordable housing may be built on a Rural Exception Site.

Rural Exception Site - **Only** people with a local connection to Copythorne parish would be eligible to apply for a property.

# COPYTHORNE PARISH HOUSING NEEDS SURVEY QUESTIONNAIRE

## Part 1

Please complete Part 1 on behalf of your household,  
(even if you do not need affordable housing)

**Q1** *How many people of each age live in your home? (Please write the number in the box)*

Male     0-15     16-24     25-44     45-64     65-74     75  
Female     0-15     16-24     25-44     45-64     65-74     75+

**Q2** *What type of home do you live in?*

House     Bungalow     Flat     Caravan/Mobile Home  
 Other (please specify) \_\_\_\_\_

**Q3** *How many bedrooms does your home have?*

one     two     three     four or more

**Q4** *Who owns the home you live in now?*

Self (with/without mortgage)     Parents/relative     Tied to job  
 Housing Association     Private Landlord  
 Other (please specify) \_\_\_\_\_

**Q5** *How long have you lived in the Parish?* Please write the number of years below.

The Parish \_\_\_\_\_ years

**Q6** *Do you have a requirement to downsize (move to a smaller property), but wish to stay living in the parish?*

Yes     No

*If yes, what are the reasons?*

Family left home large to manage     Current house too large to manage  
 Garden too large to manage reasons     Health related  
 Release some equity in current property  
 Other (please specify) \_\_\_\_\_

**Q7 Would you support a small development of affordable housing in Copythorne Parish if there was a proven need from residents with a genuine local connection?**

- Yes                       No                       Maybe

*Please use the space on the back page if you wish to add a comment to your answer.*

**Q8 How many members (if any) of your family have left this parish because of lack of affordable housing? \_\_\_\_\_**

- In the last 2 years               In the last 2-5yrs

**What type of tenure were they looking for?**

- Owner occupied                       Rent from housing association  
 Rent from private landlord               Shared ownership

**Q9 Do you know of any other people from the parish who have been forced to move away because they are unable to afford local house prices to rent or buy?**

- Yes                       No

**If yes, how many have left this parish because of a lack of affordable housing?**

\_\_\_\_\_

- In the last 2 years               In the last 2-5yrs

**What type of tenure were they looking for?**

- Owner occupied                       Rent from housing association  
 Rent from private landlord               Shared ownership

**Would they wish to return if suitable housing were available in the parish?**

- Family members:     Yes                       No                       Don't know  
Others from parish:     Yes                       No                       Don't know

**Q10 Does anyone living in your home need a separate home now or in the next 5 years?**

- No     Yes                      If Yes, how many? \_\_\_\_\_

**• IF YOU OR ANY PERSONS WITH A LOCAL CONNECTION TO COPYTHORNE PARISH NEED AN AFFORDABLE HOME AND WANT TO REMAIN LIVING HERE, OR MOVE BACK HERE, PLEASE FILL IN PART 2**

## Part 2

Please only fill in this part if you, a family member or a friend needs a new home in the next three years and would like to live in Copythorne Parish

**Q11 Does the household needing to move currently live in the parish?**

No

Yes

*If Yes, for how many years?*

\_\_\_\_\_

**Q12 If the household does not live in the parish now, what is their connection to it?**

*(For each box ticked please state for how long and when)*

Lived in the parish, for \_\_\_\_\_ years

Close family have lived in the parish for \_\_\_\_\_ years *(by close family we mean parents, siblings grandparents):* \_\_\_\_\_

Work in the parish (full-time, part time, voluntary) for \_\_\_\_\_ years

Have worked in the parish (full-time, part time, voluntary) for \_\_\_\_\_ years

**Q13 Which of the following communities in Copythorne Parish do you/they have the strongest local connection?**

Bartley

Cadnam

Copythorne

Newbridge

Ower

Winsor

**Q14 Who owns the home you/they live in now?**

Self (with/without mortgage)

Parents/ other relative

Private landlord

Housing Association

Employer (tied to job)

Council

Other (please specify) \_\_\_\_\_

**Q15 Why do you/they need a new home in this parish?**

Want to start first home

Current tenure insecure

Divorce/Separation

Need smaller home

Need bigger home

To be near work

Overcrowding

To be nearer family

Cannot afford mortgage

Retiring

Current home affecting health

Cannot afford rent

Special needs (e.g. disabled)

Other (please specify) \_\_\_\_\_

Please use the space below to explain your current housing situation in more detail:

**Q16** *How many people of each age would live in the new home?  
(Please put the number of people of each age in the relevant boxes)*

Male     0-15yrs     16-24     25-44     45-64     65-74     75+  
Female     0-15 yrs     16-24     25-44     45-64     65-74     75+

**Q17** *How many bedrooms will your/their new home need?* \_\_\_\_\_

**Q18** *Is the new household?*

Single person     Couple     Family     Other  (please specify) \_\_\_\_\_

**The following questions requesting financial information will be used to gauge affordability of required accommodation and for no other purposes.**

**Q19** *What is the household's gross annual income (before deductions)?*  
£ \_\_\_\_\_

**Q20** *If you/they are interested in Shared Ownership, how much would you/they be able to be put down as deposit and legal costs?*  
£ \_\_\_\_\_

*Shared ownership is a scheme where you can buy a share of your home and pay rent to the Housing Association on the remaining share.*

**Q21** *Is the new household likely to be claiming Housing Benefit?*  
 Yes     No

**Q22** *Which tenure would best suit your housing need?*

- Renting (Housing Association)
- Shared Ownership (part rent/part buy with a Housing Association)
- Either option

**Q23** *Does anyone in your/their household have a supported housing need?*

- No
- Yes, Support needed to live independently
- Yes, Limited mobility, Wheelchair user
- Yes, Other (please specify) \_\_\_\_\_

**Q24 Is the household registered on any Housing Waiting Lists?  
Please tick all that apply**

- Local Authority Housing Register (Homesearch) – Affordable Rent  
<http://www.newforest.gov.uk/homesearch> 02380 285000 / 02380 285234
- Help to Buy South – Shared Ownership  
<http://www.helptobuysouth.co.uk/> 0845 604 11 22

If yes, what is their reference number? \_\_\_\_\_

If you would like more information about applying for affordable housing. Please give your contact details below:

Name:

Address:

Tel:

Email:

**In order to be considered for an affordable home, the household in need must be registered on Homesearch or Help to Buy South. It is in your/their interest to register as soon as possible.**

**Q25. Do you know of any sites in Copythorne Parish that would be suitable for a small scheme of affordable homes for local people?**

If you own a site that may be suitable, please provide us with your contact details

**Please use this space below if you wish to make further comments. You should be aware that these comments may be included, without mentioning anyone's name, in the final report to the Parish Council.**

**Thank you for completing this questionnaire.  
The Parish Council appreciates your help**

## Copythorne Housing Need Survey Responses

CURRENT SITUATION OF HOUSEHOLDS IN HOUSING NEED
My nephew works in the area and will be moving to the parish soon and would like affordable housing available in the parish.
I have lived in my parents' house for 23 years and my mum has lived here for 42 years. Since we had my son the house has become overcrowded. I would love to have my first home within the parish.
We are a family with two small children currently living in a rented house because we cannot afford a mortgage in the area. The rent is very expensive. Affordable housing (part rent/part buy) would be the way forward for us.
I am applying for my son who is disabled; he is in his twenties and would like his own property. He lives with me.
Current house in Cadnam is overcrowded, eldest son looking to start first home within the local area.
Daughter lives and works in the parish. Would like to own property, born and bred in the parish.
My son lives with us, he would like to move out but can't afford a mortgage.
My daughter would like to move near here as she has periods when she needs family support due to health problems. She also has children and needs support with childcare.
I live with my parents in a small room. I want my own place. Would like more information about applying for affordable housing.
Moved to rented accommodation after sale of house. Would like to find suitable property at lower rent or shared ownership scheme in local area due to liking area and location of elderly relative.
Our daughter is looking for a place to move into with her boyfriend in the future. She lives at home at the moment but stays with her boyfriend at weekends. His housing situation is unsatisfactory; living with no running water, one shower and two toilets shared between 12 people. They are in the process of getting their names on the New Forest Homesearch local housing waiting list.

My daughter who has a partner and a baby had to rent in Totton because there are no houses they can afford to rent or buy in Winsor. She would like to live in the parish as she has lived here for the last 19 years.

May need a separate home now or in the next five years but it would need to be at a location suited to either a university placement or a job.

My mum and dad live in the parish and help look after my children while we are at work. I would like my daughter and son to live in Copythorne or Bartley as I did. I grew up in the village and it is a really lovely parish, I would love my children to be able to grow up there. My son and daughter need a bedroom each as we only have a two bedroom house and getting a bigger mortgage is looking a bit difficult so this could be an excellent chance to part buy in the parish and get a bigger house.

At least one of our sons would like to live in his own home in the parish he lives and works in.

I have lived in the village on and off for 35 years returning for work in the village. I have my eight year old son three days and nights per week.

The house has to be sold. I can find nothing in this area that I could buy. I have been a carer to my parents for the last 4-5 years. I took a reduction in working hours. Even if there was a property available I couldn't get a mortgage so I am currently looking outside the area.

I would like my children to have the opportunity to remain in this parish (Bartley) or in the surrounding area if/when they decide to live independently.

My son and daughter will both need to move out to new houses of their own.

I need more accessible living, ideally a bungalow but most have been developed into houses through planning. Siblings cannot afford the premium house prices and brother would like to live closer to his work in Marchwood.

Our son has a workload of clients in the Copythorne area and needs to be closer to meet their needs and expand his business. He is currently living outside the area in private rented accommodation.

Our two sons live with us who are keen to move out but only one can get a mortgage. Both are willing to live together but cannot afford to buy. So pleased this opportunity has arisen and may come to fruition.

Both my children have been unable to afford rent/mortgage in this parish and have moved

away to Totton. Both they and their families would prefer to live in this parish so that we as grandparents can provide support for childcare and can be supported by them in the future. They would like their children to be able to attend the local schools and enjoy the opportunities they themselves had whilst growing up in Cadnam.

There are six of us living in a two bed house and a baby due in July. House is not big enough but would like to stay living in Bartley as three children in local schools. My sister currently lives with me but will need a place of her own at some point.

#### **RESIDENTS IN SUPPORT OF AN AFFORDABLE HOUSING SCHEME**

We desperately need to address the need for young people/couples to live in the community in which they grew up and have taken an active part in all their lives. We owe it to them in these difficult times to provide a start in life or we will simply become a community of older and I am afraid to say inward looking people.

I think it is good to allow young families to stay in the village where they have a strong connection.

We need small houses for young people, not giving people permission to buy big, then knock them down and build large houses, then put them up for sale. Young people can't afford these.

Copythorne Parish has many families who have lived here for generations and would like their children to be able to continue to do so. For this reason I feel that it would be good if small areas of affordable housing could be built in Copythorne Parish. This would also continue to give the sense of history and social wellbeing that this area has and which many communities lack today.

The parish is becoming too expensive and elite. People move into the area and want a museum. They complain about everything. The area will become "god's waiting room" for the middle class incomers. Affordable housing is required for young people to live, work and have kids in the area.

It is important that we build affordable housing for young people in the village.

Most of my generation had to move away from the parish when married as we could not afford to buy here –most of us had to go to Calmore or Totton. I was only able to return because of family property inheritance.

In the last 40 years I have seen most affordable houses in the area bought and promptly doubled in size, then sold for ridiculous sums. If you had not constantly allowed this to happen, and in fact continue there would not be such a lack of affordable housing in the area.

## Respondents who may support an affordable housing scheme

If it was small and well done.

### ANSWER

- ✓ *HARAH developments are small scale. The housing need survey has identified a local affordable housing need of 83 in Copythorne Parish but the survey recommends a scheme of 15 units as it would be against planning policy to build a large affordable housing estate that would swamp the area. The scheme will not meet all the housing need in the parish.*
- ✓ *HARAH works closely with the Parish Council to ensure that properties are in keeping with the area.*

It is a good idea if the houses were limited in number and only available to locals!

### ANSWER

- ✓ *HARAH developments are small scale. The housing need survey has identified a local affordable housing need of 83 in Copythorne Parish but the survey recommends a scheme of 15 units as it would be against planning policy to build a large affordable housing estate that would swamp the area. The scheme will not meet all the housing need in the parish.*
- ✓ *People with a strong local connection to Copythorne Parish will always be given first priority. There is a local housing need of 83 in Copythorne – the homes will be filled by local people.*

My support for a such a scheme would depend on :  
Where the houses would be built  
Who would pay for them

### ANSWER

- ✓ *The RHE will coordinate a site appraisal. All potential sites will be considered. The Parish Council is heavily involved in this process as HARAH recognises that the Parish Council provides valuable local knowledge. The most suitable and available site will be chosen. The planning department will not give an unsuitable site planning permission.*
- ✓ *The Housing Association must secure funding for the affordable housing scheme from the Homes and Communities Agency. The funding subsidises the housing costs to ensure they are affordable to the occupiers.*

The review of housing needs in the parish should be a useful point to visit the thorny subject of commoner's dwellings and set down some policies.

I would like to propose something along the lines of:

The parish supports the principle of commoner's dwellings under the affordable housing banner. It believes that there can be legitimate building under this policy. However it is evident that recent NPA decisions have brought the policy into disrepute.

The first requirement is that applicants are rigorously assessed. It is clear that the questioning of recent applicants by the parish council has been far more extensive, relevant and professional than that carried out by the coterie of commoners and their supporters on the dwelling scheme panel. This assessment at parish level should take place **before** the applicant is considered by the dwelling panel. Generally the panel should not recommend against the findings of the parish council, if the panel are so minded there should be a formal meeting to seek an agreed decision. The parish believes that it should have the final say on where such dwellings would be appropriate within the parish. A broad assessment should be published to assist applicants select appropriate sites. The parish council is happy to discuss these locations. The parish re-iterates and supports the definition of a local person in the current NFPA core policy: which means someone who lives or works in, or who has strong connections with the settlement or parish in which the scheme is proposed. It believes that it should be the arbiter of whether an applicant meets this criterion.

#### ANSWER

- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*
- ✓ *Housing need survey and housing register results have identified a local housing need of 83 in Copythorne however, the survey recommends a scheme of 15 units – the affordable housing units will go to local people.*
- ✓ *HARAH is aware that the Parish Council provides valuable local knowledge. The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. A private developer would not allow the Parish Council to be so involved in housing development.*

Please consider development in an area other than Bartley. Bartley is a small village but has had all previous social housing developments.

#### ANSWER

- ✓ *All potential sites in all settlements in Copythorne Parish will be assessed with the Parish Council.*

Obviously the siting of new housing will be crucial to its success –I would not agree to large estates being built in this area.

#### ANSWER

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*
- ✓ *HARAH developments are small scale. The housing need survey has identified a local affordable housing need of 83 in Copythorne Parish but the survey recommends a*

*scheme of 15 units as it would be against planning policy to build a large affordable housing estate that would swamp the area.*

My father was born in this village, my granddad was here from early age farming, so I lived here for approximately 20 years going to schools in this area. Had to move away because could not afford a property to buy or rent. For 10 years, I have now been able to return only through fortunate family circumstances. All through the years of absence I have not been lucky enough to get help in any way through affordable housing. Although I am in support of affordable housing, it must only be for village connections and not profit making as in other schemes which may be available.

#### **ANSWER**

- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*
- ✓ *HARAH only works with one housing association which is The Hyde Group. The Hyde Group has been HARAH's development partner since 2005, having twice been selected following a competitive selection process. The Hyde Group is a not-for-profit organisation – helping local people on low and modest incomes live in good quality, affordable accommodation close to family, friends, work etc.*

Our son who is 22, (and in the future our younger son) cannot rent or buy affordable housing in the parish. I would like to make clear that affordable housing should only be for people with a strong connection to the parish i.e. lived in the parish for a percentage of their lives and absolutely not for people who have only just moved in or work outside. I am aware of schemes where people's connection to the parish is very brief but they qualified because of work- they should have "roots"!

#### **ANSWER**

- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*

We fully support the concept of affordable housing however, based on experience gained via various means, we would like to suggest the following:

- infill housing is more 'inclusive' than block development
- we are aware locally of some planning decisions which seem counter intuitive to this type of development. E.g. small bungalow on large plot which a family wanted to buy and demolish and build 2 storey home on same footprint and

turned down for planning – result was that household sold to retired couple. This in turn means that social reaffirmation and sustainability of village population becomes more skewed to older profile which is not good for the village/parish as a whole.

- Any process to develop needs a very carefully maintained communications plan to promote it.
- Choice of developer needs significant care.
- If we do get affordable development, are there any additional resources to improve the necessary infrastructure? Schools/roads (a lot of contention after last winter), telecoms etc. etc. as well as school places.

**ANSWER**

- ✓ *Developments of less than five units would not be economically viable for Hyde Housing Group. The housing need survey recommends a scheme of 15 units.*
- ✓ *The large majority of households identified as being in housing need are under 45 years. If a scheme is built in Copythorne Parish, it is likely that most of the properties will be occupied by young people.*
- ✓ *HARAH works closely with the Parish Council and communicates effectively with the Parish and local community throughout the development process.*
- ✓ *HARAH only works with one housing association which is the Hyde Group. The Hyde Group have a very good track record of building good quality affordable homes for local people. They have even produced a Rural Design Guide for planners and rural communities to help ensure that the homes are well designed. This guide has been endorsed by the Homes and Communities Agency.*
- ✓ *It is likely that the majority of people who would move into the properties would already be living in Copythorne and would already be using Copythorne's services and facilities. 64% of households identified as being in housing need through the housing need survey already live in Copythorne. Many of these are young adults still living with their parents. It is very unlikely that a small scheme of 15 units for local people would have an impact on schools, roads etc.*

I would like more dedicated pedestrianised ways, cycle paths, speed restrictions on some key roads that children use to walk to school i.e. Windsor Road if affordable housing brings more children and young families into the community. A real need for suitable outdoor playing and play equipment ie at Copythorne parish hall.

**ANSWER**

- ✓ *It is likely that the majority of people who would move into the properties would already be living in Copythorne and would already be using Copythorne's services and facilities. 64% of households identified as being in housing need through the housing need survey already live in Copythorne. Many of these are young adults still living with their parents. It is very unlikely that a small scheme of 15 units for local people would have an impact on schools, roads etc.*

Depending on the location.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*

I would strongly support a part purchase scheme to enable local people to get a foothold on the property ladder. I would also support retirement homes but I would object the rental properties.

**ANSWER**

- ✓ *Not everyone can afford shared ownership or low cost home ownership. Affordable rent can often be a better option for people on low and modest incomes. A mix of shared ownership, low cost home ownership and affordable rented properties are needed to ensure that local people are not excluded from living in their local community. In rural areas, a mix of different ages and income groups are in housing need for example, downsizers may be able to afford to purchase a smaller property on the open market but a young single person may not be earning enough money to be eligible for shared ownership.*

Depends on where any proposed development would be located. We would be supportive if infill or regeneration builds not green fields.

**ANSWER**

- ✓ *No development unsuitable in planning terms will be developed. The parish will be heavily involved in the site selection process. Affordable homes built by HARAHA are built on 'rural exception sites' which are pieces of land outside but adjacent to the settlement boundary.*

Does "additional affordable housing" by definition have to mean "new development"? I would like to know if "buy to let" by housing association has been explored as an option that is more integrated than a "housing scheme" vs "privately owned" geography.

**ANSWER**

- ✓ *Buying existing properties and letting them out would be too expensive for Hyde housing association especially in this current climate – the cheapest property currently available to purchase in Copythorne Parish is on the market for £228,000. We need new homes. Only half the new homes needed in the South East are being built, with 38,500 new households forming each year but only 19,650 were built in 2012/13. This lack of supply is pushing up house prices (Source: Home Truths 2013/14, National Housing Federation).*

Depends on size and location.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council is heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*
- ✓ *HARAHA developments are small scale. The housing need survey has identified a local affordable housing need of 83 in Copythorne Parish but the survey recommends a scheme of 15 units as it would be against planning policy to build a large affordable housing estate that would swamp the area.*

Anywhere but Bartley as we already have a considerable amount there. If any social housing site is found and developed it MUST be for those with the local connection criteria and not for people who are moved from one estate to the other, thus “freeing up” their homes for “outsiders” to move to.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council is heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*
- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*

How can you guarantee that they will be looked after? The ones in Bartley at the Haywain don't get looked after, some of the gardens etc. look like a tip!

**ANSWER**

- ✓ *Hyde's Housing Management Team will look after the HARAHA scheme (properties and tenant issues) once it has been built and as far as I can see, they do a good job. HARAHA has recently organised bus tours to completed HARAHA schemes that were built years ago and the schemes still look very clean and tidy. The schemes built 3 or 4 years ago look as though they are brand new.*
- ✓ *Local people in rural areas often take a lot of pride in their homes as the majority of tenants will be living in their HARAHA property for a long time, in their local area among family and friends. Their HARAHA property is their long term home.*

We would be heavily against building to service people from other areas, only accepting building for local (Copythorne) urgent need.

**ANSWER**

- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*

I am not sure that it is 'affordable housing' that is needed but properties that are affordable to buy as most of the families I know that are sharing their homes with grown up children and their children can afford a mortgage, just not a big enough mortgage for properties in

the village and they were born and brought up here! they have a good job, work hard and join in in the community. I would think a good 90% of Copythorne is and has always been privately owned so the small percentage of people requiring social affordable housing would only be the offspring of the minority. What is needed is properties around the £250,000 mark so that our children of late 20s and 30s can afford to stay.

**ANSWER**

- ✓ *Not everyone can afford shared ownership or low cost home ownership. Affordable rent can often be a better option for people on low and modest incomes. A mix of shared ownership, low cost home ownership and affordable rented properties are needed to ensure that local people are not excluded from living in their local community. In rural areas, a mix of different ages and income groups are in housing need for example, downsizers may be able to afford to purchase a smaller property on the open market but a young single person may not be earning enough money to be eligible for shared ownership.*
- ✓ *A single person would need to earn £57,000 to afford a property worth £250,000 and a 20% deposit would be £50,000. It would take a young person years to save £50,000 for a deposit for a home.*

Would need to understand how many properties you are thinking of building and where they would be located, before we could confirm our support.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*
- ✓ *HARAH developments are small scale. The housing need survey has identified a local affordable housing need of 83 in Copythorne Parish but the survey recommends a scheme of 15 units as it would be against planning policy to build a large affordable housing estate that would swamp the area.*

Approval of the scheme would surely depend on where and how many proposed properties were to be built.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*
- ✓ *HARAH developments are small scale. The housing need survey has identified a local affordable housing need of 83 in Copythorne Parish but the survey recommends a scheme of 15 units as it would be against planning policy to build a large affordable housing estate that would swamp the area.*

I have replied with 'maybe' as I agree in principle that there should be affordable homes in the area. However, I would like to know where the parish consider siting the homes before agreeing entirely.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*

The 'local connection' must be maintained for me to support this proposal.

**ANSWER**

- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*

Any such housing should ideally be built on a Brownfield site. Priority should be given to older people wanting to stay in the village.

**ANSWER**

- ✓ *No development unsuitable in planning terms will be developed. The parish will be heavily involved in the site selection process. Affordable homes built by HARAHA are built on 'rural exception sites' which are pieces of land outside but adjacent to the settlement boundary.*
- ✓ *Copythorne has an ageing population; the majority of households identified as being in housing need through the housing need survey are young. Young people are usually the ones who are finding it difficult to afford suitable accommodation as many are starting out in their career or looking after young children so are on a low or modest income. It is important that young people are given the opportunity to continue living in Copythorne otherwise the village will become a dormitory for the over 65s. Young people bring life into villages and help keep services and facilities going.*
- ✓ *Although the housing need survey has identified a high demand from younger people, high house prices can also affect older people. I have recently interviewed residents that have moved into HARAHA properties to find out what it has meant to them to be able to continue living in their community and 5 out of the 13 households I interviewed were over 50 years. High property prices affect a wide spectrum of people.*
- ✓ *The housing need survey has identified a demand from older people who want to downsize so yes, there is a demand for smaller units for older people.*

Would object to building on (recently designated) consideration areas.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*

I believe many properties within the parish could cater (with the additional adding a mobile/static home) for their family (young or old members) I also believe that encouraging this activity would increase council taxes & ensure the caring of elderly relatives or provide the opportunity for the children to have a home whilst saving to better themselves. What is the problem if someone owns ½ acre or even 6 acres to place a mobile home on it for family use? It would keep communities together. I appreciate you cannot have people putting static homes up to rent out or even sell but for family use surely it is acceptable.

**ANSWER**

- ✓ *This is a planning issue that I would not be able to answer.*

Without knowing too much about housing needs in the area, the social housing we already have does not necessarily seem to house local people with connections to this area. I hope the needs of those living in the area will be considered before any building works are approved or committed to.

**ANSWER**

- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*

I am in support of homes being built if a suitable site is found (not farmland) and would be for local people. Some of the existing social houses are lived in by people with no connection with the parish or the New Forest.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*
- ✓ *Affordable homes built by HARAHA are built on 'rural exception sites' which are pieces of land outside but adjacent to the settlement boundary.*
- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for*

*the community.*

- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them*

There is no affordable shopping or affordable transport in the parish. Families living in (new) affordable homes are unlikely to be able to afford to live in the parish or support it.

#### **ANSWER**

- ✓ *Most people do have access to a car. The majority of people who would move into the properties will be on a modest income and will be able to afford to run a car. The majority would also already be living in Copythorne and will be used to living in a rural area. Many people in housing need are not 'poor' – they often have good jobs – are professional people – nurses, police officers, teachers... but are not earning tonnes of money to be able to afford the extortionate house prices.*
- ✓ *Copythorne is an ageing village and many residents need and will need family members living close by to help care for them as they get older. If younger family members on modest incomes are not able to live closer to parents/grandparents/aunties – these older residents in Copythorne community will be isolated.*

Not adverse to affordable homes providing they are in keeping with the forest, well built and maintained.

#### **ANSWER**

- ✓ *HARAH works closely with the Parish Council to ensure that properties are in keeping with the area. HARAH has produced a Rural Design Guide endorsed by the Homes and Communities Agency for planners and communities. Once the properties are built, they will be passed onto Hyde Housing Group's Management Team who as far as I can see, do a very good job.*

Depends on location. My wife has lived here in Copythorne all her life (74 years). In that time the village has changed from local, country dwellers to those who can afford to live here. A sad state of affairs but I fear it is too little, too late to rectify this.

#### **ANSWER**

- ✓ *It is not too little too late as housing register figures and housing need survey results have identified a demonstrable housing need.*
- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*

Your choice of location for the development would greatly affect my support/non support for the project. We are essentially a New Forest hamlet within the National Park and I would hate to see the village change.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission. We are only looking at building a scheme of 15 units.*

It would depend on where.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission. We are only looking at building a scheme of 15 units.*

I do not agree with development on Greenbelt land but a Shared Ownership scheme for existing properties to help families stay in the area would be beneficial.

**ANSWER**

- ✓ *The Rural Housing Enabler will coordinate a site appraisal involving Parish Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*
- ✓ *Affordable homes built by HARAHA are built on 'rural exception sites' which are pieces of land outside but adjacent to the settlement boundary.*

The local council and NPA allow small houses to be knocked down then rebuilt larger and then sold by developments driving up prices and reducing the natural supply of affordable housing stock. Maybe any large extension must be lived in for 10 years before being sold.

**ANSWER**

- ✓ *This is a planning issue that I would not be able to answer.*

## Respondents who would not support an affordable housing scheme

No, why destroy more of our National Park? In my experience of residents living in existing affordable housing in the local area, their requirements living in a semi-rural community do not appear to be catered for. Check out local Facebook pages, people constantly complaining about the lack of facilities for children in the area, asking for parks and recreational facilities. We live in a beautiful National Park. We do not need more man made 'entertainment'. As a child, we cycled and walked in the New Forest. We do not need this area to become more urbanised. Netley Marsh and Totton only a few miles away can cater for these needs. If my children want to return to the area when older they can work hard to afford to buy existing housing, not destroy yet more of our countryside.

### ANSWER

- ✓ *We are only looking at building a scheme of 15 units for local people to remain living in their community where they have grown up and where their family networks are. HARAHA is trying to keep family networks together, helping Copythorne to thrive with a mix of ages and income groups. Young people will bring vitality to a place – we don't want Copythorne to just be a place for the wealthy over 65s. Who is going to look after the wealthy over 65s when they need care and support? Family need to live close by.*
- ✓ *People on modest incomes also work hard; you have to be paid very very well to be able to continue to live in Copythorne.*

We do not wish affordable housing to be sited within Copythorne parish. We appreciate housing costs are competitive but people who live in the area have worked hard & saved in order to do so. It would have a detrimental effect on the costs of local housing therefore a negative consequence for the community as a whole.

### ANSWER

- ✓ *We are only looking at building a scheme of 15 units for local people to remain living in their community where they have grown up and where their family networks are. HARAHA is trying to keep family networks together, helping Copythorne to thrive with a mix of ages and income groups. Young people will bring vitality to a place – we don't want Copythorne to just be a place for the wealthy over 65s. Who is going to look after the wealthy over 65s when they need care and support? Family need to live close by.*
- ✓ *People on modest incomes also work hard; you have to be paid very very well to be able to continue to live in Copythorne.*
- ✓ *The homes built by HARAHA are of a good quality and can actually enhance the area – a small scheme of 15 units for local people will not affect property prices.*

I moved to Copythorne because of the housing type in the Parish. I think that pockets of affordable housing would spell the beginning of the end for the parish as it is. The Parish Council's responsibility to represent local population applies as much to those against this proposal as those for it.

### ACTION

- ✓ *Everyone is able to have a voice.*
- ✓ *We are only looking at building a scheme of 15 units and HARAHA's Rural Design Guide explains that HARAHA works closely with the Parish Council to ensure that the*

*properties compliment the village and the architecture is in line with existing architecture in the village.*

We already have social housing in Bartley and to my knowledge only 3 of the homes have had local village occupants a very small percentage.

**ANSWER**

- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*

This questionnaire seems rather biased and does not enable people who are not in support of this scheme to express their views. I hope this is taken into consideration when the data is analysed and reported on.

**ANSWER**

- ✓ *Everyone's comments have been listed in the appendix. All data has been collated and analysed. I have written this report accurately and all the figures are correct.*

It took my wife and I 10 years of hard work/saving to afford to live in the New Forest. Why should others be given free/cheap housing? Go out and work for it!! No affordable housing!!!

**ANSWER**

- ✓ *We are only looking at building a scheme of 15 units for local people to remain living in their community where they have grown up and where their family networks are. HARA is trying to keep family networks together, helping Copythorne to thrive with a mix of ages and income groups. Young people will bring vitality to a place – we don't want Copythorne to just be a place for the wealthy over 65s. Who is going to look after the wealthy over 65s when they need care and support? Family need to live close by.*
- ✓ *People on modest incomes also work hard; you have to be paid very very well to be able to continue to live in Copythorne.*

We moved into this area after many years of saving, this was because it was semi rural with open forests etc. We don't wish to become densely populated.

**ANSWER**

- ✓ *Were only looking at building a scheme of 15 units.*

There are plenty of (relatively more) affordable housing not too far away e.g. Totton, without the need to spoil the New Forest with more development.

**ANSWER**

- ✓ *It is important to ensure that young people can continue living in Copythorne Parish. Figures show that young people are moving out. We are only looking at building a scheme of 15 units.*

The previous application was rejected by the community. Let's keep Cadnam rural, Totton is not that far away. We have already had two developments whose children most likely will also have a need for more social housing, when will it end?

**ANSWER**

- ✓ *Were only looking at building a scheme of 15 units.*

Half the local connection criteria are open to abuse and do we need more houses again as the patch by to Haywain. What constitutes small development?

**ANSWER**

- ✓ *Were only looking at building a scheme of 15 units.*
- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*

My husband and I have worked very hard all of our lives so we could eventually move here. We could not have lived here when we were first married, so moved to an estate, worked and saved so we could then live here. Affordable houses are fine but should not be sold to the occupant. In addition the occupant should not be entitled to remain if the property is too large for the family.

**ANSWER**

- ✓ *The HARA properties will remain affordable for local people in perpetuity.*

There are adjacent parishes with possible development sites as they are nearer to modern urban, built-up areas which would be better areas for affordable housing.

**ANSWER**

- ✓ *We want to keep Copythorne thriving. The parish has an ageing population and high housing need figures show that there is demand for affordable properties in Copythorne.*
- ✓ *We are only looking at building a scheme of 15 units.*

The council want to build a new housing estate on a green field site and I cannot install a Velux window in my roof, sorry I do not support. There is plenty of affordable housing close by in Totton.

**ANSWER**

- ✓ *We want to keep Copythorne thriving. The parish has an ageing population and high housing need figures show that there is demand for affordable properties in Copythorne.*
- ✓ *We are only looking at building a scheme of 15 units.*

Definitely not, moved to area to get away from this & the associated behaviour.

**ANSWER**

- ✓ *The people who will be moving into the HARA properties will be local to Copythorne.*

No need for any housing project to go ahead in this area. It has schools and shops and has the right balance to serve the community as it is.

**ANSWER**

- ✓ *Copythorne has an ageing population and the high percentage of young people in housing need shows that there is a demand for affordable homes in the community.*

Copythorne cannot be considered – remote! more affordable housing is available in nearby Totton. No new housing in this parish!!

**ANSWER**

- ✓ *Many people in housing need will already be living in Copythorne Parish.*

I am completely against the need for more affordable housing in an area that does not have many facilities that either young families or elderly people need – for a start, a bus service that is regular. This area is too rural for their needs – to be frank, you need a car to have live here for shopping, doctors and dentist. Please be realistic in assessing people’s needs on a social level – they would be isolated.

**ANSWER**

- ✓ *Many people in housing need will already be living in Copythorne Parish.*
- ✓ *Who is going to look after the wealthy over 65s when they need care and support? Family need to live close by.*

My experience of these schemes suggest my home will be devalued, and a quiet neighbourhood will be put at risk. If this scheme is approved I will be moving.

**ANSWER**

- ✓ *We are only looking at building a scheme of 15 units.*
- ✓ *The properties will be in keeping with the local area.*

I do not wish to see house building in the National Park.

I am opposed to the affordable housing scheme as from personal experience, such areas draw in people who have little respect for the area/parish and their neighbours. We moved to this area because we love the community as it is.

**ANSWER**

- ✓ *The affordable homes will be for people local to the parish of Copythorne.*

Following the unfortunate fiasco in 2008, we are less than enthusiastic about affordable housing in the parish – not because we don't see the good if a real need exists, but more because of concerns about how such a plan might be enforced. Contact with local residents is fine, just so long as their real and concerns are taken on board. Size, utilities, parking, restriction of availabilities to real 'local' people, building on unsuitable plots, lack of local jobs, less than perfect local public transport to centres of work all make the parish less than ideal for this sort of housing development.

**ANSWER**

- ✓ *The affordable homes will be for people local to the parish of Copythorne.*

We do not need anymore 'input' in the parish of Copythorne.

**ANSWER**

- ✓ *There is a demand from people local to the parish of Copythorne.*

Bartley has enough council properties to support those who struggle to afford the area. People are drawn to stay in the area because it is a small rural village. You are losing what people like in the first place by making it bigger. Like all these schemes, they will be abused and will not end up benefitting the intended group.

**ANSWER**

- ✓ *There is a demand from people local to the parish of Copythorne. The housing need survey has also identified a demand for shared ownership properties.*

We would not be happy for any new homes as this will detract from the village feel. We live in Winsor Road and feel that more houses would increase traffic to a dangerous level. No one sticks to the speed limit and there is no space or land that would be suitable in the Totton area and we feel that affordable housing will have a negative impact on the local area.

**ANSWER**

- ✓ *We are only looking at building a scheme of 15 units. The majority of people occupying the homes are likely to be already living in Copythorne.*

I feel very strongly against having further social housing in the village for two reasons. Also, Rockram Crescent site has NOT been occupied solely with people from the village as I discovered when my son applied for one of the houses. I also discovered at a later date that a certain person who was living in one of the properties owned their own property!!

**ANSWER**

- ✓ *Households with a local connection to Copythorne Parish will always be given first priority. By local connection we mean people who live in the parish, have previously lived in the parish, work in the parish, have previously worked in the parish, have close family living in the parish, or is a key worker performing an essential service for the community.*
- ✓ *Anyone bidding for an affordable property would be asked to provide documentary evidence of their local connection to Copythorne Parish before an offer is made to them.*
- ✓ *The homes need to be affordable for local people in perpetuity.*

Any development of affordable housing will have a detrimental effect on the surrounding area. No matter what positive intentions are conveyed, the development will not be considerate of the surrounding areas, it will look like affordable housing because it is a cheap and compact construction. It will also be densely constructed and not in keeping with the surrounding areas. It will not provide living accommodation that is typical of the area and will create a micro community that is separate from the natural and balanced development that has been carefully controlled and restricted over generations. We should respect the national park and 175 boundaries and protect it for future generations. Local authorities cannot please everybody and be all things to people. Trying to satisfy every need is an easy option and will lead to the degradation of what we have now. Furthermore I don't believe that any such housing will be for exclusive allocation to local people and over time it will be allowed (or dictated by higher authority) to be offered to others. It is more likely that higher authorities will dictate minimum percentages of various minority groups are allocated to the housing and forcing further development around it to facilitate this.

**ANSWER**

- ✓ *HARAH works with the parish to ensure that homes are in keeping with the area. HARAH has even produced a Rural Design Guide for planners and communities, endorsed by the Homes and Communities Agency.*
- ✓ *The people who would move into the properties would be local to Copythorne.*

I would strongly object to affordable housing in our area. They did this in Totton/Ashurst and the schools have suffered, kids on the streets and crime has risen. Please don't ruin our lovely area!

**ANSWER**

- ✓ *The people who would move into the properties would be local to Copythorne. Many will already be living in Copythorne.*

History has shown that affordable or social housing effects on anti-social environments which is not wanted in this parish. If that was a guarantee that local people without anti-social behaviour tendencies needed a home in the parish most people would support such housing –but past experience in some areas shows that anti-social people gravitate to these developments.

**ANSWER**

✓ *The people who would move into the properties would be local to Copythorne. Many will already be living in Copythorne.*

We have a long connection with the parish but have worked hard to be able to afford to buy our own home in the area. It is all too easy, we whole heartedly do not support this scheme and believe you have to work for what you want to achieve in life.

**ANSWER**

✓ *We want to provide affordable homes for local people who are unable to continue living where they have grown up as many have been forced to move out as houses are so expensive in the area.*

Southampton Road already has a high percentage of affordable housing so other areas should be considered if it is deemed necessary to provide any affordable housing. Bearing in mind the poor public transport in the area and other facilities such as doctors etc. and would not advocate Cadnam as a suitable area.

**ANSWER**

✓ *Councillors. All potential sites will be considered and the Parish Council are heavily involved in this process. All sites will be assessed by the planning department for suitability. No unsuitable site will be given planning permission.*

The parish is already populated with sufficient density of housing with every spare plot having been unfilled over the past quarter century. It can hardly be claimed as “rural” anymore. In addition it is evident that preference has more and more been given to having the influx from Europe rather than our own, local children’s needs. We will vigorously object to any more development in this supposedly “rural” area.

**ANSWER**

✓ *The affordable homes will be for people local to Copythorne.*

I don’t support the need for affordable housing in the parish.

Cannot believe this is even being discussed. Yes our daughter would need a home, but Totton/West Totton and Calmore are a stones through away and would be affordable hopefully. We live in an area where you aspire to live through hard work. Potentially there are thousands of youngsters in the parish –are you suggesting all fields are eventually built on!!! to house all of these who have a right to live here?

**ANSWER**

✓ *We are only looking at building a small affordable housing scheme for people local to Copythorne.*

We saved up and worked hard to buy our house. We wanted to stay in this area as it is so nice. If more affordable homes are built then the character of the area would not be so nice. If people want to live here let them earn the right like we had no. No shortcuts and no more housing. Copythorne not an extension of Totton. There are enough people on benefits around here and they keep horses and flash cars so no more affordable housing please.

**ANSWER**

- ✓ *A scheme of 15 units is recommended and HARAHA will work with the parish to ensure that properties are in keeping with the area.*

I do not agree with building more homes in the area. People choose to live in Copythorne Parish because it is a rural area. Increasing the number of properties will change its character. New homes should only be built in areas where space is allocated for this. Roads, schools and amenities will not be able to cope with more homes in Copythorne Parish. I do not believe people have an automatic right to live in the area they grew up in. If more affordable homes are needed, people should not be allowed to buy small properties and extend them so that they become too expensive for local people to buy.

**ANSWER**

- ✓ *We are only looking to build a scheme of 15 units. Many tenants will already be living with their parents in Copythorne.*

No I don't agree with Greenbelt development.

**ANSWER**

- ✓ *Affordable homes built by HARAHA are built on 'rural exception sites' which are pieces of land outside but adjacent to the settlement boundary.*

We worked very very hard to save to be able to live exactly where we wanted to.

**ANSWER**

- ✓ *A small scheme of 15 units for local people will help the community thrive.*

Both my children have mortgages on properties in Totton therefore 'Homeseach' and 'Help to Buy South' schemes do not seem applicable.

**ANSWER**

- ✓ *Not everyone will be able to get a mortgage and some local people will want to stay living in Copythorne. Some local people will have been connected to the village for generations'*

This area has never been a first time buyer area.

**ANSWER**

- ✓ *Properties were affordable 50 years ago and families could live side by side; cousins walking to school together and the elderly being well looked after by family.*

**Information about households who need to downsize to a smaller property**

There are couples with four bedroom houses who may wish to downsize because of age. There is not much available in Copythorne.

We need to move to a more accessible house or bungalow.

Within the next ten years we will find our garden too difficult to manage and will need to downsize. Our son and family live in the parish so our need will be sheltered (warden) accommodation such as that provided by Colten Developments, McCarthy & Son, Churchill etc. situated within walking distance of shops and a bus service.

**Other**

The need for informed planning decisions in relation to the development of properties to enable elderly relatives, and indeed ourselves to live longer in our homes is required. To enable families to care and support elderly relatives, reducing the cost to the taxpayer.

Best way forward is to draw up a Neighbourhood Plan so the community can identify how the area can grow.

Need more facilities such as playground with equipment, more organised sports and community events and guaranteed school places for all.

# Copythorne Housing Need Survey Responses

Copythorne - Questionnaire Results (318 forms returned) 1165 delivered

(Please note that the percentages are to the nearest Decimal Place so they do not always add up to 100%)

## PART 1

### Q.1 Age Profile of Survey Respondents

GENDER AND AGE		FREQUENCY	VALID PERCENTAGE
Male	0 - 15	56	7.4
Male	16 - 24	29	3.9
Male	25 - 44	55	7.3
Male	45 - 64	126	16.7
Male	65 - 74	69	9.2
Male	75+	33	4.4
<b>MALE TOTAL</b>		<b>368</b>	<b>48.81</b>
Female	0 - 15	45	6.0
Female	16 - 24	35	4.6
Female	25 - 44	55	7.3
Female	45 - 64	136	18.0
Female	65 - 74	72	9.6
Female	75+	43	5.7
<b>FEMALE TOTAL</b>		<b>386</b>	<b>51.19</b>
<b>TOTAL</b>		<b>754</b>	<b>100%</b>

### Q.2 Type of Home

	FREQUENCY	VALID PERCENTAGE
House	217	68.2
Bungalow	85	26.7
Flat	1	0.3
Caravan/Mobile Home	0	0
Other	15	4.7
	<b>318</b>	<b>100%</b>

### Q.3 Bedrooms in Homes – Frequency and Percentage

	FREQUENCY	VALID PERCENTAGE
One Bed	5	1.6
Two Beds	59	18.8
Three Beds	140	44.7
Four or more Beds	108	34.5
Other	1	0.3
<b>TOTAL</b>	<b>313</b>	<b>100%</b>

5 respondents did not answer the question

### Q.4 Who owns the Home you live in now?

	FREQUENCY	VALID PERCENTAGE
Self (with/without mortgage)	294	92.5
Housing Association/NFDC	8	2.5
Private Landlord	5	1.6
Parents/relatives	4	1.3
Tied to job	2	0.6
Parents have left me half the house	1	0.3
No answer	4	1.3
<b>TOTAL</b>	<b>318</b>	<b>100%</b>

### Q.5 How long have you lived at your address?

	FREQUENCY	VALID PERCENTAGE
Under 5 years	50	16.0
5 – 10 years	37	11.8
Between 11 and 20 years	81	25.9
Over 20 years	145	46.3
<b>TOTAL</b>	<b>313</b>	<b>100%</b>

5 respondents did not answer the question

### Q6. Do you have a requirement to downsize (move to a smaller property), but wish to stay living in the parish?

	FREQUENCY	VALID PERCENTAGE
Yes	25	8.0
No	286	92.0
<b>TOTAL</b>	<b>311</b>	<b>100%</b>

7 respondents did not answer the question

**If yes, what are the reasons?**

	FREQUENCY	VALID PERCENTAGE
Family left home	9	36
Garden too large to manage	3	12
Release some equity in current property	1	4
Current house too large to manage	5	20
Health related reasons	3	12
Other	4	16
	<b>25</b>	<b>100%</b>

**Q7. Would you support a small development of affordable housing in Copythorne if there was a proven need from residents with a genuine local connection?**

	FREQUENCY	VALID PERCENTAGE
Yes	112	35.9
No	82	26.3
Maybe	118	37.8
<b>TOTAL</b>	<b>312</b>	<b>100%</b>

6 respondents did not answer this question

**Explanation to answers to Question 7**

The explanations as to why respondents have answered Yes, No or Maybe to Question 7 are printed at Appendix 2.

**Q8. How many members (if any) of your family have left this parish because of a lack of affordable housing?**

Respondents report 77 family members who have left the parish to find suitable accommodation elsewhere. 39% of these have left in the in the last 2 years and 61% have left in the last 2-5 years.

74% were looking for a property to purchase on the open market, 15% to rent from a housing association, 7% to rent from a private landlord and 2% for a shared ownership property.

**Q9. Do you know of any other people from the parish who have been forced to move away because they are unable to afford local house prices to rent or buy?**

Respondents report 117 individuals, couples and families who have left the parish to find suitable accommodation elsewhere.

47% have left within the last two years and 53% have left in the last 2-5 years.

79% were looking for a property to purchase on the open market, 12% for a property to rent from a housing association, 5% to rent from a private landlord and 2% for a shared ownership property.

**Would they wish to return if suitable accommodation was made available in the parish?**

	FREQUENCY	VALID PERCENTAGE
Family members, yes	63	81.8
Family members, no	2	3.0
Family members, don't know	12	15.2
<b>TOTAL</b>	<b>77</b>	<b>100%</b>

	FREQUENCY	VALID PERCENTAGE
Others from the parish, yes	63	54.2
Others from the parish, no	0	0
Others from the parish, don't know	54	45.8
<b>TOTAL</b>	<b>117</b>	<b>100%</b>

**Q.10 Does anyone in your home need a separate home, now or in the next five years?**

60 households have expressed a need for separate accommodation in Copythorne Parish in the next five years. Out of these, 53 are represented in Part 2 so this means that 7 households do not need an affordable home immediately but will need one in the next three to five years. Many of these are teenagers/young adults still living with their parents. This result shows that there will be a demand for affordable homes in Copythorne from the younger generation reaching adulthood in the next three to five years.

## PART 2

The following questions were answered only by those who need a new home in the next three years and want to live in Copythorne Parish.

47 respondents have stated that accommodation is required within the next three years so have completed Part 2 of the form (6 respondents have completed Part 2 on behalf of 2 households in housing need). This means that 53 households have been identified as being in housing need in Part 2.

### **Q.11 Does the household needing to move, currently live in the parish?**

	FREQUENCY	VALID PERCENTAGE
Yes	34	64.2
No	19	35.8
<b>TOTAL</b>	<b>53</b>	<b>100%</b>

### **Q.12 If the household does not live in the Parish now, what is their connection to it?(Respondents were able to give more than one answer to this question)**

	FREQUENCY	VALID PERCENTAGE
Lived in parish for 0-5 years	0	0
Lived in parish for 6-10 years	1	2.4
Lived in parish for 11-15 years	4	9.8
Lived in parish for 16-20 years	8	19.5
Lived in parish for 21+ years	5	12.2
Not specified number of years	0	0
<b>TOTAL (LIVED IN PARISH)</b>	<b>18</b>	<b>43.9</b>
Close family lived in parish for 0-5 years	0	0
Close family lived in parish for 6-10 years	1	2.4
Close family lived in parish for 11-15 years	3	7.3
Close family lived in parish for 16-20 years	3	7.3
Close family lived in parish for 21+ years	11	26.8
Not specified number of years	1	2.4
<b>TOTAL (CLOSE FAMILY)</b>	<b>19</b>	<b>46.2</b>
Work in parish for 0-5 years	1	2.4
Work in parish for 6-10 years	1	2.4
Work in parish for 11-15 years	0	0
Work in parish for 16-20 years	0	0
Work in parish for 21+ years	0	0
Not specified number of years	1	2.4
<b>TOTAL (WORK)</b>	<b>3</b>	<b>7.2</b>
Have worked in parish for 0-5 years	1	2.4
Have worked in parish for 6-10 years	0	0
Have worked in parish for 11-15 years	0	0
Have worked in parish for 16-20 years	0	0
Have worked in parish for 21+ years	0	0
Not specified number of years	0	0
<b>TOTAL (HAVE WORKED)</b>	<b>1</b>	<b>2.4</b>
<b>TOTAL</b>	<b>41</b>	<b>100%</b>

**Q.13 Which of the following communities in Copythorne Parish do you/they have the strongest local connection to?** (Respondents were able to give more than one answer to this question as some households may have a connection to more than one community)

	FREQUENCY	VALID PERCENTAGE
Bartley	25	34.7
Cadnam	22	30.6
Copythorne	15	20.8
Newbridge	4	5.6
Ower	1	1.4
Winsor	5	6.9
<b>TOTAL</b>	<b>72</b>	<b>100%</b>

**Q.14 Who owns the home you/they live in now?**

	FREQUENCY	VALID PERCENTAGE
Self (with/without mortgage)	15	28
Private landlord	5	9
Employer (tied to job)	0	0
Parents/other relative	26	49
Housing Association	5	9
New Forest District Council	1	2
Parents have left me half the house	1	2
<b>TOTAL</b>	<b>53</b>	<b>100%</b>

**Q.15 Why do you/they need a new home in this parish?**

	FREQUENCY	VALID PERCENTAGE
Want to start first home	34	32.7
To be near family	18	17.3
Cannot afford rent	7	6.7
Cannot afford mortgage	15	14.4
Need bigger home	9	8.7
Overcrowding	4	3.8
Current tenure insecure	3	2.9
Current home affecting health	3	2.9
To be near work	3	2.9
Divorce/Separation	1	1.0
Special needs (e.g. disabled)	2	1.9
Need smaller home	3	2.9
Retiring	1	1.0
Want to start a family in future	1	1.0
<b>TOTAL</b>	<b>104</b>	<b>100%</b>

**Q.16 How many people of each age will live in the new home?**

	FREQUENCY	VALID PERCENTAGE
Male 0-15	11	10.8
Female 0-15	8	7.8
<b>0-15 YEARS TOTAL</b>	<b>19</b>	<b>18.6</b>
Male 16-24	19	18.6
Female 16-24	21	20.6
<b>16-24 YEARS TOTAL</b>	<b>40</b>	<b>39.2</b>
Male 25-44	19	18.6
Female 25-44	17	16.7
<b>25-44 YEARS TOTAL</b>	<b>36</b>	<b>35.3</b>
Male 45-64	2	2.0
Female 45-64	4	3.9
<b>45-64 YEARS TOTAL</b>	<b>6</b>	<b>5.9</b>
Male 65-74	0	0
Female 65-74	1	1.0
<b>65-74 YEARS TOTAL</b>	<b>1</b>	<b>1.0</b>
Male 75 years +	0	0
Female 75 years +	0	0
<b>75 YEARS + TOTAL</b>	<b>0</b>	<b>0</b>
<b>TOTAL</b>	<b>102</b>	<b>100%</b>

**Q.17 How many bedrooms will your/their home need?**

	FREQUENCY	VALID PERCENTAGE
One bedroom	16	30.2
Two bedrooms	22	41.5
Three bedrooms	13	24.5
Four bedrooms	2	3.8
<b>TOTAL</b>	<b>53</b>	<b>100%</b>

**Q.18 Household composition of households in need**

	FREQUENCY	VALID PERCENTAGE
Single person	21	39.6
Couple	16	30.2
Family	15	28.3
Other (2 brothers)	1	1.9
<b>TOTAL</b>	<b>53</b>	<b>100%</b>

**Q19.) What is the household's gross annual income (before deductions)?**

	FREQUENCY	VALID PERCENTAGE
£8,000	3	5.7
£12,000	1	1.9
£14,000	2	3.8
£15,000	2	3.8
£19,000	1	1.9
£20,000	4	7.5
£23,000	1	1.9
£25,000	5	9.4
£30,000	4	7.5
£40,000	3	5.7
£50,000	2	3.8
£60,000	2	3.8
£70,000	1	1.9
No answer	20	37.7
University students	2	3.8
<b>TOTAL</b>	<b>53</b>	<b>100%</b>

**Q.20 If you/they are interested in shared ownership, how much would you/they be able to put down as a deposit/legal costs?**

	FREQUENCY	VALID PERCENTAGE
£0	1	
£1,000	2	
£5,000	4	
£4,000	1	
£10,000	6	
£14,000 – £20,000	1	
£15,000	2	
£20,000	2	
£20,000 - £30,000	1	
£25,000	3	
£80,000	1	
<b>TOTAL</b>	<b>24</b>	

Not all households interested in shared ownership have stated whether they have any savings for a deposit/legal costs

**Q21. Is the new household likely to be claiming housing benefit?**

	FREQUENCY	VALID PERCENTAGE
Yes	6	
No	42	
No answer	3	
Don't know	2	
<b>TOTAL</b>	<b>53</b>	

**Q.22 Which tenure would best suit your housing need?**

	<b>FREQUENCY</b>	<b>VALID PERCENTAGE</b>
Renting Housing Association	7	14.9
Shared Ownership	13	27.7
Either option	27	57.4
<b>TOTAL</b>	<b>47</b>	<b>100%</b>

6 respondents have not answered the question

**Q.23 Does anyone in your/their household have a supported housing need?**

	<b>FREQUENCY</b>	<b>VALID PERCENTAGE</b>
Yes, support needed to live independently	1	
Yes, limited mobility, wheelchair user	1	
Other (MS)	1	
<b>TOTAL</b>	<b>3</b>	

**Q.24 Is the household registered on any Housing Waiting Lists?**

	<b>FREQUENCY</b>	<b>VALID PERCENTAGE</b>
Local Authority Housing Register (Homeseach)	10	
Help to Buy South	0	
No	43	
	<b>53</b>	



Breamore Halt, New Forest, 5 affordable homes



Boldre, New Forest 9 affordable homes



Bentley, East Hampshire  
9 affordable homes



Twyford, Winchester  
15 affordable homes

All schemes are different, Hyde Housing Group works closely with the community to ensure that the schemes are in keeping with the style of the properties and individual character of the area.