

# Curdridge Rural Affordable Housing Project

## Introduction

- As the former Rural Housing Enabler, I have been associated with the project for a number of years. The role as an 'honest broker' has been to support the Parish Council throughout the complex development process
- In the early days, helping the Parish Council to evidence the housing need
- Search for suitable sites
- Organise Community Consultation Events
- Supporting the key stakeholders who you will hear from today make this dream a reality

# CURDRIDGE



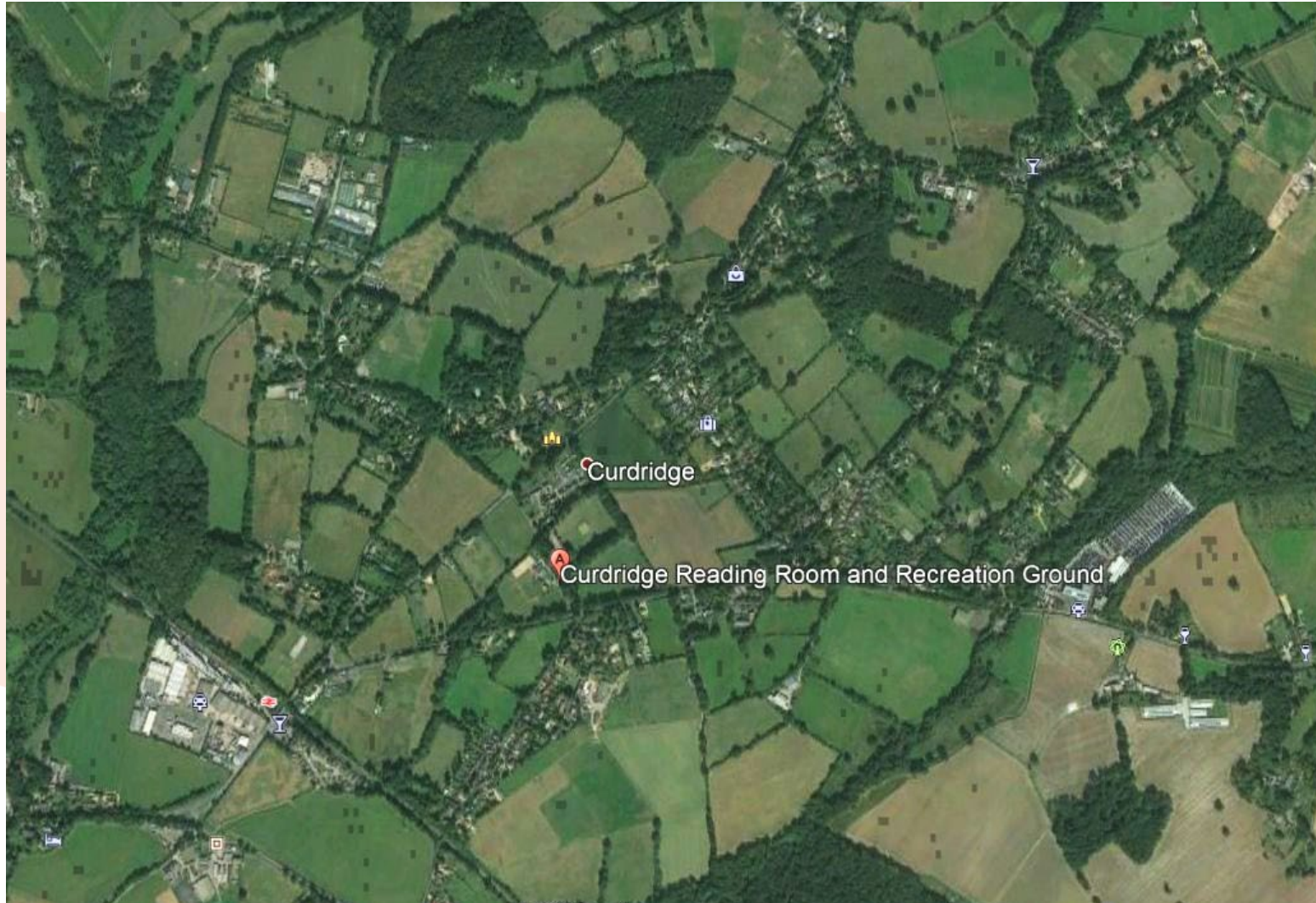
# Background

- Curdridge is a dispersed village between Winchester and Fareham
- Well-loved key feature is farmland views between groups of houses
- Typical houses have large gardens, adding to the open feel
- Residents like it that way –
  - 2001 Village Design Statement and 2011 Questionnaire
- This makes houses expensive – family members move away
- VDS recognized this as a problem
  - Many respondents wanted more affordable housing
- No progress before next survey (2011), when residents still wanted affordable houses built

# The Open Character of Curdridge

This view from Google Earth shows the dispersed nature of the village

By coincidence, the Curdridge label is exactly where we want to build



# Project Details

- Winchester suggested some potential sites, none of them available
- Parish Survey showed strong preference for two sites
- Chose the one with a cooperative owner and near village amenities
  - Owner willing to donate site in exchange of building one market home
- Design goal was to minimize impact on country outlook =>
  - Linear layout with narrow frontage on existing road
- Variants of design shown at presentation in village hall
  - Positive response from those attending
  - Decided to put (low-density) market home next to road in keeping with general look and feel of Curdridge



Proposed site  
for affordable  
homes

# How the PC helped shape the scheme

- PC understands parishioners' wish for affordable homes
  - Very few residents could now buy the houses they live in
  - Their children cannot afford to live in the village
- PC supported independent group to conduct surveys, Village Design Statement, and later update

# Scheme's benefits to the community

- Goals:
  - Secure site acceptable to parishioners – positive feedback to plans
  - Increase viability of village amenities (School, Church, Hall, Clubs, Sport & Recreation)
  - Protect the characteristics villagers value – open country aspects
- Chosen scheme meets all those goals



# Why Local Support was important

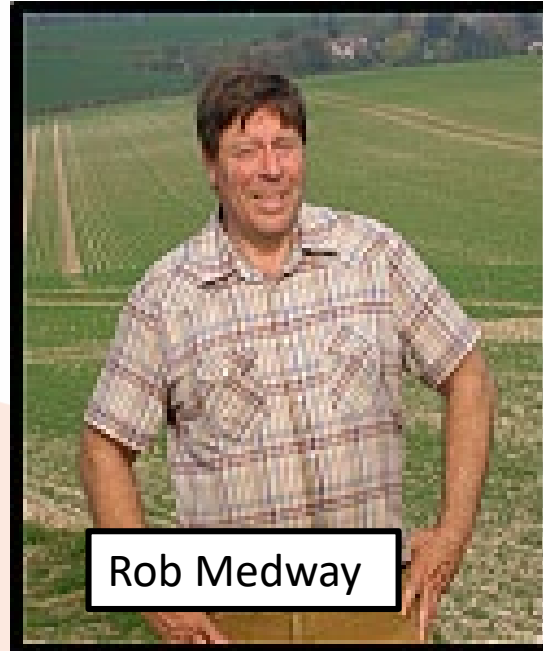
- Only way to get enough homes is on a ***Rural Exception Site***
- These are allowed only if:
  - There is demonstrated local need
  - Parishioners consent to exceptional use of land
- Chosen site had scored highly in parishioner survey, and design proved popular at event in village hall
- Residents' priorities honoured: wildlife-friendly, low CO<sub>2</sub> design
- Progress is reported regularly in Parish Magazine
- If we get it wrong, objections will emerge during planning process

**Landowner  
perspective**

**Why be  
involved?**



# Willing Partners Who Highly Value the Scheme (3 Generations)



- **Belief In The Principles Of The Scheme**
- **Community Involvement**
  - **Local Co-operation**
  - **Long Term Good Health of the Village**
  - **Trust & Vision**



# Why Winchester City Council wants to support rural schemes

- Background
  - Village living
  - Affordability – house prices / rural incomes
  - Support local services
  - Balanced Community
  - Support Networks
- 

# Phillimore Gardens, Shedfield

Between  
Wickham &  
Curdrige

One of six  
schemes  
built over  
the last five  
years



# Hastoe – Why partnership working is important



- Operational area - Cornwall across to Norfolk
- Scheme size – 3 homes up to 25 homes
- Partnership = interest and support
- Listening to ideas and suggestions
- Road name for future generations to remember

# Scheme details and design

- Rural Exception developments =>  
long time to come together
- Establish safe road access
- Housing need for Curdridge
- Shared ownership properties
- Compliance to National space standards
- Hastoe environmental standards

# 2021 and Beyond

- Surveys, surveys, surveys! – ranging from Ecology through to Ground investigation.
- Pre application meeting
- Planning submission – April
- Start on site late in 2021
- Start on site ceremony in early 2022
- Homes ready for occupation in early 2023
- Handover ceremony in mid 2023

# Thanks and Questions



- Thank you to all who have contributed to the project
  - As well as the organizations and people you have heard from, this includes our Architect and the Winchester Planner who advised us
- In particular, I want to thank Action Hampshire and Mags Wylie, who has kept us all moving forward
- I'll now ask Mags to handle the questions that have come in by Chat after that, she will invite any further questions