

**Final Report on South Wonston  
Housing Consultation Event  
6<sup>th</sup> June 2018**

**Proposal for 16 new affordable homes  
for local people  
on land at Goldfinch Way**

**South Wonston Parish Council**

**September 2018**



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## **Introduction and Background**

The South Wonston affordable housing consultation event took place at South Wonston Sports and Recreational Pavilion, on Wednesday 6<sup>th</sup> June 2018. It was organised by South Wonston Parish Council, in partnership with members of the Hampshire Alliance for Rural Affordable Housing (HARAH) which includes Winchester City Council, Hampshire County Council, Hastoe Group and the Rural Housing Enablers (RHEs) based at Action Hampshire.

The purpose of the event was:

- a) To promote an affordable housing scheme for local people in South Wonston
- b) To provide an opportunity for local people to obtain information about registering for affordable rented and shared ownership properties
- c) To provide the community with an opportunity to view and comment on the draft proposals
- d) To provide information about the work of HARAH, the schemes we have built and the people we have housed.

The aim of HARAH is to increase the supply of affordable housing for local people in the rural villages of Hampshire. Since 2005 the HARAH partnership has provided 490 new affordable homes in 49 villages across Hampshire.

In recent years house prices have increased rapidly, particularly in rural areas. This has resulted in many local people being unable to afford to buy or rent a home in the village or rural town they grew up in or work in.

HARAH wants to ensure that rural communities are sustainable and inclusive by enabling an increase in the supply of rural affordable housing to meet local needs.

Rural affordable housing provides homes in rural parishes, for local people who would otherwise be unable to find an affordable place to live locally. The homes are retained as affordable, for local people, in perpetuity.

Affordable rural housing can help maintain a mixed community within the parish, local people are more likely to use local services and facilities, such as schools and shops, which can help provide the demand they need in order to stay open.

### **Housing in South Wonston**

- A 2-bedroom detached house in South Wonston sold recently for £450,000
- The average house price in Wonston and Micheldever Ward is approximately £451,000

- House prices in Wonston and Micheldever Ward are approximately 12 times the average annual income
- No Council homes have become available for rent in South Wonston in the last five years
- As of the 2011 census 3.3% of the homes within South Wonston were affordable rented homes and 1.1% were shared ownership homes\*

Winchester City Council's housing register, managed by Hampshire Home Choice has identified 17 local households in need of affordable rented housing in the Parish. In addition 12 applicants have registered for shared ownership with Help to Buy South.

### **HARAH working in South Wonston**

The Parish Council has been working with the Rural Housing Enabler and Winchester City Council to try to identify suitable land for an "Exception Site", where a small scheme of homes could be developed.

In 2014 the South Wonston Village Design Statement acknowledged a willingness to accept affordable housing where it is required to meet a local need.

In 2016 the Parish Council agreed to look at the provision of affordable housing within the Parish and a working group was established with HARAH. 9 sites were considered as potential opportunities to provide a small scheme of affordable homes. Advice was sought from Winchester City Council's Planning Department, in order to assess the suitability of these sites. A number of sites, including those on Alresford Drove were not considered suitable for development. Locations at Persimmon field (field adjacent to Goldfinch Way) and Christmas Hill were identified as the most suitable.

The Parish Council carried out their Amenities and Affordable Housing survey in 2017 in order to understand the views of residents, to find out if there was a need for affordable housing and whether or not a new scheme would be supported.

The preferred site adjacent to Goldfinch Way, which was presented at this event, was chosen as a result of a combination of factors, including the availability of the site, the support received in the amenities survey for this site and the guidance received from Winchester Planning Department.

### **The New Amenities and Affordable Housing Survey**

The New Amenities and Affordable housing survey was carried out in 2017 by South Wonston Parish Council.

Affordable housing was identified by respondents as one of the top 6 amenities required

in the Parish, (246 respondents) along with other key priorities including, the creation of a safe cycle path (493 respondents), a pedestrian crossing (422 respondents) and permanent allotments (228 respondents).

**71% of residents (630 households) participated in the affordable housing section of the survey.**

With regard to affordable housing, 74 respondents identified that a family member was in need of affordable housing and 14 respondents identified themselves as being in need of affordable housing.

Respondents were asked what other forms of housing they felt were needed in South Wonston. The most popular answers were, affordable housing prioritised for local people (189 responses), entry level homes (211 responses) and retirement homes (119 responses). When asked about the types of homes they would like, the most popular answer was semi-detached houses.

Respondents were also asked about the scale of development that would be supported in South Wonston. The most popular answers were 0-5 homes (67 respondents) and 16-20 homes (63 respondents), with a significant number choosing 'whatever is required based on the need identified' (49 respondents)

When asked about preferred sites for affordable housing, respondents were not given a list to choose from, however of those respondents identifying a site, the most popular answers were Alresford Drove (25 respondents) and the field next to Goldfinch Way (17 respondents).

## **Rural Exception Sites**

Rural exception sites can only be developed for residential use as an exception to planning policy. Under the rules the homes must be affordable, they must be provided for local people and they must remain so in perpetuity. Rural exception sites are usually adjacent to, but outside of the village settlement and seek to accord with planning policy, striking a balance with regard to the distance from amenities and the impact to the wider area, with the need to provide homes for local people.

## **Exception Site Planning Policy**

The Local Plan has an important role to play in underpinning sustainable communities, by facilitating necessary health, education and community facilities and access to local housing, employment and leisure facilities. The Local Plan seeks to ensure that the City Council's communities and countryside are flourishing with vibrant towns and villages

providing homes and services to meet local needs. Within the countryside, part of this approach will be through the 'rural exceptions site' policy.

The following planning policy sets out the criteria by which the planning department would determine whether or not the development is acceptable and could be permitted.

### **Winchester District Local Plan Part 1 Joint Core Strategy (Extract)**

#### **Policy CP4 – Affordable Housing on Exception Sites to Meet Local Needs**

In order to maximise affordable housing provision to meet identified affordable housing needs the Local Planning Authority will exceptionally grant permission or allocate sites for the provision of affordable housing to meet the specific local needs of particular settlements, on land where housing development would not normally be permitted, and in addition to general housing provision in Policy CP1. This will include meeting community aspirations identified through a Neighbourhood Plan to provide affordable housing where this is consistent with other policies in this Local Plan.

#### **Development will only be permitted where:**

- The proposal is suitable in terms of its location, size and tenure to meet an identified local housing need that cannot be met within the policies applying to the settlement to which that need relates;
  - The scheme is of a design and character appropriate to its location and avoids harm to the character of the area or to other planning objectives, taking account of the policy objective to maximise affordable housing provision;
  - The affordable housing is secured to meet long-term affordable housing needs, and will remain available in perpetuity (subject to any legislative requirements);

Subject to the needs of the local community the affordable homes should be for rent (with rent levels being determined by reference to local incomes of those in priority housing need). In exceptional circumstances a modest element of other tenures may be allowed on the most suitable identified sites in order to enable a development to proceed, providing no less than 70% of the homes proposed meet priority local affordable housing needs.

In these circumstances the applicant should demonstrate that the proposal has community support and that alternative forms of housing are required due to the economics of provision. The quantity, tenure and type of that housing should be limited to that which allows the affordable housing development to proceed.

#### **Definitions**

##### **What is affordable housing?**

**Affordable housing** is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is

determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households.

**Rural affordable housing** is housing which is provided in rural parishes for local people who would not otherwise be able to find an affordable place to live locally through the general housing market.

**Affordable rented** housing is usually owned by a Registered Housing Provider and rented at a weekly rent that is below market rents, usually below 80% of market rent.

**Intermediate housing** is homes for sale and rent provided at a cost below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans) and other low cost homes for sale and intermediate rent.

**Shared Ownership** is the name for a part-buy, part-rent option. Shared ownership is an opportunity for those on modest incomes to get on the property ladder. The purchaser will buy a share of the equity of the property and the housing association retains the remaining share. Most housing associations charge an affordable rent on the unsold share.

Typically a share may be between 25%- 75%. All shared ownership units on this scheme will be retained for local people. Residents will only be able to purchase up to 80% of the property as the homes must remain available for future shared ownership purchasers locally.

### **Who is eligible for the housing?**

#### **Rented Housing**

Priority for the rented homes will go to those with a housing need and a local connection to South Wonston parish. They must also be registered with Hampshire Home Choice.

#### **Shared Ownership**

Those interested in shared ownership must register with Help to Buy South. To be eligible for shared ownership, a household must be unable to afford a home suited to their needs on the open market. Their income and savings must be sufficient to be able to afford the property. Priority will go to those with a local connection to the parish as set out below.

**Local Connection** - includes, currently living in the parish of South Wonston; currently working in the parish of South Wonston; lived in South Wonston previously and have close family still living in the parish; providing support to or being supported by a family member living in South Wonston.

## **The proposed site**

The site forms part of a larger field and is located to the north east of South Wonston. The site is to the east of Goldfinch Way and to the south of Alresford Drove.

It is proposed to access the site via Goldfinch Way

Two indicative sketch layouts were displayed at the event to show parishioners what might be possible and to provide a useful starting point for discussion.

One of the sketches showed 16 affordable homes and the other showed 16 affordable homes plus 4 properties responding to the need identified within the Parish Council Affordable Housing Survey for entry level properties and properties for downsizing.

**Copies of the two sketch layouts, shown at the event are provided in Appendix 1 and 2.**

The sketch proposals are yet to be considered by the Winchester City Council Planning Department and are at the draft stage.

## **The consultation event.**

A public community consultation event, inviting comments on the proposal for 16 affordable homes for local people on land adjacent to Goldfinch Way, took place at South Wonston Sports and Recreational Pavilion, on Wednesday 6<sup>th</sup> June 2018 between 3.30pm and 7.00pm.

A flyer advertising the event and inviting people to attend was produced by HARAHA and was hand delivered by the Parish Council to every household in the Parish.

The display boards at the event provided an introduction to the work of the Hampshire Alliance for Rural Affordable Housing (HARAHA) and an explanation of the work that had been undertaken by HARAHA and South Wonston Parish Council. Two plans showing possible layout options for the site were displayed, together with information about registering for affordable housing and the current housing need in the Parish. Information on Winchester City Council's Exception Site Policy, CP4 was also on display, as were photographs of completed HARAHA rural affordable housing schemes.

Comment sheets were provided for visitors to record their views on the suitability of the proposed site and to make comments on the two sketch proposals. These comments will be carefully considered and used to inform the project going forward.

Representatives from the Parish Council, Winchester City Council's Housing Department and Hastoe Group were in attendance, along with the Architect and the Rural Housing Enablers, all of whom were available to answer questions.

A list of attendance was recorded and attendees were asked to provide their address or postcode. Of those providing this information the overwhelming majority were from South Wonston Parish, with a number of attendees living within close proximity of the proposed site.

## **Response to the event**

The event was well attended and there was a steady flow of visitors to the exhibition. 101 people were recorded on the attendance list although not everyone signed in. Overall the attendance is estimated to have been in the region of 105 people.

Comments were either posted in the comment box at the event or sent to the Rural Housing Enabler over the following weeks. The closing date for responses was 18<sup>th</sup> June 2018. 51 responses were received in total (including 4 received a couple of days after the deadline) and all of these have been taken into consideration and included in this report.

HARAH would like to thank all those who attended and those who provided comments, this has provided us with valuable feedback. We appreciate the fact that many residents have spent a lot of time completing the forms/responding to the proposals.

**Copies of the flyer inviting local residents to the event and the comment sheet are attached at Appendix 3 and 4.**

Before and after the event letters and emails were sent to the Parish Council, asking questions regarding the proposals.

The HARAH team assisted the Parish Council in responding to these questions and a frequently asked questions document was produced. **This document is attached at Appendix 5.**

### **Anecdotal comments from Officers attending the event**

The consultation event was very well attended. Parishioners were interested in the proposals and keen to ask questions and engage in discussion. There were a number of key themes that emerged from discussions during the consultation event. Several of these have also been picked up in the written comments.

- Concerns were raised regarding the number of homes proposed, which were considered to be too many and whether there is sufficient need to justify this number, noting the length of time to complete a scheme and that the housing need may change/people with a local connection may not want these homes.
- Concerns were raised about the Parish Council Amenities Survey and a number of people questioned the results which they did not consider to be representative. Concern was raised that the Parish Council was not acting on behalf of the Parish. Concerns were raised that the proposals were not reflective of the survey results and that another survey was required.
- Comment was made that private rental properties are scarce in the village and that those that are available are much higher rents than the affordable housing proposed.
- Concern was raised regarding shared ownership and the difficulty in selling these properties that has been experienced in the village.
- There was interest in the proposals from villagers with teenage children who are aware that if their children want to stay in the village when they are adults there are few housing options for them.

- There were a number of people in attendance who had very strong local connections and were interested in registering for these homes. It was made evident that despite difficult housing circumstances, there was a reluctance to leave the village because of the strong support networks.
- There were a number of attendees interested in the homes for their children, including those currently living with their parents in the village or who had had to move to a neighbouring parish.
- One couple were in support of the scheme as they had experience of a relative being able to purchase a property through shared ownership.
- Attendees had a number of factual questions regarding need, retaining the homes in perpetuity and the local connection criteria, as well as seeking assurance that the homes were for local people.
- Concerns were raised regarding the ownership of the proposed buffer zone.
- Concerns were raised regarding the impact of the proposals on the value of neighbouring properties, as well as the impact to neighbouring residents and how this could be assessed.
- There were a number of attendees who stated that they were opposed to the development.
- A number of people took extra comment sheets for others/neighbours to comment.

## **Written Comments**

48 comment sheets were received, along with 3 letters/emails containing comments. The majority of these were sent after the event by post or email. In all 51 written comments were received.

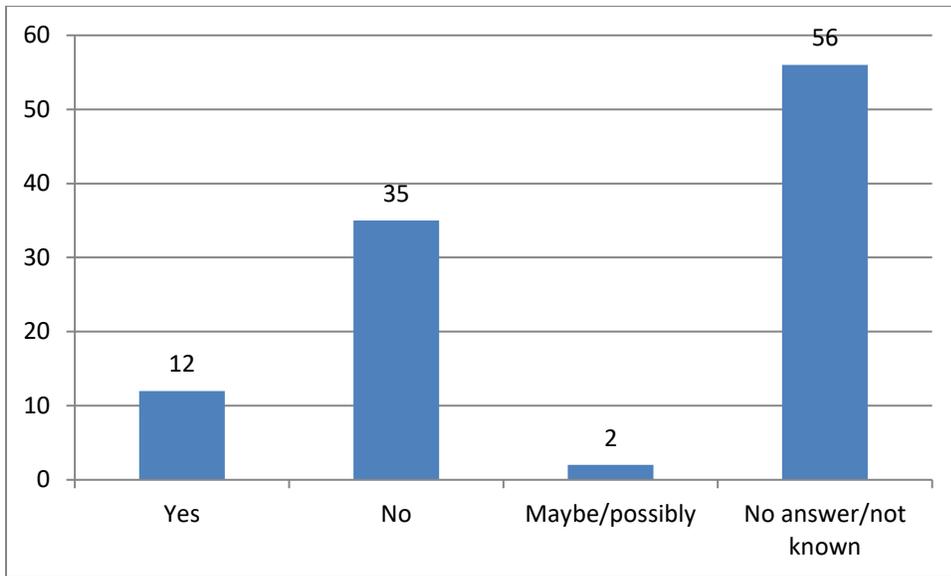
As detailed above 105 people attended the event. The 51 comment sheets received accounts for the views of 49% of those attending the consultation event.

The views of the other 51% of people attending the event are not known.

The following tables and graphs set out the written response to the consultation event.

Respondents were first asked:

**Do you think that this site is suitable for an affordable housing development for local people?**



Two options were given, yes and no. 12 respondents said yes and 35 respondents said no. 2 respondents did not answer this question and 2 annotated the form to say maybe/possibly.

These figures reflect the written responses received through the 51 comments made.

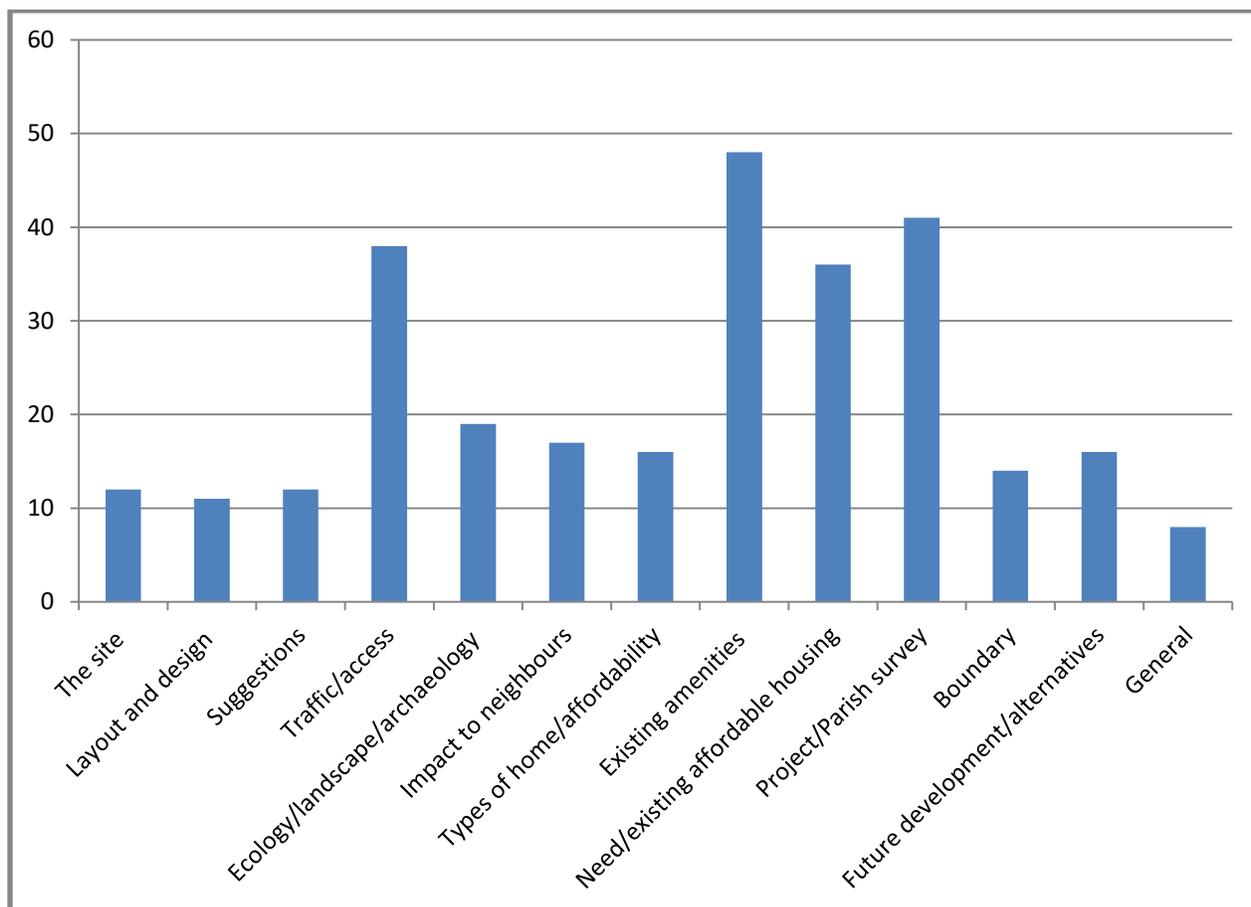
They do not include the views of all of the 105 attendees, which are not known.

Respondents were then given the opportunity to comment on the site and proposals. A broad range of comments have been received.

Some of the comments received relate to the site, however respondents also used this opportunity to comment about the project in more general terms, including the need for the homes and the existing facilities within South Wonston, as well as the Parish Council Amenities Survey.

Given the more general nature of the comments received in this section, it was considered appropriate to also include those comments submitted by letter/email, along with any additional comments made within the margins of the submitted comment sheets.

The comments received have been paraphrased and grouped by subject area. The table below shows the range of topics covered by the comments received.



A more detailed summary of the different types of comments and their frequency is set out below. The number assigned next to a particular issue illustrates the number of people who made similar comments.

### Comments regarding the site

The site is too large for the number of dwellings	1
The site is far/too far from village amenities/will result in increased car journeys	9
Until recently the site was used regularly by walkers	1
Use this site only as a last resort	1

### Comments regarding the layout and design

Concern regarding the impact to the right of way (Drove Links Road) if the track becomes more enclosed	2
Concern regarding the maintenance of green spaces/maintenance of the development	2
Development should reflect the character of Goldfinch Way/development does not reflect the character of Goldfinch Way/properties should be in keeping with the surrounding area	7

### Comments regarding suggestions for the proposal

A footpath between Goldfinch Way and Drove Links Road would help avoid pedestrians having to use the Alresford Drove/incorporate routes through the development for walking, cycling etc.	2
Remove buffer zone	1
Query if the remainder of the land could be gifted to the Parish Council to ensure that there is no more development	1
Would like ecological features to be incorporated in to the design i.e. nest boxes/landscaping should be of beneficial species	1
Would like a park for children/a safe overlooked area for children to play	2
Need to ensure that there is enough parking	4
Would like nice, easy to maintain gardens	1

### Comments regarding access, traffic and highway safety

Concern regarding the increase in traffic/impact to surrounding roads/getting in/getting out of the village/the increase in pollution	13
Concern regarding the impact of construction traffic/lack of space for construction traffic/impact to highway safety of construction traffic/parking/request that there is no construction access along Goldfinch Way	11
Consider another access to the site/consider using Alresford Drove for access to the site/access to the site is of concern	4
Concern regarding existing parking on Goldfinch Way	5
Occupants likely to use Alresford Drove/impact of increased traffic to Alresford Drove/impact to highway safety/ other users of Alresford Drove i.e. horses, walkers	5

### Comments regarding the impact to ecology/archaeology/landscape character

Concern regarding impact to the environment and wildlife/impact to ecology needs to be considered/at the forefront of proposals	6
Retaining green spaces is important/retain valuable amenity space around the village/this space should be retained	3
Concern regarding the impact on the landscape/rural character/too much impact on	5

the landscape/rural character	
The impact of proposals on archaeology needs to be considered/the site should not be built on if there is significant archaeology	4
Concern regarding the impact of light pollution from the development	1

### **Comments regarding the impact to neighbours/Goldfinch Way residents**

Concern regarding the impact to Goldfinch Way as a result of the increase in traffic/Goldfinch Way is unsuitable for the proposed increase in traffic/concern regarding the ability of residents to move around Goldfinch Way as a result of the increase in traffic/impact to highway safety/impact to emergency services/refuse access	8
Concern regarding the impact to neighbours as a result of traffic/noise levels/noise of pumping station	6
Concern that the proposal will have an adverse impact on neighbouring property prices	2
Comment that the proposals are not considered to impact neighbours	1

### **Comments regarding the types of home and affordability of the homes**

Concern regarding the statement of first priority and that the homes are not exclusively for South Wonston residents	1
Comment that rented homes are unacceptable/that there is no evidence that there is a desire for rented properties/concern that the homes are for rental and not to buy/low cost to buy	3
Comment that affordable housing is unjustified	2
Concern regarding the current definition of affordable/concern that the homes are not affordable/concern that the homes are not much more affordable than market housing/comment that the homes are too expensive for most hard working young people	6
Comment that people want to be able to get on the housing ladder and then sell without strings attached	1
Query why the homes are private rental	1
Queries regarding the legal agreement/guarantee that the homes will remain affordable and will not be sold off privately/concern regarding the time for cascade to other people without a local connection	2

### **Comments regarding existing amenities/facilities and South Wonston in general**

South Wonston does not have good transport links/the bus service is poor and expensive, a car is almost essential	14
The doctors service is already at capacity/impact to the capacity of the surgery/a surgery would be required in the village	4

There is not the infrastructure to accommodate more people/housing/with more homes being built investment in better services is required/the school is already struggling/concern regarding existing internet service	7
Concern that there is a lack of facilities in the village/things to do/job opportunities/entertainment for young people/families	8
This end of the village has been filled in/South Wonston is becoming too large/South Wonston is already too long and thin	3
Concern regarding impact to drainage	3
Water tank is at capacity/concern regarding water service	2
There is only one access in to South Wonston/it is not appropriate to have more development as a result of this	3
Young people don't want to live in South Wonston	1
South Wonston already has a high percentage of affordable housing.	1
Recent development has not provided any further open space for the community or any natural habitat	1
South Wonston is relatively affordable compared to neighbouring villages with more facilities	1

### **Comments regarding the need for the homes as well as existing affordable housing**

The homes are not needed for local people/query if homes are needed/there is little demand for the development/the need needs to be identified first/housing figures are unreliable	10
The homes are not needed/other sites (with affordable housing) are being developed locally and should be sufficient for affordable housing i.e. Barton Farm/affordable housing should be focused on Barton Farm/there is already house building in the village/ homes should be in a bigger city where there is work and commuting is easier	8
Concern regarding the success of the existing affordable housing (La Frenaye Place)/ existing housing has not always been fully occupied/concern regarding sale of existing properties and maintenance fees/concern regarding maintenance of the development	6
South Wonston residents need to be given first priority for the homes/concern that it will be people from outside the area moving in	4
South Wonston is not a rural area needing to accommodate rural workers/South Wonston is not a rural parish	2
Great idea for people who have grown up in the village but are unable to buy or rent here/respondent has strong links to the village/will house villagers wanting to remain	3
There is a demand for affordable and other types of housing as shown in the survey	1
The number of homes proposed is insufficient/need to plan the site with the potential to extend the development in the future	1
Entry level exception sites could also help significantly increase the supply of homes	1

### Comments regarding the project/Parish Survey

Concern regarding the way in which the survey was written/results have been interpreted/reported/e.g. suggested sites/number of homes/concern that the results of the parish survey have not been published	8
The survey demonstrated that residents want other amenities more/have other priorities than affordable housing/that the majority of residents do not support this	13
Very few people in the survey support this site/relatively few people support this site in the survey/those in support were in support of development being affordable not that agricultural/ habitat land would be built on	8
The buffer zone should not be a development opportunity/concern about development of adjacent properties as part of proposal	4
The consultation event closed well before 7pm	1
Concern that residents have not had the opportunity to review all of the options for development/query over site selection process	2
This should not go ahead/to drive this through without support is against policy	2
Concern that the proposals are for profit for HARAH/Developer/WCC	1
Query regarding the interpretation of the number of homes suggested in the survey, as taking in to account the number of existing homes recently developed, the proposals would breach this limit	2

### Comments regarding the boundary of the village

The site is outside the village boundary/it would expand the village boundary/the boundary should be retained/the land should be retained as a green site (as outside of the boundary)	9
Concern that the proposals will lead to more development outside of the boundary	5

### Comments regarding future development/alternative locations

Concern that the remainder of the field could be used for housing/concern regarding the use of the remainder of the land/note that there are roads leading on to this land/request for no further development on the site	9
This is not the right site/there is a better site within the village/suggestion of field opposite La Frenaye Place	5
The proposals would suffice in the short term and the layout of sketch one would allow for future development	1
If the proposal goes ahead the land should be developed up to Lower Road	1

### General comments

Government policy/the National Planning Policy Framework review and entry level exception sites policy may delay the proposal/Action is required at government level to release privately owned rentals on to the market	2
Concern regarding the maintenance of other Housing Association properties	2

Impact to the sale price of other properties if flood the 2 bed market	1
Would have liked the handout to show a 3rd layout with the site retained as currently	1
Comment that family members are in need but are not on benefits so would not be considered for the housing	1
The restriction on the parking of caravans, trailers etc. for Goldfinch Way should also apply to the new development	1

## Questions relating to the sketch proposals

Respondents were then given the opportunity to comment on the two sketches which were provided.

### Sketch 1

Respondents were asked about Sketch 1 and to comment on what they liked, their concerns and any changes that they would like to suggest. There was also the opportunity to provide any other comments.

The tables below show a summary of the types of comments and their frequency. Please note that these tables combine the comments received for all four questions and that not all questions were answered. **These tables relate to the 48 comments received via the comments sheets.**

A number of respondents noted that their comments on sketch one relate to both sketches.

### Comments about the scheme – positive

Like the layout/spacious layout/the properties have space/the development is not too dense	7
Ties in/fits in well with surroundings	2
If approved this proposal would have the least effect	1
Like the buffer zone	1
Like the active frontage/like that the green space is overlooked	1
Like the gardens	3
Like the landscaping/like that a grass area is left to the north of the properties	2
Like the level of parking	1
Like the low roof line proposed/low roof line will lessen impact	2

### Comments about the scheme - suggested changes

Ensure adequate parking/concern green space could be used if not adequate parking	2
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Ensure adequate landscaping/give consideration to landscaping including native species/areas for wildlife	2
Need to consider impact to neighbours	5
Rotate the units to the south to give uniform garden sizes	1
The gateway units to the north and south need further consideration to signal a gateway	1
Consider the layout of the parking for the flats as this is currently in the best south facing space/make the parking less prominent in the layout	1
Include provision for potential future access to the private road to the east	1
Would like garages	1
Would like a different access/concern regarding the access/would like access via Alresford Drive	4
Would like to ensure no further building on the site/no access from the site for further development	2
Remove the buffer strip/integrate the development into Goldfinch Way	2
Concern regarding the development within the buffer zone/the proposal should not be a development opportunity for the neighbouring dwelling/concern regarding the gain from this development for the neighbouring property.	3
The design and layout should reflect Goldfinch Way/are not in keeping with Goldfinch Way	2
Reconsider the design to remove the straight lines	1
Would like high cost homes not affordable	1
Would like a footpath to Drove Links Road	3
Development must not encroach on to the right of way	2
Further consideration of the boundaries is required/would like soft landscaped boundaries/would like retention of existing trees/a buffer zone to the south/fencing to the southern boundary	4
Set the development back from the long barrow to prevent damage	2

### Comments about the scheme – concerns

Impact of traffic on surrounding roads and increased pollution	5
Goldfinch Way is unsuitable for the proposed increase in traffic/concern regarding the impact of construction traffic and parking to Goldfinch Way	6
Do not like this proposal/like nothing about it	9
Too many homes are proposed	1
Don't like the layout/the proposal looks cramped	2

Wrong site for affordable housing/must be a better location closer to amenities/homes should be built within the village/sites closer to amenities should be considered first	6
The site is outside of the boundary/concern regarding setting a precedent for further development	3
Concern regarding the impact to light pollution	2
Concern regarding the loss of countryside	2
Concern regarding impact to wildlife/ecology	2
Query regarding the issue of the ownership of Drove Links Road and how this would be dealt with	1
Concern regarding the introduction of flats/comment that 1 bedroom accommodation is unsuitable for the existing community	2
Concern regarding the development of the remainder of the site	3
Concern that the properties would be rented	1

### General comments

Good to see affordable housing/the scheme provides homes needed for South Wonston/the proposal offers an opportunity for villagers to own their own home	3
Do not build/apply for planning/the project should not be built/I do not support this	5
Many residents will have no wish for further local housing/will object to this proposal/very few people are in favour of this site	3
The survey results have not been published or verified/concern regarding the way in which the survey results have been interpreted	3
Concern regarding the lack of option in the comment sheet to say yes or no to the principle of more homes	1
The homes are not required	1
There are more important things that the village needs than affordable housing/the proposal will not benefit south Wonston	2
South Wonston does not have the work/social facilities for young people	1
Suggestion that homes should be built elsewhere i.e. Barton Farm	1
Comment that young people will only be able to afford the rentals	1
Comment that the Parish Council do not represent the residents/there has been a break down in trust	1
Question of how many people are in need that have a connection to the parish/homes should be for people with strong local connections	2
Understand from the consultation event that the boundary will not move as a result of this development	1
South Wonston does not have the infrastructure for more homes/lack of infrastructure/concern regarding buses, doctor appointments and school places	2
Will not/cannot comment on the detail	2
Comment that there is a need to consult those in housing need as to what they want	1

Query if the development would be an extension or separate address from Goldfinch Way	1
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## Sketch 2

Respondents were then asked about Sketch 2 and to comment on what they liked, their concerns and any changes that they would like to suggest. There was also the opportunity to provide any other comments.

The tables below show a summary of the types of comments and their frequency. Please note that these tables combine the comments received for all four questions and that not all questions were answered. **These tables relate to the 48 comments received via the comments sheets.**

### Comments about the scheme – positive

Like the central green/community area	4
Like the layout/spacious layout	4
Comment that the proposal ties in well with the surroundings	1
Comment that the proposal is a good use of land	1
Like the road layout	1
Like that there are more properties (in this layout)	1
Think that the development has been well considered	1
Like that it provides homes for downsizers	2
This layout is considered much more of a community	1
Like the low roof line proposed	1
Like the gardens	1

### Comments about the scheme - suggested changes

Would like a park for children	1
Need more houses than flats	1
4 bungalows should be turned 90 degrees to have gardens and views	1
The plots are too large making them less affordable than other homes in the district	1
Too many affordable homes proposed	1
Query about whether the bungalows need to be detached, suggestion that this needs further consideration	1
Comment that the parking for the open market units is awkward	1
Comment that the one way system will not work	1

Would like a different access/concern regarding the access/suggestion of access from Alresford Drove	3
Remove the buffer strip and integrate with Goldfinch Way/remove the development within the buffer zone	2
Remove the straight lines/add more curves more suitable for a rural area	1
Want high cost housing not affordable housing	1
Would like a footpath to connect to Down Links Road/connect site to surrounding area	2
Use the site as a burial ground	1
Market homes are not required/existing homes are available in South Wonston/query the need for market homes/too many market homes proposed/there are already homes within the village suitable for downsizing	4
Permitted development rights should be removed from open market homes	1
Further consideration of the boundaries is required/would like buffer to the south/trees to the south should be protected/boundary to green space to north should be hedgerow not fencing to soften boundary	3
The homes should be built closer to village amenities	1
Consider the use of native planting and wild areas to encourage wildlife/suggestion that the remainder of the field be turned to pasture	1

### Comments about the scheme – concerns

Don't like this proposal/like nothing about this proposal/do not support this proposal	10
Would add further traffic to surroundings roads including Goldfinch Way and Alresford Drove/impact to highways safety	3
Concern regarding the increase in the number of homes/that more houses could make the others too small/reduce parking/increase loss of landscaping	2
Impact to the character of two ancient tracks Alresford Drove and Ox Drove	1
Impact to the long and round barrows/impact needs to be considered by Historic England	2
Impact to biodiversity/ecology/wildlife/loss of green space	2
Impact to internet speed	1
Request for no further development of the site/concern regarding future development/request for no access for further development	3
Impact to neighbours	1
Could set a precedent for further building outside of the boundary	1

## General comments

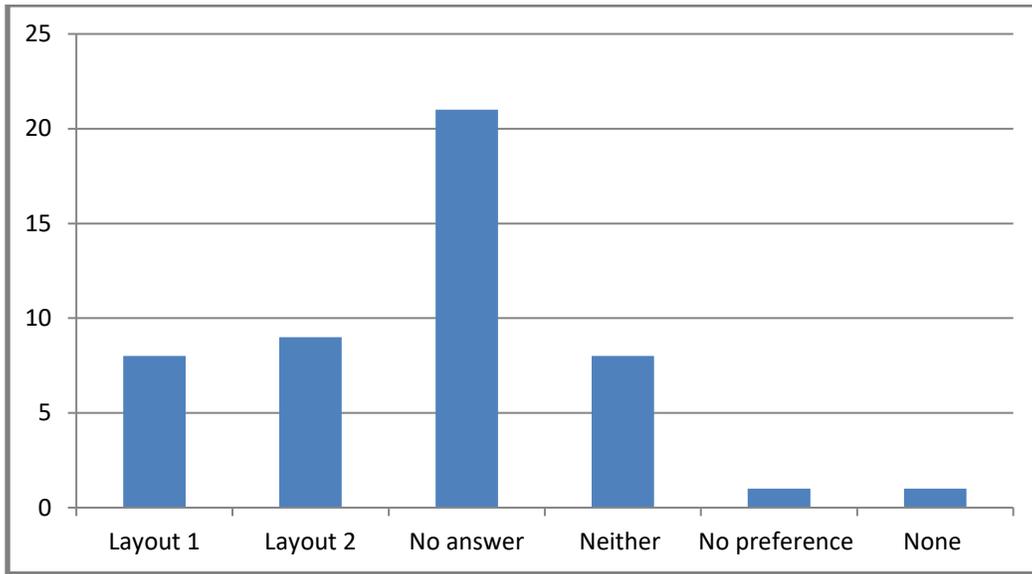
Families that want to stay in the village need 3 bed homes	1
If intend to develop 4 further houses may as well do it now	1
Comment that this is not in the best interests of the majority of the community	2
The only people likely to occupy are young couples with children	1
Better than option 1	1
Concern regarding the market homes and motives for this/market homes should not be provided	2
Alterations should not be allowed to the affordable homes to increase their value	1
Homes too expensive for young people/query if those on the list can afford the homes	2
South Wonston is not a rural economy, do not need to provide homes for workers	1
Concern regarding the location of pill box as shown	1
At the presentation HARAH staff were informative and great at objection handling	1
South Wonston does not have the facilities for young people/youngsters don't want to live here	1
Query if people don't drive how will they get to work	1
Cannot comment on the detail as the village has not been consulted regarding need and potential sites	1
People want affordable housing not rental	1
Like that it provides housing needed in South Wonston	1
Query if the development would be an extension or separate address from Goldfinch Way	1
Addition of market houses should allow for an increase in investment by the developer in landscaping and maintenance	1

## Layout preference

Respondents were then asked which of the two sketches they preferred.

The graph below shows the responses received. **These responses relate to the 48 comment sheets received.**

Two options were given, layout 1 and layout 2. 21 respondents did not answer this question and a number of other respondents added annotated responses. These are also recorded in the table below.



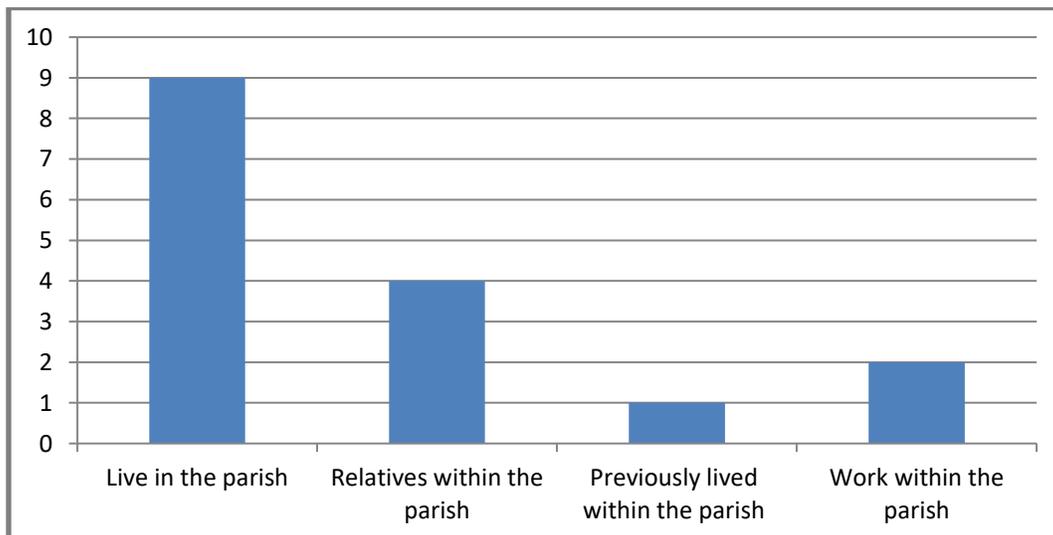
8 respondents selected layout 1 and 9 respondents selected layout 2.

## Housing need

Respondents were then asked if they or a family member are in housing need in South Wonston Parish and have a local connection to this Parish.

11 respondents noted that they or a family member are in housing need.

10 of these respondents indicated their local connection. These are shown in the graph below (respondents were able to pick more than one option).



4 respondents noted that they were registered with Hampshire Home Choice for affordable rented properties, however none of the respondents recorded that they were registered with Help to Buy South (for shared ownership).

This part of the comment sheet has captured additional people in housing need, with a local connection to South Wonston, who are not currently on the register. Those residents who provided contact details will be contacted by Winchester City Council Housing Department in order to facilitate registering.

## **2 bedroom properties**

One of the options consulted upon showed the inclusion of 4, 2 bedroom homes for purchase.

This part of the survey asked if the respondent or a family member was interested in two bedroom housing within South Wonston, (perhaps as entry level housing or for downsizing) and have a strong local connection to this parish. This question sought to contribute to our understanding as to whether there is a requirement for this type of homes.

7 people identified that they were interested in these homes. There is a significant overlap between those identifying a housing need and those interested in these properties, with 6 out of 7 respondents also interested in affordable housing.

## **Conclusions and next steps**

The consultation event was attended by approximately 105 people. 51 people chose to provide written comments, either at the event or later by post or mail. The views of the remainder of attendees are unknown.

The purpose of the event was to promote an affordable housing scheme for local people in South Wonston and to provide information to members of the community as to why the proposed development is needed. It was also an opportunity for people to make comments on the scheme and for HARA and the Parish Council to understand any concerns residents may have in relation to the development of the proposed site. In addition the event provided an opportunity for local people who require this type of housing to find out more, including how to register. It also provided an opportunity for us to display information about the work of HARA, the schemes we have built and the people we have housed.

A number of people both at the event and those providing comments were positive about the design and layout of the scheme and also the principle of the proposal to provide affordable homes for local people in South Wonston.

A number of residents however raised concerns regarding the proposals both in terms of the proposed site, but also the provision of affordable homes within South Wonston, questioning the need and the type of homes proposed and raising concern regarding the existing amenities.

Concerns have also been raised regarding the survey carried out by the Parish Council with respondents feeling that other amenities are more important for the Parish than affordable housing, as well as concerns about the level of support for this site. It is important to note however that this proposal does not stem entirely from the survey but also from the identified housing need within the Parish, HARA's work across Hampshire parishes in seeking to provide affordable homes for local people and in particular HARA's work with South Wonston Parish Council seeking to find a suitable site for the provision of this. As part of this work there is a need to identify a site which is available at rural exception site land values and is well located to the existing parish settlement, as well as meeting planning policy, such as having a safe access.

With regard to the detail of the proposals the responses received provide many useful observations and suggestions that will be added to the body of information being considered.

At the time of the consultation event there were 17 local households registered on Winchester City Council's housing register (managed by Hampshire Home Choice) for a rented property and 12 households registered for shared ownership on the Help to Buy South register.

11 respondents noted that they or a family member are in housing need and of these, only 4 households are registered with Hampshire Home Choice.

The event has uncovered households who are in need of affordable housing within South Wonston Parish, but are not represented in the register figures. Information regarding how to register was provided at the event and respondents providing their contact details will be contacted by the Winchester Housing Team.

The fact the scheme would provide much needed affordable homes for local people was in some quarters greeted positively and several respondents commented on this.

There were a number of positive comments made regarding the sketch designs, including the landscaping and gardens provided, as well as the layout which was considered to be spacious. A number of comments were made suggesting changes to the layout, including parking, boundary treatments and the buffer zone, as well as the number and types of home. The information provided through these comments will need to be carefully considered and will feed in to the decisions made with regard to the layout and the number of homes proposed.

Concerns however were raised regarding the provision of affordable housing and the impact to local amenities and the road network. The location of the site and its distance from local facilities, as well as the level of public transport was also of concern. The access through Goldfinch Way was considered to be a particular issue, for example with regard to the potential impact of increased traffic to those residents living adjacent to the proposed site. A number of respondents requested an alternative access. Concerns were also raised regarding the impact to ecology and archaeology, as well as the character of the area and the potential precedent of developing houses beyond the existing boundary.

A number of key themes have emerged from the comments, encompassing the site and the two layouts presented, as well as the project in wider terms. These are set out below, along with an explanation of the next steps to be taken in the consideration of these issues.

### **The site**

Whilst a number of respondents were in support of the proposals a number of concerns have been raised regarding the site which has been selected as the preferred site. As set out in the introduction to this report, HARA has been working with the Parish Council to try to identify a suitable site for a rural affordable housing scheme. Nine sites were considered, with advice obtained from Winchester City Planning Department. Sites including those on Alresford Drove were not considered to be suitable and locations at Persimmon field (field adjacent to Goldfinch Way) and Christmas Hill were considered to be the most suitable. The site at Goldfinch Way was chosen as the preferred site as a result of a combination of factors, including site

availability, the support received in the amenities survey for this site, as well as the guidance received from Winchester Planning Department.

Concerns have been raised regarding the size of the site and whilst it is acknowledged that this is a large site, only part of this would be used for the proposed development, with options being considered for the remainder (see below).

Concern has also been raised regarding the location of the site and the distance to amenities. Whilst it is accepted that the site is on edge of the village, the South Wonston Pavilion and recreation ground are nearby and the site is located a similar distance from the shop and school as existing properties to the east and west of the village. An assessment of the suitability of the site will be made by Winchester City Council Planning Department should a planning application be submitted.

A rural exception site provides rural affordable housing outside of the settlement boundary, as an exception to usual planning policy. This seeks to ensure that the site is available to purchase at lower price levels in order for it to be developed as affordable housing.

### **Layout and design**

Comments have been made regarding the design, for example that the proposals should reflect the character of the adjacent properties or that 4 of the units should be rotated. A number of comments were made in support of the layout presented at the event and there have been suggestions regarding the layout, parking and landscaping, including providing a footpath across the site.

The comments that have been received through this consultation event will be taken in to consideration by the Design Team, who will also take advice from the Winchester Planning Department when shaping the proposals.

### **Traffic and access**

Concerns have been raised regarding the impact of increased traffic to the surrounding roads including Goldfinch Way, as well as the impact of construction traffic. Requests for an alternative access to be used have also been made.

An assessment of the impact to highway safety would be made through the course of a planning application and it is likely that any consent received would have planning conditions attached regarding construction traffic and parking.

With regard to an alternative access, advice has previously been received from Winchester City Council Highway Engineers that it would not be possible to take access from Alresford Drove, due to highway safety concerns.

### **Ecology, landscape and Archaeology**

Concerns have been raised regarding the impact of the proposals to wildlife and the adjacent archaeological remains, as well the impact of the proposals within the wider landscape.

Any proposals submitted for planning consent would take account of the sensitive nature of the site and the information and plans submitted would be assessed by the relevant specialists within the Winchester City Council Planning Department.

### **Impact to neighbours**

Concerns have been raised regarding the impact of the proposal to neighbouring properties. The sketch proposals presented include a buffer zone to the boundary with Goldfinch Way and suggestions have been made, for example regarding the options for boundary treatment. These comments will be taken in to consideration by the design team who will consider the potential impact to neighbours in any proposals put forward for planning permission.

The impact of the proposals to the amenity of neighbouring properties would be formally assessed by Winchester Planning Department should a planning application be submitted. The impact to highway safety of increased car movements through Goldfinch Way would also be assessed by the Winchester City Council Highways Engineer.

### **Types of home and the affordability of the homes**

Concerns have been raised regarding the proposal to provide rented homes as well as the affordability of the homes.

Any affordable homes proposed as part of a rural exception site scheme will reflect the need identified through the housing registers. There are currently 17 households with a local connection to South Wonston, registered for an affordable rented home.

Information regarding the likely rent levels and costs for shared ownership properties was presented at the event. The rent levels are set at affordable rent levels, a form of affordable rent promoted by government and set at 80% or less of the open market rent. If occupants are unable to afford the rent in full, they may be entitled to housing benefits to help them. (Further details regarding affordable rent levels can be found in the Frequently Asked Questions in Appendix 5).

Concerns have been raised regarding shared ownership, particularly for smaller units. 1 bedroom shared ownership properties are not proposed in this scheme and further information regarding shared ownership and the existing affordable housing within South Wonston can be found in the Frequently Asked Questions in Appendix 5.

Concerns were also raised regarding the legal agreement and the allocation of the homes. When planning consent is granted for a rural exception site a legal agreement is attached which sets out the local connection criteria for those occupying the homes. In this case the first priority for these homes would be for those with a strong local connection to South Wonston. If it is not possible to allocate one of the homes to a household with a strong local connection, a cascade system is provided within the legal agreement. The home could then be offered for example, to a household with a strong local connection to a neighbouring parish. The list of neighbouring parishes would be agreed with the Parish Council and set out in the legal agreement.

Whilst a number of respondents gave support for market/submarket homes and the scheme layout that includes these, a number concerns were also raised about this element of the proposal. This will need to be carefully considered by the project team.

### **Existing amenities and facilities**

A number of concerns were raised regarding the impact of new homes to the existing amenities in the village as well as concerns regarding the existing facilities and transport links which were considered to be poor.

The impact to facilities such as drainage would be considered as part of any planning application to be submitted.

99% of those occupying HARA rural exception site schemes have a strong local connection to the local area. Local people are more likely to use the local services and facilities, such as schools and shops which can help provide the demand they need in order to stay open. Given the local connection criteria of these schemes, it is likely that a number of residents would already be living in the area and using the existing facilities and services.

### **The need for the homes**

A number of respondents welcomed the proposals and felt that there was a need locally for affordable housing; however a number of respondents questioned the need for these homes.

The local authority housing register (Hampshire Home Choice) and Help to Buy South show the existing registered need and through the consultation responses 7 other households have been identified and will be encouraged to register.

The housing need identified will inform the final number of homes proposed, as well as the size of the homes and the type of tenure.

Whilst it is acknowledged that other affordable housing is being built in nearby parishes, for example at Barton Farm, rural exception site schemes are the only type of development that provide affordable homes specifically for local people, with these homes being retained as affordable, for local people in perpetuity.

### **The Parish Survey**

A number of concerns have been raised regarding the Parish Council new amenities and affordable housing survey, a brief summary of which is set out in the introduction to this report. Whilst the parish survey has provided important information for this project, the proposal stems from the work of the Parish Council and HARA, who for a number of years have been trying to identify a suitable site for an affordable housing scheme, as well as the identified housing need within the Parish.

In addition to the 2017 survey, the Parish Council are carrying out a new questionnaire, specifically to understand the support for affordable housing across the Parish.

### **Parish boundary**

Concern has been raised regarding the location of the site, outside of the Parish boundary. It is noted that the proposed development is a rural exception site, and is an exception to usual planning policy. The proposal does not therefore set a precedent for other forms of housing/development outside of the settlement boundary.

### **Future development**

Concerns have been raised regarding the use of the remainder of the site and the potential for further development.

At this time the use of the remainder of the site has not been decided, however there are a number of options that could be considered, for example, retaining the land as open space, or using it as a site for allotments.

## **Alternative locations**

A number of comments have been made regarding alternative locations. As set out above and in the introduction to this report, a number of sites within the Parish were considered, prior to this site being selected as the preferred site.

The consultation event provided a useful opportunity to promote a rural exception site affordable housing scheme for local people in South Wonston. It gave the local community an opportunity to find out more about the draft proposals for the site and it gave South Wonston Parish Council and HARAHA Officers an opportunity to obtain the views of the local community in respect of the potential proposal. The points raised will be considered both by the Parish Council and HARAHA and also by Winchester City Council planning department should the scheme progress.

Consideration will also be given to the options for the remainder of the site and the possibility to incorporate other amenities which are needed within the parish.

Given the small amount of affordable housing within South Wonston Parish and the fact that no affordable rented homes have become available within the last 5 years, it is considered that the identified housing need within South Wonston cannot realistically be met through the existing affordable housing stock in the village and that the only way to address this need is to build further housing, specifically for local people.

Whilst it is accepted that a number of issues have been raised in respect of the proposals, Hampshire Alliance for Rural Affordable Housing (HARAHA) believes that the most suitable site to provide this housing is the site currently being proposed which is considered to be well related to the existing parish settlement and which is available to purchase at rural exception site land values, in order to enable it to be developed as affordable housing for local people.

## **Recommendations**

### **It is recommended that:**

1. The Parish Council consider this report and continue to work with HARAHA in developing an affordable housing scheme for local people in the Parish.
2. The Parish Council accept the principle that more affordable housing is needed in the Parish based on the housing need findings of this report and the existing registers.
3. The Parish Council agree that the site adjacent to Goldfinch Way, is the preferred site to deliver these homes, with the exact location, numbers and housing mix to be discussed and agreed with the Parish Council before a full planning application is made.

## Appendices

Appendix 1 - Sketch 1

Appendix 2 - Sketch 2

Appendix 3 - Flyer for the event

Appendix 4 - Comment sheet provided at the event

Appendix 5 – Frequently asked questions

(Separate documents)