

Affordable housing in South Wonston

Winchester City Council is a member of HARAH, a partnership that builds small groups of affordable housing in rural villages for local people, to enable people with a local connection to a parish to remain or return there. Our vision is to ensure that rural communities are sustainable and inclusive. In the last ten years HARAH has built 400 new affordable homes in 43 villages across Hampshire.



Did you know?

- **A 2-bedroom detached house in South Wonston sold recently for £450,000.**
- **The average house price in Wonston & Micheldever ward is £451,000, approximately 12 times the average annual income.**
- **At the time of the 2011 census, just 3.3% of the homes in South Wonston were affordable rented homes, with a further 1.1% being shared ownership.**
- **No council homes have become available for rent in South Wonston in the last five years.**

As a result...

- **17 households with a connection to South Wonston are currently registered with the Council as in need of an affordable rented home.**
- **10 households are currently registered with Help to Buy South for a shared ownership home in South Wonston.**

Affordability of housing is a massive problem in Winchester District and South Wonston is no exception. The continued rise of house prices has left many local people priced out of the area, so the parish council has decided to try and help.

They have been working with Winchester City Council and HARAH to identify a suitable site that meets the needs of those people in need of a home but also the opinions expressed by local people about the provision of affordable housing generally.

A site has been identified at Persimmon Field (also known as Goldfinch Way), but a minority of villagers have voiced their opposition to it while the rest remain largely silent, putting the future of this much-needed scheme at risk.

The background...

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

In 2016 South Wonston Parish Council agreed to do something about the lack of affordable housing in the parish.

In 2017 a working group considered nine sites for suitability as a potential site for affordable housing. Following discussions with the City Council's planning officers, sites including Alresford Drove were not considered suitable for development. Locations at Persimmon Field and Christmas Hill were identified as clearly the most suitable.

In 2017 the parish council undertook an amenity and affordable housing survey, to better understand the needs and wants of residents.

- 630 households participated, representing 71% of the parish.
- 14 respondents identified a need for affordable housing, with a further 74 reporting a family member with a need.
- Entry level homes and affordable homes were felt to be most needed.
- Small sites of 0-5 and 16-20 homes were most popular, with a significant number choosing 'whatever is required based on the need identified'.
- The most frequently suggested sites were Alresford Drove (already discounted by planners) and Persimmon Field.

In 2018 a consultation event was held, following the decision by the parish council to support in principle an affordable housing scheme. The findings from this event will be discussed by the parish council at its meeting on 10 September 2018.

A questionnaire will be delivered to every household this week as an insert to the West Dever News. The results of this will influence the future of the potential affordable housing scheme at Persimmon Field.

The information set out above describes why affordable housing is needed and why the proposed site is the most suitable of the available options.

HARAH strongly believes these affordable homes are needed in South Wonston and encourages you to show your support when responding.