



**MINUTES OF THE EXTRAORDINARY MEETING OF SOUTH WONSTON PARISH
COUNCIL**

**Held on Monday 15th February 2021 at 7.30PM
To be held virtually via Zoom**

Present: Cllrs Peal Perrins, Street, Coleman, Hawes, Cooper and Selby, City Councillor Horrill City Councillor Godfrey, County Cllr Warwick and Clerk Mrs R. Jones

The Chairman opened the meeting by thanking everyone for taking the time to attend this evening and gave some instructions on how the meeting would run.

The clerk had issued everyone with a zoom link that allowed access to the meeting. Everyone has been muted to allow only one person at a time to speak, to ensure that you do not talk over each other. When the Chairman calls your name you can unmute yourself to ask your question.

This extraordinary meeting is a meeting of the council held in public, not a public meeting.

The meeting is to be held in an atmosphere of mutual tolerance and respect by both attendees and the Parish Councillors. Consideration should be made regards to the voluntary role of the Parish Council

Should anyone be disruptive during proceedings, the Chairman will pause the meeting until the individual causing disruption quietens down, or leaves the meeting. If disruptions still continue after warnings the Chairman may stop the meeting and reconvene another time.

Please note the meeting is being recorded and is allowed to do so under the Openness of Local Government Regulations 2014. The Council is committed to being open and transparent in the way it conducts its decision making. The Council fully appreciates that any recording of meetings will need to be stored securely and

will be covered by Freedom of Information (Fol) and General Data Protection Regulations (GDPR) legislation.

20/141 APOLOGIES FOR ABSENCE

Apologies none

20/142 DECLARATION OF INTERESTS

Cllr Coleman declared an interest because of living near Persimmon Field and Cllr Peal declared an interest because of living near the Suncroft site.

Cllr Peal asked if Cllr Horrill or Cllr Godfrey would like to speak / answer questions before public participation. They agreed.

20/143 UPDATE OF WHERE SOUTH WONSTON AND WINCHESTER IS WITH AFFORDABLE HOUSING

In preparation for this meeting a number of documents were issued to bring everyone up to date, which included:-

- Background information 2016-2021;
- Where we go from here? Continuing to explore affordable housing in 2021;
- Winchester City Council (WCC) Housing Need Report;
- South Wonston Parish Council Housing Need Report.

Chairman Peal started by reminding everyone of the Council's position last February 2020. The councillors were preparing to list their site preferences and leave the results to Winchester City Council (WCC), but a councillor proposed that, as the response to the latest survey didn't meet its target response, the subject should be reviewed in one year. Another councillor suggested a clarification: the affordable housing project should be put on hold for one year. This was seconded and agreed upon. The first move has been to seek more up to date housing figures to gauge any need. The latest housing figures (3/12/2020) arrived on 22/12/20 which were issued as a separate report and interpreted as another report by Cllr Coleman.

The Chairman then went on to update residents of the sites that had been on offer. According to the new Hastoe Group (housing association and developer) representative, Persimmon Homes are frustrated by the delay and threatening market housing, however in the next email they are not. It is explained that a developer normally retains a ransom strip, but in this case they did not and the owner isn't seeking financial gain. The opinion of the tenant farmer must be sought. Recently he expressed reluctance to part with land rented from the MOD because of the uncertain current state of British agriculture arising from Brexit. Now we learn that the Basic Payments scheme will be replaced by the Environmental Land

Management scheme, which will reward managing the natural environment and nurturing environmental assets which can earn subsidies and payments from other sources. Will this be sufficiently attractive to want to hang on to Persimmon Field?

West Hill Rd North remains undeveloped in both parts and there are no pony lodgers. Christmas Hill is also unaltered. The Jolly Community Project parcels of land are unchanged except for the field north of Bridge Bungalow which is being cleared for some unknown purpose. Suncroft is still derelict. Jazzmyn Fields is in the ownership of a local tree surgeon.

Would it be worth getting WCC Planning Department to examine their previous opinions in more detail? The officers weren't altogether convincing about Persimmon Field's suitability. Will they be able to make the sites as a whole any more attractive in planning terms?

Since putting on hold Affordable Housing last February, on 1st April 2020 Hampshire Homes Hub (HHH) took over from HARAHA (Hampshire Alliance for Rural Affordable Housing) and the Hampshire Community Housing Partnership to increase the supply of rural and community led housing, primarily affordable housing to meet local needs in Hampshire. It is based at Action Hampshire in Winchester. Its method of operation isn't so very different from HARAHA's: carrying out housing need surveys and finding suitable sites for Rural Exception Sites for Parish Councils, working with landowners and holding public consultation events. Two former HARAHA employees are in the new team of accredited advisers.

Hastoe Group have recently completed a scheme of seven rentable and five shared ownership homes for the Parish Council at Pamber Heath Rd (Basingstoke and Dean Borough Council). (November 2020) with the full support of Pamber Parish Council. There were strong objections to the scheme, but the site had been in line for identification as suitable for affordable housing for years and the Borough Council insisted that nowhere else would suit for a Rural Exception Site. Hastoe bought the land from Hampshire County Council and met twice with MH Architects at Basingstoke and Dean Borough Council who were commissioned to prepare a planning application on behalf of HARAHA. Although the sources for this story may not be entirely accurate (local press etc), it does illustrate how various elements can come together to produce a result and how small a part, ultimately, the Parish Council plays.

Winchester City Council is looking to provide a new social/affordable housing company in the Winchester District but the model must be changed to ensure the perceived risk can be mitigated. Winchester is an expensive place to develop and the City Council has a target of 1000 homes between 2020 and 2030. It's the purchase of land which is so risky; if the sites are council-owned much less so, yet see the proposed funding boost below.

Currently Winchester City Council is building new council houses and

working with Housing Associations to provide new affordable housing across the district. New homes are currently under construction:-

- The Valley, Stanmore (76-77, 2-3 bed houses, 1, 2 and 3 bed flats by 2021), and Hookpit;
- Kings Worthy (35, 1-4 bed, 25 affordable rent, 8 shared ownership and 2 market homes by late 2020).;
- Rowlings Rd, Weeke (7) appear to be complete;
- Chesil Lodge Care Home;
- Properties in Hillier Way are also finished.

Schemes in their early stages include:-

- Knowle Water Meadows, (200, including 93 affordable houses);
- Dyson Drive, Abbots Barton (8 units, 2019?);
- Winnall Flats (73 flats, 3 small family homes with 2 beds, flats to be a mix of shared ownership and rent, application early December 2020);
- Woodman Close, Sparsholt (5, 3 1 bed, 2 person houses, 2 2 bed and 3 3 person bungalows, application early December 2020).

Also in Winchester are Vivid Homes at Kings Barton: 89 new community homes, 37 for affordable rent and 52 for shared ownership, accessible via WCC's register. The original target of affordable housing was 800 units. The final target of market housing was 2000. 270 market homes have been completed over 3 years, 9 months. The project will be completed in phases. Coming soon is Persona Homes, launching in Spring 2021: 1-2 bed apartments and 3-4 bed houses, available through shared ownership and none especially cheap. The only Vivid property found on WCC's current list of available housing for affordable rent is a 2- bed house requiring local connections in Medstead. It looks as if Kings Barton is all taken at present. Just how much influence could Vivid Homes have on Winchester's housing registers?

Currently there were 14 other properties on the list for affordable or social rent in and around Winchester: bidders have to be registered and secure their nomination. But how long will people wait? How many bidding cycles will they go through?

It is unsure what will be available at Sir John Moore Barracks, but it looks as if there will be a variety of housing, on what is partly a brownfield site, by 2022.

The WCC Housing Revenue Account, hoping to find approval this month, will show an increase in projected capital programme spending of £173 M and propose a long-term funding strategy that will see funding increase to £407M. This Business Plan will support 1000 new affordable homes over the next 10 years.

HM Government have proposed changes to the planning system which involves speeding up and simplifying the delivery of planning outcomes. Some of this relates to the provision of First Homes, a type of affordable

housing, which would form a percentage of a market housing development. A First Homes Exception Site Policy may replace the existing Entry Level policy, yet: “We intend to protect the important role that Rural Exception Sites play in delivering Affordable Homes in rural areas, with Rural Exception Sites being retained as a vehicle... However, we recognise that this delivery mechanism is currently underused in many cases, and we will update planning guidance in due course.” (Changes to the Current Planning System).

The Rural Exception Site is just that, an exception, so that a local need may be met, appropriately, to meet an identified need, in perpetuity, on land outside the settlement boundary in certain settlements, where housing wouldn't normally be permitted. (See Local Plan Part One, Market Towns and Rural Area 3 and Policy CP4) But look carefully at the hazards. Define “need”, and “community support”, which the applicant must demonstrate – which will be the housing association/developer. See Pamber. What are the site constraints How much do they cost in loss, compromise, forced solutions?

Who is being helped here? Is the housing adding something? Will the new community thrive? All these types of questions need to be taken on board.

The Chairman suspended Standing Orders and asked the City Councillors to give an update from Winchester City Council

PUBLIC PARTICIPATION FROM CITY COUNCILLORS

City Councillor Caroline Horrill is currently the shadow portfolio holder for Affordable Housing for Winchester City Council (WCC) who have desire to roll out affordable housing and give more people the access to have a house in towns and villages. Some villages are keen to see downsizing for their existing residents and make their villages more sustainable. The idea behind exception sites is that they must have need and community support and it is inappropriate if this is not there. There are 1490 people on the council list who wait on average 3 years to be housed. Exception sites give priority to people who have a connection with that village. Currently 40% of Kings Barton will be made as affordable and Micheldever have a scheme to go to planning of 6 properties and 5 properties for Sparsholt.

Cllr Peal thanked Caroline Horrill and said that residents may have questions they wish answered.

City Councillor Godfrey who lives in South Wonston and has supported the ward for 16 years is a great supporter of affordable housing as we want our residents to live nearby. Sutton Scotney and Micheldever are a good example of this but there needs to be suitable community support plus Parish Council support and a local plan that supports the exception site before a scheme can proceed.

There is currently a need for 9 families to have housing in the village and there may be for 18 families but this can't be confirmed until a scheme is underway. If there is a need it is fair that the local housing need is met but currently there is underway 700 affordable houses at Kings Barton and some smaller schemes in other local villages. Of the 9 sites in South Wonston all have planning problems so there is a need to consider what the alternatives are. Needs could well be met by support from other exception housing schemes where the land is available, and the local community is behind the scheme.

PUBLIC PARTICIPATION FROM LOCAL RESIDENTS: QUESTIONS AND VIEWS

1. Is there a need in South Wonston to build on an exception site?
There is a report that demonstrates that there is not a need. 18 people on the WCC housing need report reduces to 9 people who want to live in the village, which is reduces to 4 for shared ownership. This clearly shows that this is not needed in the village.
2. There is no support in the community and would like this to come to an end.
3. The village already has one shared ownership scheme on a village exception site and this one is potentially for a larger site. We must be aware that this does not work for a number of reasons. The responsibility for housing lies elsewhere. The community has been consistent with its view. Why are we meeting now?

The Chairman said she is in favour of common sense and thanked them for their contribution.

4. A rural exception site should not help people come off the WCC waiting list. Currently there is a shared ownership property that has been on the market for some time, and owners struggle to sell them. Why are we sacrificing a rural exception site for this?

Cllr Selby sees the difficulties of shared ownership but La Frenaye could not go forward without it being part shared ownership. It was a requirement of the Government to help people get onto the housing ladder, but now doesn't agree that this has been the case. Before people were able to buy one of these properties the Parish Council had to sign a document of a list of people that qualified for one of these properties. At the time it was a requirement of the whole project.

5. Everyone else has so far summed up that there is no need in South Wonston. This doesn't mean that they object to Affordable Housing but the sites chosen all look inappropriate around the village, so other villages should be looked at instead.
6. A previous Parish Councillor had felt squeezed by his own personal view versus where he lived near one of the suggested site for affordable housing. He has great sympathy for young adults not able to get on the house but do young adults want to live here? When he asked his children they said no. He doesn't see

there is a need and there is no community support and is not happy for us to make a decision on affordable housing in this way, i.e. Zoom isn't the ideal way to deal with this.

7. Do we want to expand the village boundary? Residents have previously raised about the increased use of vehicles using Alresford Drove. Will the community of South Wonston thrive from this? There are significant developments elsewhere which will cover the housing need for Winchester and the village does not welcome extra housing.

The Chairman mentioned about updating the village design statement which would take in a number of these points.

Cllr Godfrey explained that a rural exception site is a site outside of the boundary where there is demonstrated that a housing need exists.

Councillor Coleman said that Winchester City Council had confirmed that applicants had not been re-contacted immediately prior to the Housing Needs Report of December 2020. For the similar report in 2019, the initial figure of 16 wanting rental accommodation reduced to 10 on contact and of these only 6 actually wanted housing in South Wonston. Shared ownership figures went down from 13 to 3.

8. Using the green field at Persimmon - is this in the village design statement? Is the hedgerow on Alresford Drove an important one? Recently Wrights Way/ Wrights Close had a week-long problem with SSE. Have we considered extra use of electric and water? Also after previously living on a new housing estate the impact of living near a building site for a number of years can be incredibly stressful.
9. The resident thanked the Parish Council for sending the briefing documents which showed that this topic has been going around over the last 4 years. South Wonston is now not really a village due to the developments going on around us and is now only two fields away from the suburb of Winchester. Amenities are not good, including broadband.
10. After having a child live in one of the La Frenaye properties it should be noted that the maintenance charge the housing association add on is unregulated and costly. At tonight's meeting it would have been good to of seen some of the younger people in the village attend. Far more infill housing has been added in Downs Road which isn't objected to like this.

The Chairman said that the village design statement didn't seem to matter when it comes to infill building.

11. A resident wished to make themselves known as being 31 and had made it back to village by working hard. There is no wish for affordable housing in the village as it isn't really affordable.

Cllr Perrins said that the meeting had brought forward some very constructive comments and that the purpose of the meeting has helped councillors to find out what the current residents' position is. The Parish Council will look at all the information and feedback.

The Chairman speaks for all of the Parish Council in saying that no decision being made now but it will deliberate, and would like to see that there will be a conclusion. She then asked for comments from her fellow Councillors.

Cllr Street said that nobody seems to be in favour and is this telling us something? To live in South Wonston is a pleasure.

Cllr Cooper echoed what Cllr Street said, plus the Council had received lots of emails and documents which he had read through which expressed the views of the village

Cllr Hawes said that there had been very interesting comments which demonstrated that no one wants it. People get into more debt with affordable housing. Based on this he doesn't want it.

Cllr Coleman said that where is the community support and therefore where does the need come from? It has been great that people have engaged in the subject.

Cllr Selby agreed with people about the problems around shared ownership schemes and was pleased that a resident was able to add to it from experience. He is in favour of affordable housing but the Parish Council needs to be quite strong to bring it about. There are so many people sleeping on the streets, people need to be housed.

The Chairman asked Cllr Horrill if people who are homeless get placed in affordable housing. She responded by saying that in recent weeks they are automatically brought in and that accommodation given to them tends to be a room in a shared building. Affordable Housing has to be 80% below market rent and that with Hampshire Home Choices you can apply within the district that you are resident. Given the views tonight WCC only look to put in affordable housing where there is community support.

12. A resident who owns the village nursery school said that nobody who works at the nursery school lives in the village: in fact they have all had a discussion and they don't want to live in the village that they work. This is a similar situation with the village school.

The Chairman asked if the rest of the questions could be emailed to her so she could comment on them all.

13. A resident asked what was now the way forward and how would residents be informed?

The Chairman said that with Council agreement she would like to study

the material and give people the opportunity to write in before the Council should look to proceed to a vote. Residents would be kept informed on a monthly basis as part of the monthly Parish Council meeting which is held every second Monday of the month.

The Chairman thanked everyone for their views, opinions and questions.

The meeting finished at 9.35pm.

Email Received from a Resident Following the Meeting

Although I could be heard right at the beginning at the meeting for some reason no one could hear anything I said later. Below is a transcript of my written notes.

The documents were only issued over the weekend so I have had very little time to review them. However I do have a number of comments and questions but in the interests of time I will email those to the councillors and concentrate on one thing.

I was disappointed that in the notes that the Extraordinary meeting held in November 2019 was referred to as well attended and no further comments were made. Yes the meeting was well attended with the vast majority of the 100 or so who were there opposing an affordable housing rural exception site.

In the last 15 months I do not believe anything has changed. There is still overwhelming opposition to the scheme.

The council have gone round and round in circles on affordable housing for over 5 years. Please just stop. Please stop wasting valuable time money and energy on something that the vast majority of the community do not support. Please move on to something the community will support and provide amenities that the community do want.

Email Received from a Resident Following the Meeting

Good morning Rachel

Many thanks for sending the joining instructions and associated paperwork for the Zoom meeting last night.

Although we chose not to speak last night the discussion was really interesting and using Zoom a great idea in these coronavirus times.

Although silent I thought you would want to know our views that we DO NOT support the provision of affordable housing in South Wonston and view the Rural Exception Sites concept as allowing housing via the back door and just another money making opportunity for developers with no thought or concern of the village community.

Email Received from a Resident Following the Meeting

Despite my reservations last zoom night's meeting went very well and allowed a substantial number of residents to partake in the discussion regarding the Rural Exception Site (affordable homes) proposal.

So well done!

Yet again it has been clearly demonstrated there is little to no community support in South Wonston for a Rural Exception Site.

So perhaps now the Parish Council can put this subject to rest and focus all its energies on enhancing the desirability of living in South Wonston.

It would certainly make things more harmonious and reduce the amount of division and rancour that has blighted our community, especially in recent months.

Email Received from a Resident Following the Meeting

Thank you for hosting yesterday's meeting.

Just to make it clear as we did not speak, both my partner and I are against using the exception sites as a place for the development of affordable housing.

Email Received from a Resident Following the Meeting

I have deliberately headed this Rural Exception Site because that is the proposal the Parish Council have been working on for approximately five years. However it is always referred to as Affordable Housing. This has many pitfalls. If you ask people, as the PC have done many times would you like affordable housing in the village the answer is always going to be yes. If you ask would you like to destroy the green rural setting of the village the answer will be no. The PC has believed there is community support for the project whereas on Monday and at the Extraordinary meeting 15 months ago it was clearly demonstrated that there is not community support for an RES.

There is a great concern that any development on a green field site will lead to more development later. A number of local landowners are waiting to pounce to offer their land which they have held for many years but have been unable to build on.

It was interesting to note the contribution from a younger resident who stated that actually Affordable Housing is not that. It is not affordable and I am sure the PC is aware of the National Scandal of Shared Ownership and is aware that residents at La Frenaye Place are suffering financially and a number of them are unable to move on. It was interesting to note that both the younger contributors had left the village

to accommodation they could afford and then moved back into the village later on. A resident had spoken to all his children who stated no interest in living in South Wonston and I know our two sons would say likewise.

One other thing to mention is that in many respects South Wonston is affordable. We live in a very nice part of the country and close to Winchester. A resident stated if our houses were 10 minutes up the road they would be worth twice as much. The village is an affordable alternative to living in central Winchester.

A resident quickly dissected the numbers from the Housing department at the Extraordinary meeting and following comments from Councillor Godfrey and Councillor Coleman it is clear the want for Social Housing is less than 5 properties. The proposal for the Persimmons site was 16 houses. Under S106 either 10 will be empty or later allocated to those without any connection at all to South Wonston.

After reviewing the documents I noticed the comment that the Persimmons field ransom strip could be acquired without any financial gain. Previous plans had been for the owner to receive more land and a double garage. I am very surprised at this change of heart by the owner who I obviously know of as a neighbour. I have my doubts about this but would not question someone's integrity in making this statement. I find it remarkable that someone spend thousands of pounds in legal fees and then not expect something in return including some sort of profit.

I also noted that the number of complete properties on the Kings Barton development was only 270 homes in just over 3 years. Why is this? If it's a development of 2000 homes will it not be completed for at least another 7 years? A resident pointed out this is only two fields away from South Wonston and of course this is in addition to any development at Sir John Moore barracks. I would conclude we will have an abundance of housing close to South Wonston in the very near future.

Councillor Godfrey I believe has now indicated that there are a number of projects already in progress which are a greater priority and using the scarce resources that the City council have available and given current funding may find they are overstretched given the number of projects likely to be on stream.

When councillors were asked what their views were, four clearly were against continuing with pursuing Affordable Housing any further.

Councillor Selby expressed his concerns regarding homelessness but that is a complicated area and Affordable or Social Housing in South Wonston will not have any impact on homelessness in Winchester.

Two councillors did not show a preference at the Extraordinary meeting although have been supporters in the past.

The PC I believe should now table a motion to cease any further work on Affordable Homes as there is clearly no need and no community support.

I think this should be done as soon as possible so that the PC can concentrate on improving the Village amenities and working on projects that have community support. This really should not be seen as losing in anyway but providing the community the service that you have volunteered to do. The community will applaud any work done to retain and improve the rural setting we enjoy and the reason we bought our homes in South Wonston.

The pandemic has proved how much people enjoy our surroundings with many sharing photographs taken while on the walks allowed during lockdown.

Let us hope we can keep it that way, please vote at the next meeting and move forward.

Cllr Peal answers to an Email from a Resident Following the Draft Minutes Posted

I think we all know we are all talking about another Rural Exception site which has very special conditions it has to adhere to, not affordable housing which is a generic term covering a variety of developments.

The gain of a RES to the village for losing precious greenspace is that it would help local businesses and services to continue to survive because it would keep young people in the community that would work for them. What businesses or services are at threat of not surviving due to a lack of staff?

We currently have a shared ownership property in the village that has been for sale for a long time and can't sell. I am also told that there is a property that would like to sell on the last Rural Exception site that also can't sell, why are we proposing to sacrifice more land when we have affordable homes available that nobody wants for years?

A rural exception site can not go ahead with out community support at the outcome, what community support did La Frenaye have?

Debbie Rhodes said at one of your meetings that she gave you assurance that any objectors would eventually acquiesce. How does she know that? I really do not expect someone who should know that community support should come before site plans to be assuring those on the PC that they can ignore objectors, they need to find supporters first.

Email from a Resident Following the Draft Minutes Posted

Firstly thank you so much granting me the time to give my thoughts regarding rural exception site affordable housing in the village at the meeting last night. I agreed with all my fellow parishioners that spoke so eloquently regarding in particular the lack of "need" identified for the rural exception site plans.

I wanted to also put in writing what I said at the meeting last night and

some further thoughts so that it is on record for the parish council.

I strongly disagree that any of the green spaces outside our village boundary should be used and/or meet the criteria for rural exception sites to provide affordable housing in the village. I, as so many of my fellow parishioners eloquently said last night, do not believe there is a demonstrable “need” for such rural exception new build housing in our village and also that there is a significant lack of community support for such a project - it was particularly of note to me that there was not one parishioner who is in favour of such a plan that voiced the opinion when given the opportunity to do so at the meeting last night.

I wanted to illustrate why I back the request that rural exception sites for affordable housing are taken off the parish council agenda and voted by the council as a NO to investigating or spending any council time into looking at this subject forthwith.

1. According to the South Wonston Village Design Statement which was adopted and is on the Winchester City Council site the hedgerow which runs down the gravel track that links Alresford Drove and Ox Drove/Lower Road is noted as an important hedgerow and any building on Persimon field will be to it's detriment. Local biodiversity, the flora and fauna that use this hedge for food, shelter, and foraging will be forced away due to the building work and residents in this area, and in addition this hedgerow forms part of the shelter for the hedgerows behind and in particular Bayleys clump which is an important part of our landscape. I believe strongly that brutalising any of our green spaces would have long term negative impact on our surrounding fields, trees, hedgerows and nature. Getting this decision wrong and allowing such a build will set a negative precedent and once gone this land will never be back to what it is now.

2. In addition I believe the parish council has a duty of care to it's current residents and in particular those on Wrights Way, West Hill Road North and Goldfinch Way who would find living in such proximity to a large building site incredibly stressful. The constant noise and disturbance, traffic and works would impact poorly on the mental health, damage their peace and tranquility which we all have worked hard for to afford to live in this beautiful village. Please think about the huge number of households that such a build will negatively effect for the 2/3 years surely the care and concern of the council should be for those already residing in the village rather than the 16 “potential” households. I have lived near a building site before and I cannot tell you how much I underestimated the negative impact of living in a constant sound of building, reversing large vehicles, mud, slurry and filth that such an area is. Needless to say the early mornings including Saturdays where you are awoken once more to such a cacaphony just become so invasive of your privacy that you start to hate and feel unsafe in your own home. It really is a serious issue that needs to be considered, particularly on the back of the current 12 months of isolation, and the serious potential for

further periods of lockdown over the coming months and possibly years whilst this dreadful virus continues to circulate and mutate. Imagine how awful it would be to be confined to your house on a building site whilst such construction work can continue - this is a reality already for many many people over the country.

3. I have great concern that with the only official access to the site via Downs Road, West Hill road North and goldfinch way this will cause long term significant problems during the 2-3 years of the build along Downs Road and I suspect that Alresford Drove will become another access point for heavy goods vehicles and building lorries. I regularly witness problems with large vehicles using this Drove as access to the village when there are issues on A34/A30 - it becomes a rat run for such deliveries and the damage to the verges, the road surface, and the increase of danger of significant injury for the horse riders/walkers/school children/cyclists and wildlife that use this area will only be increased.

4. in view of the recent energy issues experienced from the problems at the Chaucer Close substation - 10 days of power cuts, reduced power resulting in many residents being freezing cold, overloaded circuits (we currently have a bill for over £500 as the constant power surge fluctuations caused our shower board to fry, neighbours who had to throw away food in their fridges) I am greatly concerned that with the increase of 16/20 new houses there will be ongoing further problems and issues with such power. It is my opinion that SSE and also in addition Southern Water who already have problems with drainage in the village should be approached before any planning is requested to ensure that they absolutely 100% confirm there will be no degregation of their supplies to your current parishioners.

Thank you for taking the time to listen to my comments last night and for reading the above. I appreciate that the Parish Council are trying to do the right thing to help the city house those in need, but in this case the sacrifice of our rural landscapes and impact on mental health to current residents I don't believe is worth it for an unproven housing need. The numbers are just not there.

I will leave with a final point that came to me last night when Councillor Horrill was speaking about how with large new builds ie Kings Barton there is a requirement for the developer to build I think she mentioned 40% of it's overall build as affordable housing. What a shame that we can't demand that of the developers that buy up large single house plots in South Wonston and then make huge profits by squeezing in new overpriced houses. It is interesting to note that if this was the case and we could request similar of such local devleoopers there would already be 3 affordable houses in that development of 8 new houses on Downs Road

