

Question 17d. Are there any other ways in which the current and future affordable housing needs of the Winchester District could be met?

Customer Reference	Name	Comment Reference	Agent
00007	Cheriton Parish Council	00007/00001/045	
Should include rental housing as well as ownership. All villages in Winchester District should investigate areas for affordable housing. Small schemes run but local HA's should be sought.			
00010	Corhampton And Meonstoke Parish Council	00010/00001/045	
For rural areas, exception sites should address local needs and an appropriate cascade system adopted to give preference to rural communities.			
00013	Denmead Parish Council	00013/00001/039	
No view- unsure what ' alternatives' might involve,			
00016	Hambledon Parish Council	00016/00001/055	
Reduce minimum Thresholds below 15 units, possibly to 5. Ensure Affordable Housing benefits local residents in all instances. Require proportional contributions towards affordable housing on smaller sites. Use available Local Authority Land on pdl for affordable social rented homes.			
00025	New Alresford Town Council	00025/00001/045	
Small exception sites with a commercial content. Not slums with no gardens or recreation space.			
00042	Wickham Parish Council	00042/00001/003	
In Wickham affordable housing should be reserved for local people only due to the existing high proportion of social rented accommodation and remain for local people perpetuity.			

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Customer Reference	Name	Comment Reference	Agent
00043	Wonston Parish Council	00043/00001/044	
<p>We suspect that raising contributions from non-residential developments will be seen as simply another indirect tax and it will be passed on. It will also demotivate developers, especially if only applied locally rather than nationally. There is no indication of who will be involved in site by site negotiation. We believe that working closely with Parish Councils and full transparency in respect of local needs will create a win-win situation. At the moment, Parish Councils have no idea and are uninformed with respect to the placement of tenants in social rented accommodation and local needs are therefore not met. This applies just as much to older residents wishing to downsize and stay in the community. In this respect we strongly recommend following the example of other Local Authorities and allocating a proportion of affordable housing to the over 55's.</p>			
00084	South East England Regional Assembly	00084/00001/009	
<p>Welcome approach to affordable housing, builds on Policy H4 of draft SE Plan. Demonstrates strong commitment to deliver.</p>			
00089	Hampshire County Council	00089/00001/037	
<p>Options are problematic in terms of implementation and would have limited impact on supply of affordable housing. HCC's role in providing extra care housing with appropriate affordable/ market split needs to be recognised as an enabler.</p>			
00121	Mr A Foster	00121/00001/046	
<p>In what way is the % system failing that cannot be resolved by a simple fix</p>			

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Customer Reference	Name	Comment Reference	Agent
00127	Mr P Turner	00127/00001/050	
<p>- Pepperpotted not segregated. Favour ideas of: - Lower threshold than 15- say 6 - Contributions for the off site AH provision- not necessarily in villages, bit favour more in latter by exceptions and by allocations for purely affordable housing (PPS3) - Non housing development paying for AH- especially employers e.g. University and education establishments, Health Authority, Local Government, police etc and other larger new employers (unlikely in Winchester- except likes of Denplan) - Specify high percentage of 3 bed houses - Use habitable rooms per hectare as density measure - Use floorspace/ hab rooms as measure for percentage of AH - Urge LPA to have evidence for policy areas for lower density than 30dph- e.g conservation areas, character neighbourhoods and rural places PPS3.</p>			
00270	Ms Meriel Walton	00270/00001/046	
<p>Communal dwellings.</p>			
00381	Mr Paul Byers	00381/00001/034	
<p>See previous comments - But ensure the housing helps the people it is designed to help - not line the pockets of either developer or buy to let!</p>			
00415	Ms Laura Clarke	00415/00002/035	
<p>Ensure that the affordable targets are not easy for developers to wriggle out of - I understand that the current scheme means that a percentage of affordable dwellings applies only when 14 or more are built, so developers can build 13 and maximise their profits.</p>			
00474	Mr Dan Chapman	00474/00002/040	
<p>Develop Brownfield sites.</p>			
00511	Mr Keith Story	00511/00002/048	
<p>Applications to expand businesses, institutions (eg. schools, universities, hospitals, police etc) should be matched by offers to provide affordable accommodation for the extra personal. The shortage of homes for key workers is partly due to the governments short term policy of selling off nurses homes, police houses, school houses land allowing uncontrolled immigration (including 1 million illegal immigrants) from countries with no housing shortage.</p>			

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Customer Reference	Name	Comment Reference	Agent
00556	Mr A Gossling	00556/00002/047	
Spread development over the district with small scale development in existing rural areas and promote lower number of houses being built triggering affordability.			
00557	Ms Fiona Chapman	00557/00004/040	
Develop Brownfield sites			
00840	Mr Paul Reeves	00840/00002/043	
Affordable housing should only be available to those local to their place of work for an agreed period of time, before being released onto the open market.			
01008	Mr And Mrs Anthony And Helen Drury	01008/00003/030	
Market forces rather than artificial social engineering should be the driving force to determine 'social' housing needs.			
01065	Mrs J M Lucas	01065/00002/034	
Community land trusts			
01151	Mr C H Dore	01151/00002/035	
Perhaps offer financial assistance to encourage old folk in large houses to take in local couples who, in return for very affordable house sharing, adopt the old folk and help them to manage and therefore to be able to remain in their familiar surroundings for much longer. In return the old folk would by contribute by helping/cleaning/cooking for the youngsters. Great care would be needed in matching personalities.			
01243	Ms Serita Campbell	01243/00002/027	
Expand upwards rather and spread outwards			
01426	Mr And Mrs Catling	01426/00003/033	
House sharing amongst young professionals. Encouraging couples to live together. House sharing. Room letting			

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Customer Reference	Name	Comment Reference	Agent
01501	Revd David Simpson	01501/00005/037	
<p>In Knowle Village the presence of housing association tenants alongside owner-occupiers leads to an unfortunate conflict of interests. The result is that teenagers are allowed by parents to congregate on the streets in the evenings to disturb the peace: ball games, shrieking and shouting until 22 00 does not make for a congenial living environment. I believe the City Council needs to examine how the needs of teenagers may be best met and I am unconvinced that the sports facilities being developed at Knowle are the answer. It seems that informal outdoor activities e.g. skate boarding are what young people enjoy and that these might prove sufficiently attractive to take them to an appropriate, safe location off the streets and away from residential housing.</p>			
01945	Dr Harold Proctor	01945/00001/024	
<p>Tax the second home</p>			
01952	Mr Iain Reid	01952/00002/030	
<p>Relate need to current housing stock (i.e. current prices of rental and purchased accomodation) to see the availability of current stock.</p>			
01956	Mrs Barbara Holyome	01956/00002/048	
<p>17a - Developers will seek to use this as a get out. Stick to higher percentage. 17b - But non- residential should be as a close as possible to affordable housing 17c - Developers will always try for less. Would agree to negotiate for higher percentage.</p>			
01959	Sir Patrick Rowe	01959/00001/043	
<p>Exception sites must only address local needs.</p>			
01961	Mr Daniel Wilden	01961/00001/050	
<p>17a. Habitable rooms would seem a reasonable approach. To reflect size of open market dwellings. 17b. I can't see how this can be done fairly and equitably - and where do you draw the line? 17c. But there must be some parameters to give some certainty to developers. 17d. Self - build low impact development schemes on carefully selected sites eg. visit www.lammas.org.uk</p>			
01962	Mr John Harrison	01962/00001/040	
<p>Are these 3 options alternatives Is there or could there not be some degree of overlap</p>			

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Customer Reference	Name	Comment Reference	Agent
01964	Mr John Beveridge	01964/00001/050	
Flexibility should be allowed subject to specific criteria and not to avoid the provision and quantity of affordable housing otherwise required.			
01965	Mrs Joyce Simmons	01965/00001/039	
We need to look clearly at the social problems connected with living in large anonymous areas before building anymore.			
01967	Mrs Marion Harrison	01967/00001/037	
Part ownership - with a charity or business investment.			
01968	Mr Barry Collins	01968/00001/024	
For rural areas, exception sites should address local needs and appropriate cascade systems be adopted, for the allocation of housing to local people with a proven need in the rural communities.			
01970	Mr David Poole	01970/00001/047	
Make sure you provide for middle income groups.			
01973	Mr Ewan Simmonds	01973/00001/052	
By reacting intelligently to changes to plans brought along by unforeseen circumstances.			
01986	Reverend Mike Gardner	01986/00001/039	
Rural exception sites should also be urban/town exception sites.			
01987	Mr Martin Pettigrew	01987/00001/022	
In future: Relasing all existing brownfield developments for affordable housing only, particular in Winchester town, where the balance seems to always in favour of commuter propeties (flats mainly) serving no useful pupose to existing residents, but very profitable for the developers, no doubt			
01989	Dr Keith Paskins	01989/00001/046	
Ensure that the LDF is drafted to permit the planning authority to reject planning applications motivated by profitability rather than the needs of the community.			

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Customer Reference	Name	Comment Reference	Agent
01994	Miss J Nicholson	01994/00001/048	
If we don't insist on it the builders will take all the available land for the non affordable kind.			
01995	Mrs Diana Paskins	01995/00001/046	
Developers constantly twist the rules to maximise their profits rather than giving the community what it needs. Planning authority must put a stop to this.			
01996	Dr And Mrs John Axford	01996/00001/041	
Provide incentives to developers convert existing buildings (both residential and commercial) into affordable housing.			
01999	Mrs Barbara Garfath	01999/00001/046	
Schools should incorporate flats for young teachers. This would also help prevent theft and vandalism on school sites and it would provide affordable accommodation for key workers- who would not need transportation to get to work.			
02003	Mr Ptol Slattery	02003/00001/056	
Lower thresholds to incur affordable housing. Need larger houses, not 1 bed flats. Preserve character of local areas, not downgrade areas.			
02008	Mr Caesar Slattery	02008/00001/056	
Support Park and Ride south of Winchester, Maximise public transport use (low fares), Retain rural services and minimum house build and only near jobs. Per roof tax for development under is minimum. Reduce minimum so all includes affordable.			
02013	Mrs Fiona Rutherford	02013/00001/040	
Develop Brownfield sites			
02015	Mr Derek Rutherford	02015/00001/042	
Develop Brownfield sites owned by local authority to produce 100 affordable housing.			
02016	Mrs Vera Goddard	02016/00001/041	
Each site should consider providing some council housing.			

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Customer Reference	Name	Comment Reference	Agent
02022	Mr Michael Carter	02022/00001/041	
Wickham already has the highest proportion of affordable housing of any community in Hampshire because of the development of council and affordable housing since the second world war. It is essential to maintain the housing balance in this community and this means that the proportion of private to affordable housing should be very carefully considered and not be made to conform to a standard policy.			
02023	Mr Micheal Sadler-Forster	02023/00001/036	
But only in relation to community needs and with reference to evidence.			
02049	Mrs Wendy Thorpe	02049/00001/040	
Stop council houses being sold. Keep them for key workers and people unable to buy housing.			
02070	Mr And Mrs Roger Hockin	02070/00001/047	
I'll repeat myself: use money from sale of Council houses to build new ones. When is someone going to define "affordable "			
02092	Mr Fergus Christie	02092/00001/048	
2 bed and family homes not 1 bed lower thresholds.			
02093	Mrs Jane Graham	02093/00001/033	
All homes should be affordable.			
02117	Persimmon Homes	02117/00001/017	Southern Plannin
Please see the consideration of this issue under question 8 with specific regard to the local hubs. There needs to be a more detailed consideration of the affordable housing issues, but the alternative measures outlined of habitable rooms or floor space as the basis of achieving affordable housing would be unlikely to secure a major benefit to the overall levels of provision.			
02126	Taylor Wimpey	02126/00001/031	Boyer Planning
Generally support a fully flexible approach although a policy framework is important for avoiding land owner/developer uncertainty. Recommend that the core strategy sets a target figure for affordable housing to be the basis for development negotiation, in accordance with advice in PPS3.			

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Customer Reference	Name	Comment Reference	Agent
02132	Mr Neville Semple	02132/00001/002	
The long term success of social housing depends upon the management and tenancy aspects and providing tenant mobility to achieve sustainable communities.			
02139	Mr And Mrs Rod And Catherine Biles	02139/00001/003	
Concern for the term 'affordable' does not apply to Winchester.			
02146	Mr R Parker	02146/00002/040	
By direct intervention by L.A. to build the accommodation.			
02169	Mr Brian Jezeph	02169/00001/037	
Flexible approach - open book valuations approach			
02170	Mrs Caroline Jezeph	02170/00001/046	
Flexible approach - open book valuations approach			
02171	Miss Charlotte O'Neill	02171/00001/049	
Flexible Approach - Open book valuations approach			
02174	Tichbourne Estate	02174/00001/036	Dreweatt Neate
More flexible approach including low cost market housing.			
02193	Mrs Dagmar Slater	02193/00001/056	
Reclaim derelict sites and refurbish these to offer affordable housing.			
02196	Weatherstone Properties Ltd	02196/00001/006	Turley Associates
Suggests continuing with the existing local plan policy H5 which differentiates between the MDA's larger and smaller settlements.			
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Customer Reference	Name	Comment Reference	Agent
02198	Mrs Payne	02198/00001/005	Turley Associates
Continue with the existing local plan policy H5 which differentiates between the MDA's larger and smaller settlements.			
02237	Martineau Trustees	02237/00001/033	Dreweatt Neate
More flexible approach including low cost market housing			
02238	Holmes And Sons	02238/00001/037	Dreweatt Neate
More flexible approach including low cost market housing.			
02239	Trustees Of E M Toogood Settlement	02239/00001/037	Dreweatt Neate
More flexible approach including low cost market housing.			
02240	White Young Green Planning	02240/00001/008	
Contributions and provision off site.			
02258	Mr Malcolm Tatum	02258/00001/048	
Start listening to the market economy rather than being prescriptive - profit and market forces are great tools why does government think it knows best.			
02264	Mr Barry Stimpson	02264/00001/021	
Historically affordable housing was provided by means of council owned properties rented at an appropriate rent to those in need. This still seems an extremely good way (if not the best way) of providing housing provided its id allocated on a continuous ongoing means test basis, with rents being directly proportional to the ability to pay and once over a certain means test threshold the tenants being required to vacate the property to enable it to be used for those in greater need.			
02365	Mr Ralph Pointer	02365/00001/042	
Place practical and effective restrictions on those owning 2 or more homes. These people are competing unfairly with first time buyers.			

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Customer Reference	Name	Comment Reference	Agent
02374	Campaign To Protect Rural England (CPRE)	02374/00001/052	
Reduce minimum thresholds requiring Affordable Housing below 15 units, possibly to 5? Ensure Affordable Housing benefits local residents; Permit exceeding Affordable quotas, but prevent "wriggle room" exceptions; Require proportional contributions towards affordable housing on smaller sites. Use available Local Authority Land on pdl for affordable social rented homes.			
02377	Mr Colin Penfold	02377/00001/043	
Council owned subsidised rented accommodation for key workers (e.g. Hospital staff)			
02384	Mr Patrick Wright	02384/00001/041	
I have answered Yes to all options because I believe a varied approach is needed, there is not a one size fits all answer to this problem.			
02385	Mrs Elisabeth Hopson	02385/00001/051	
Reuse derelict buildings.			
02386	Mr David Griffiths	02386/00001/034	
Deter second/holiday home owners through punitive taxation. That would free-up more affordable housing for locals.			
02404	Mr Geoffrey Faithfull	02404/00001/046	
Look at the present buildings that can be refurbished.			
02414	Mr David Simmons	02414/00001/050	
Priority to people who have paid taxes in the UK all their lives. Priority to people who want to work and work locally.			
02415	Ms Kelsie Learney	02415/00001/037	
You cannot negotiate need- only provision and the provision needs to be based on an assessment of the housing lists for various areas. Provision should be based on a percentage of the number of bedrooms and then negotiated as to size- it may well be preferable in a development of two and three bed houses for example to take a lower number of three beds then end up with all two beds or even ask for a four bedroom house where appropriate.			

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Customer Reference	Name	Comment Reference	Agent
02419	Mr Loic Lomine	02419/00001/013	
I fear that, in the Winchester District, so-called "affordable" will never really be affordable to "normal" first- time buyers.			
02421	Ms Catherine Macintosh	02421/00001/023	
Habitable rooms is a much more effective and accurate measure of potential occupancy.			
02427	Mr Michael Emmet	02427/00001/022	
Affordable housing needs are identified in the Council's housing needs survey and strategic housing market assessment, both of which express need in terms of household numbers. It would therefore seem appropriate to calculate affordable housing provision by refence to unit numbers rather than any other measurement.			
02428	Mrs Christine Gardner	02428/00001/027	
Build in other counties			
02432	Mr Charles Nicholas Perry	02432/00001/024	
Such housing (see above) should be an intergral part of any new development. The last thing we want is a ghetto with a label on it either in a new development or as part of an existing area. Young and old should mix as rich and poor.			
02434	Mr Alan Dunk	02434/00001/041	
Removing the right to buy.			
02435	Mr William Stroud	02435/00001/034	
Sites such as schools or factories could provide free housing in return for a limited amount of on site caretaking. Workers cottages could also make a return in many walks of life. What about a Bourneville- type estate by a firm like IBM.			
02443	Mr Martin Froment	02443/00001/040	
It is about money. Ask rate payers if they wanted to pay a local tax to fund it. Increase planning permission charges, especially continual appeals, put in a fund for deserving residents.			

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Customer Reference	Name	Comment Reference	Agent
02445	Mr David Roger-Jones	02445/00001/022	
Use a floor space 'planning gain tax' to enable community and infrastructure costs to be met. (Extend the open space contribution idea).			
02463	Mr Cyril Drake	02463/00001/040	
We need more social housing for those who are unlikely to ever own their own property.			
02478	Mrs Sue Digby	02478/00001/048	
Affordable housing should be close to places of employment to keep travelling costs to a minimum.			
02480	Mr Michael Westwell	02480/00001/046	
Reducing planning barriers to exception site affordable housing.			
02483	Mr John Beresford	02483/00001/041	
Maintain current approach but with due regard to extra costs associated with brownfield development.			
02493	Mr Rupert Johnson	02493/00001/033	
Reinstate Council houses.			
02499	Miss Elizabeth Thorn	02499/00001/043	
Some areas are just not suited to having affordable housing - when the properties are sold, the price will reflect the high valuation put on these areas, not the fact that it was built as an 'affordable' house, unless strict criteria are imposed and adhered to - a seemingly impossible feat.			
02502	Mr Geoffrey Johnson	02502/00001/036	
Stop house builders making huge profits by limiting their sale prices.			
02504	Mr Peter Stevens	02504/00001/053	
Intensive efforts must be taken to ensure ghettos of low cost housing are avoided. Mixed developments are essential.			

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02506	Mr Barney Ball	02506/00001/047	
Commercial premises especially those taking up huge local areas like the major supermarkets should defiantly give a percentage of their profit to promote their local community, and lets face it they gain more than anyone else in local expansion.			
02510	Cllr Jackie Porter	02510/00001/006	
Affordable homes should only be built in sustainable locations.			
02512	Meon Valley Constituency Labour Party	02512/00001/013	
Should retain % approach with the minimum level of 40% rising to 50% where there is a need.			
02516	Mr Matthew Barker	02516/00001/050	
This needs to be flexible - social housing developers have become much more commercially savvy in the last few years and planners need to go with this. Use planning consent strategically.			
02535	Mr Paul Clarke	02535/00001/049	
Too near deadline to discuss.			
02549	Mr Andy Crowe	02549/00001/052	
Financial contributions should be a last resort and should be very high, since it is land and homes that are needed, not money in the bank. A floor area approach may be fairer - there have been too many examples in the past of developers building four bedroom 'units' for sale and providing one bedroom flats as the affordable 'units' It should also depend upon viability, of course, so a site by site approach is almost unavoidable if the community is to gain the greatest benefit.			
02550	Mrs Alison Matthews	02550/00001/045	
17c) Have ticked yes but have concerns about the ability of planning officers to do this. They should be required to consult Parish Councils if this system is adopted. Very opposed to financial contributions: they are an easy way out for developers. All affordable housing in villages should be subject to local criteria.			

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02558	Mr Kevin Andreoli	02558/00001/030	
Percentage affordable in all developments of 5 or more dwellings. Affordable housing must remain affordable in perpetuity.			
02565	Mr Alfred Witham	02565/00001/041	
I do not feel sufficiently well informed to choose any of the options listed above. However it is important to increase substantially the proportion of affordable homes in urban areas.			
02568	Mr Michael Chaplin	02568/00001/047	
By providing a better mix of dwellings to suit long term demand.			
02576	Mr Anthony Thorpe	02576/00001/044	
Affordability is not just about the price of housing and land - It is also a function of the costs of purchase (stamp duty etc). If these extras were swept away, more people could afford houses.			
02578	Mr F C Goodland	02578/00001/023	
More emphasis on cheap rental housing which can be kept for local use.			
02601	Mr Christopher Spicer	02601/00001/037	
Are there proven reasons for including affordable housing within ALL new developments. What impact if any does this have?			
02629	Mr Michael Blackstaff	02629/00001/031	
Stop selling council houses			

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Customer Reference	Name	Comment Reference	Agent
02635	Mr Chris Benham	02635/00001/016	
<p>The IOCS sets out three options in respect of the provision of affordable housing: Option 1 - within new developments there may be alternative measures of achieving affordable housing rather than a percentage requirement, such as the number of habitable rooms, floor space or site area; Option 2 - new non-residential developments should provide contributions to affordable housing; Option 3 - a fully flexible approach, negotiated on a site- by -site basis. PPS 3: Housing encourages Local Authorities to set an overall Plan-wide target for the amount of affordable housing to be provided, but that this should reflect an assessment of the likely economic viability of land for housing, taking account of risks to delivery and the likely levels of finance available for affordable housing and the level of developer contribution that can reasonably be secured.(para 29) The draft South East plan acknowledges there is a backlog of housing need and for there to be an increase in the provision of affordable housing. It therefore sets and overall target of 35% for affordable housing, with a split in tenure mix (Policy H4) The IOCS states that housing market assessment commissioned by the District Council justifies a higher level of contribution than this, i.e. 40% from new developments, with up to 50% for settlements of less than 3,000 population and where development economics are robust. Given the intent to seek a level of affordable housing that is above the draft South East plan level, and the requirement in PPS3: Housing to take account of economic viability of affordable housing provision, the Core Strategy should adopt a flexible approach to provision, as set out in Option 3. This will enable decisions on the appropriate level of affordable housing to be taken, having regard to the economic viability of schemes, or where sites or local circumstances dictate a lower provision or the preference for alternative forms of developer contributions to meet local needs (such as infrastructure).</p>			
02662	Mrs Lynda Banister	02662/00001/046	
<p>I agree above as long as this does not lead to less affordable housing overall. We could encourage more sharing of facilities/activities for single residents in flats and within groups of family homes. e.g. laundries, garden equipment, play equipment. Shared equity helps people get a start.</p>			
02663	Mr Nigel Dollery	02663/00001/042	
<p>Trust!!!!</p>			

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Customer Reference	Name	Comment Reference	Agent
02665	Mr Martin Burton	02665/00001/034	
<p>Developers should be required to provide affordable housing based on the total number of houses that they build in a given time period (1-3 years). This will help overcome the problems of developers escaping the need to build affordable housing by limiting housing on sites to 15 or less. This rule means that they just build more expensive houses for commuters from London to live in, not to meet the needs of the local community.</p>			
02677	Mr Martin Orford	02677/00001/042	
<p>Sorry, but I think affordable housing policies are a waste of time and effort.</p>			
02688	Mrs Marie Kemp	02688/00001/020	
<p>Yes; encourage the government to provide incentives to employers to create job opportunities and housing elsewhere than in the already overcrowded South.</p>			
02719	Mr Garry Newman	02719/00001/031	
<p>If industry and commurse want to invest, bringing in people is not only fair they contribute to the housing of the area.</p>			
02740	North Hedge End Consortium	02740/00001/024	Terence O Rourk
<p>Relative to 17b, it is important that any approach does not increase the overall end result. It should be the case of levelling out the contributions across uses rather than effectively double counting and having the same contributions but more of them.</p>			
02747	Mr Clive Felstead	02747/00001/041	
<p>If the council could provide a steady improvement in rentable property in the past why can't it do it now using the money it still holds from council house sales</p>			

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Customer Reference	Name	Comment Reference	Agent
02750	Mrs Vera Bruty	02750/00001/021	
<p>Insist on developers building affordable housing on brown land they acquire not expensive town houses. Recently the Observer Corps building has been demolished and this site had all the criteria for affordable housing. It is close enough to the city for its residents to walk, cycle or use public transport. It would be an ideal site for the elderly. Planning permission has been granted for fourteen 3 and 4 bedroom houses and this has been happening for the last ten years despite the desperate need for affordable houses. I have always thought the site was perfect for affordable housing. Ironically, it is opposite where there were a number of council houses, now privately owned.</p>			
02764	Mr Graham Mulholland	02764/00001/042	
<p>These are not questions that can be answered on a 'yes' and 'no' basis. Some sites are more suitable for affordable housing than others. Negotiation should be the answer however realistic policies should be developed within the local plan.</p>			
02779	Ms Linda Yeodal	02779/00001/041	
<p>Crack down on buy to let profiteers.</p>			
02801	Mr Geoff Bruty	02801/00001/015	
<p>The current system has palpably failed, the current regulations have resulted in a rash of in-filling in Winchester. On some sites, to ensure that they do not have to include affordable housing on the site, the developers have limited the number of dwellings to just under the minimum required. Winchester is in great need of social housing due to sale of council houses and failure of new provision. Shared ownership schemes should be restricted to those employed in Winchester. Currently on their website, WCC in collaboration with Atlantic Housing Ltd. are offering shared ownership flats in Chilbolton Road clearly aimed at "young professionals...with easy access to the commuting networks," giving details of road links and train connections to London and elsewhere. How can this help nurses, fireman, council employees etc, who want to live as well as work in Winchester</p>			
02871	Ms Jo Hayward	02871/00001/049	
<p>I have commented before on affordable housing. The process at the moment is a shambles and doesn't actually achieve anything.</p>			

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Question 17d. Are there any other ways in which the current and future affordable housing needs of the Winchester District could be met?

Customer Reference	Name	Comment Reference	Agent
02874	Mr Michael Hollis	02874/00002/042	
A percentage system is necessary. "Peppering" is necessary. Developer have no social conscience and must be forced to provide affordable housing.			
02887	Mrs Judy Marsh	02887/00001/043	
Part rent - part own measures could be used.			
02916	Mr David Parker	02916/00001/044	
Reduce the number of second homes and make use of currently unoccupied properties.			
02921	Mr Ian Tait	02921/00001/036	
I don't think any of the above is quite right and we need to have a full discussion about affordable housing. It is a very complicated issue and is little understood by most people. On some occasions it may be better to have developments where there is no 'affordable' housing only small dwellings.			
02922	Mr Ben Welch	02922/00001/018	
Your questions are not simple Yes/No answers. For instance your question 17a, could be answered Yes but only if we know all alternates, not just those you promote. Your questioned should not be phrases, they should be multiple choice on individual items. By connecting "and carbon neutral" to a question will mean a Yes gives credit to carbon issues when not necessarily meant. The use of the phrase technique to asking questions means WCC can get whatever answer/statistics they want			
02930	Mrs Jacey Jackson	02930/00001/026	
Both 17 a and b above are Yes of the measures result in more affordable units and if appropriate. Support private landlords - encourage them in best practice like the Business Centre in Parchment Street supports City Centre businesses. Help with grants towards improving properties to let.			
02931	Mr John A Hurrell	02931/00001/042	
Ensure that affordable housing does not only consist of flats, but also contains small low cost houses with gardens.			
02932	Mr Jonathan Simmons	02932/00001/055	
Stop increasing the population and giving all the existing affordable homes to immigrants.			

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Customer Reference	Name	Comment Reference	Agent
02939	Mr Lucian Warwick-Haller	02939/00001/041	
<p>Care would have to be taken with flexible or negotiated arrangements that the developer did not manage to reduce the level of affordable housing.</p>			
02941	Mr Piers Austin	02941/00001/047	
<p>Look at the needs of each site by location. The need for people to travel to work etc can be reduced by proper assessment here. Better control and management of council/social housing will free up bigger sized houses for families, where children have grown up and left, leaving one or two adults in an over sized houses. Downsize these people to free up multi bedroomed houses for families etc. Always local/indigineous people should get priority for local affordable housing, otherwise communities are split up and people are forced to move away to live and work. Key workers should also be considered for priority as I'm sure they already are.</p>			
02944	Mr Andrew Bennett	02944/00001/048	
<p>Again you do not define affordable housing and appear to be asking members of the public to comment on the limited choices you have presented with no detailed understanding of the issues. This form seems to me to be designed to be doing everything possible to discourage consultation. Drop the jargon and write in plain English please...</p>			
03016	Mrs Danielle F Giles	03016/00001/051	
<p>The Government could stop shirking responsibility and expect everyone else to fund and put its own hand in its own pocket.</p>			
03029	Mr Robert Toleman	03029/00001/019	
<p>Let us see realistic proposals for providing accessible services without the use of private cars. This is a challenge!</p>			
03042	Mrs Janet Nobes	03042/00001/034	
<p>Build two bedroom houses/ flats, either for two people or one person. The other room is used for an office or dining room. Build bungalows for retired people.</p>			

Question 17d. Are there any other ways in which the current and future affordable housing needs of the Winchester District could be met?

Customer Reference	Name	Comment Reference	Agent
03057	Community Action Hampshire	03057/00001/023	
<p>It is useful to have a flexible approach but only as long as it does not offer loop holes to developers to not provide affordable housing.</p>			
03071	Mr John Hayter	03071/00001/057	
<p>The maximum contribution for affordable housing should be sought on every site, including contributions for open space, transport etc, where this exists. There should be contributions from non-residential development, for use on wider infrastructure, and contributions should be based on bedrooms/ hectare rather than dwellings/ hectare.</p>			
03073	Bewley Homes	03073/00001/023	White Young Gre
<p>The amount and mix of affordable housing should be calculated based on housing need per settlement at the time of application. The plan, monitor and manage approach, reviewed on a regular basis should be adhered to ensure up-to-date policy based on the local situations within areas/settlements.</p>			
03080	Winchester Housing Board	03080/00001/015	
<p>Emphasis should be on on-site provision of affordable housing, with contributions only where viability dictates. Target percentages should be determined by reference to Viability Study. Need to have regard to site sizes if thresholds to be retained. The release of marginal employment sites and early release of reserve sites with enhanced levels of affordable housing would help increase provision.</p>			
03082	City Of Winchester Trust	03082/00001/022	
<p>Options not real alternatives and need to see how tariffs are set. Important to secure maximum provision.</p>			
03136	The Dever Society	03136/00001/024	
<p>There must be proper and informed consultations with stakeholders when it comes to site by site decisions, particularly local residents associations and Parish Councils, to ensure that local needs are properly accommodated.</p>			

Question 17d. Are there any other ways in which the current and future affordable housing needs of the Winchester District could be met?

Customer Reference	Name	Comment Reference	Agent
03203	Mr A Rutter	03203/00001/037	
It is essential to deliver sufficient affordable housing, in the right places. It is not enough for this to be simply relegated to inadequate and/or relatively inaccessible sites.			
03223	Mr David Sansom	03223/00001/046	
Affordable housing should only be available to those local to their place of work for an agreed period of time, before being released onto the open market.			

Q17d

The following list made the following comment:

'Affordable housing should only be available to those local to their place of work for an agreed period of time, before being released onto the open market.'

Each response has been counted as an individual comment.

Customer Reference	Customer Name	Comment Reference
00801	Mr Chris Riley	00801/00001/002
00808	Mr Matt Hodges	00808/00001/002
00815	Mr Jon Pocock	00815/00001/002
00818	Mr Ian Jafkins	00818/00001/002
00822	Ms Amanda Ellis	00822/00001/002
00824	Mr Nigel Ellis	00824/00001/002
00827	Ms Julie Riley	00827/00001/002
00828	Mr G Paul	00828/00001/002
00829	Mr Steve Paul	00829/00001/002
00832	Ms Helen Coleman	00832/00001/002
00834	Ms Jean Stone	00834/00001/002
00837	Ms Enca Meadus	00837/00001/002
00838	Ms Kim Neve	00838/00001/002
00839	Ms Jane Smith	00839/00001/002
00840	Mr Paul Reeves	00840/00001/002
00841	Ms Nicky Smith	00841/00001/002
00842	Ms Judith Squibb	00842/00001/002
00843	Mr Ian Godwin	00843/00001/002
00844	Mr R Ward	00844/00001/002
00845	Ms Linda Shelton	00845/00001/002
00847	Mr T Ward	00847/00001/002
00849	Mr Iain Theptow	00849/00001/002
00851	Mr Kevin Sawley	00851/00001/002
00854	Mr Graham Watts	00854/00001/002
00855	Mr Mark Meadus	00855/00001/002
00857	Ms Yvonne Davidson	00857/00001/002

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Customer Reference	Customer Name	Comment Reference
00859	Ms Emma Walton	00859/00001/002
00861	Ms Natalie Taylor	00861/00001/002
00865	Ms Sue Abraham	00865/00001/002
00867	Mr Ian Abraham	00867/00001/002
00870	Ms Stephanie Taylor	00870/00001/002
00873	Mr Ben Abraham	00873/00001/002
00875	Ms Molly Abraham	00875/00001/002
00877	Ms Lucy Ryan	00877/00001/002
00879	Ms Anna Hansley	00879/00001/002
00881	Ms Julie Kendrich	00881/00001/002
00884	Mr Jaz Coles	00884/00001/002
00887	Ms Jess Madgulick	00887/00001/002
00888	Mr Michael Riley	00888/00001/002
00893	Ms Hayley Wilcox	00893/00001/002
00896	Mr Elliott Bassett	00896/00001/002
00900	Ms Sal Burroughs	00900/00001/002
00901	Ms Hayley MacIgwick	00901/00001/002
00904	Ms P Williams	00904/00001/002
00906	Mr R Alexander	00906/00001/002
00908	Mr S Alexander	00908/00001/002
00909	Mr D Thomas	00909/00001/002
00910	Mrs Aston	00910/00001/002
00911	Mr S Moore	00911/00001/002
00914	Mr Tim Murphy	00914/00001/002
00916	Mr S A Murphy	00916/00001/002
00964	Ms Sarah Riley	00964/00001/002
00965	Mr Kay Hearnnes	00965/00001/002
00966	Ms Kathryn Nightingale	00966/00001/002
00967	Mr E Quainton	00967/00001/002
00968	Mr M Shaw	00968/00001/002
00969	Mr I Benting	00969/00001/002
00970	Mr Ian Williams	00970/00001/002

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