

Question 18b. Are there any other ways in which the need for suitable housing mix for the Winchester District could be addressed?

Customer Reference	Name	Comment Reference	Agent
00009	Compton And Shawford Parish Council	00009/00001/048	
Question how market need would be established.			
00013	Denmead Parish Council	00013/00001/043	
There might be a case for the 50% to be higher (60%) in some developments.			
00015	Durley Parish Council	00015/00001/010	
Should be set by local need and policy.			
00015	Durley Parish Council	00015/00002/048	
Should be set by local need and policy.			
00025	New Alresford Town Council	00025/00001/047	
Desire for 2 or 3 bedroom properties. Necessary for divorced couples with children and space for carers for older people.			
00036	Swanmore Parish Council	00036/00001/040	
Should be responsive to market needs.			
00043	Wonston Parish Council	00043/00001/046	
The existing approach creates a "one size fits all" approach. To meet the need, every development needs to be treated on its own merits. However this flexibility must include getting away from the current classifications of "1 or 2 bed", "2 or 3 bed" and "more than 3 bed". One bed properties are the stuff of bed-sit land and are generally inappropriate for rural communities. Rural communities have a need for a minimum of 2 beds with the possibility of extending to 3 as families grow (in size and number). Full flexibility at planning time will facilitate this approach.			
00082	East Hampshire District Council	00082/00001/012	
HMA assessments are to identify the housing needs of a sub-region and to guide the housing mix. Parish Profiles are helpful in identifying the housing needs of smaller settlements especially within rural areas.			

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Customer Reference	Name	Comment Reference	Agent
00089	Hampshire County Council	00089/00001/039	
<p>In order for a flexible approach to be fully effective, a clear, robust, and transparent framework must be put in place to monitor requirements on a regular basis. HCC supports Option 3 (Fully Flexible Approach) for housing mix.</p>			
00156	Mr Philip Ross	00156/00002/043	
<p>Only allow affordable housing to be assigned to people from within the district.</p>			
00289	Ms K Hill	00289/00002/015	
<p>Many houses up for sale in Winchester are medium sized, some have been extended - problem is the cost. Market need - Ambiguous - is this the development decision or planners?</p>			
00320	Ms R Wetherill	00320/00002/051	
<p>I suspect that there is an oversupply of 2 bedroom apartments whereas 2 bedroom houses with gardens are probably what is needed.</p>			
00381	Mr Paul Byers	00381/00001/035	
<p>Mix should be based on the need and the local area - also the sensible provision of good neighbour understanding by the sensible use of 'rules in the deeds' to keep the local neighbourhood safe, quiet and environmental etc.</p>			
00511	Mr Keith Story	00511/00002/050	
<p>Adjust the housing mix to ensure survival of village schools. Thus where village schools are under subscribed the emphasis should be on building affordable 2 or 3 bedroom homes to attract young families.</p>			
00852	Ms Norma C Goodwin	00852/00002/040	
<p>Incentives could be given, to older persons who live in their own 3 and 4 bedroom houses, to move to smaller properties as this would release existing housing stock for families.</p>			

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01008	Mr And Mrs Anthony And Helen Drury	01008/00003/032	
<p>Historically someone buys the first house - it is a small house. Thereafter the second or 3rd homes are sought to as the family develops. By this time the family is established and on the housing ladder and social housing or assistance should not be an issue. Social housing should not be regarded as a subsidisation scheme and families should be encouraged to develop within their means.</p>			
01083	Ms Elizabeth Robinson	01083/00002/039	
<p>But please do away with these awful developments of out of character flats with inadequate parking allocation. Most people would sooner move to houses in more rural areas so they are able to get outside a bit. Each site should be in keeping with its surroundings. The majority of people who can benefit from affordable housing are young local families- small houses not flats give those families room to play and garden outside which is vital to their wellbeing.</p>			
01151	Mr C H Dore	01151/00002/037	
<p>Require some housing on the edge of commercial/industrial development, assuming it does not already exist, so that there are at least some workers who can walk to work.</p>			
01234	Mr And Mrs Patrick And Margaret Spence	01234/00002/037	
<p>The approach should support to social as well as market needs. There should be fewer large and expansive houses built and more small and medium ones built. I believe some so called social housing is expensive.</p>			
01265	Ms N A Holladay	01265/00002/050	
<p>It is only by assessing the local need that real requirements will be ascertained. No policy should be laid down that then prevents perfectly logical and sensible development to take place.</p>			
01297	Ms Ann Sadler Forster	01297/00002/031	
<p>Depends on the needs of the community and the % of affordable housing in the present community.</p>			
01316	Mr And Mrs Paul And Valerie Shuttleworth	01316/00002/030	
<p>The option 3 should be 'Local' need, not 'market' need.</p>			

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01460	Mr Michael John Bennett	01460/00002/033	
AND mid-size should be redefined as 3/4 bed houses.			
01501	Revd David Simpson	01501/00005/039	
Perhaps a serious look at how the housing needs of an increasingly elderly population can be met? How can single elderly people be encouraged out of local authority housing into sheltered single living accommodation? Would free heating be a good incentive and an appropriate way of supporting those who struggle to meet their heating costs? St Brendan Housing, Otterbourne offers an interesting model - in a village style community there is provision for BOTH sheltered housing and nursing care. Could partnerships between the City Council and charities/private companies make this model more acceptable for those on modest incomes? Allowing for continuity of valuable social support networks through the different stages of old age.			
01821	Ms J Chapman-Andrews	01821/00003/020	
Evidence of forecast population mix should be taken into account, along with trends in family size etc.			
01929	Mr Anthony Marshall	01929/00001/045	
As society changes there is a need for flexibility - young, old, families and single parents all require homes not just key workers.			
01931	Mr Micheal Cunliffe	01931/00002/049	
Need to take account of housing pattern in areas surrounding sites. Islands of high density development in low density suburban or rural areas only benefit the pocket of the developers.			
01945	Dr Harold Proctor	01945/00001/026	
See premises not be taxation			
01956	Mrs Barbara Holyome	01956/00002/050	
1 bet units are not widely needed (divorced couples with children needing at least 2 bed units each). Option 3 would be ideal but developers would be unlikely to view development from the same perspective as the WCC requirements.			
01961	Mr Daniel Wilden	01961/00001/052	
Look at ways of maximising the existing housing stock - much of it is occupied.			

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Customer Reference	Name	Comment Reference	Agent
01964	Mr John Beveridge	01964/00001/052	
Option 2 should be required subject to exceptions that may be allowed if particular circumstances exist that then accept the flexibility of Option 3.			
01965	Mrs Joyce Simmons	01965/00001/041	
Social housing should be prioritised for local people.			
01967	Mrs Marion Harrison	01967/00001/038	
More three bedroom houses and a reception room downstairs closed off from main lounge/sitting room which might be used as a guest room or 4th bedroom/study.			
01970	Mr David Poole	01970/00001/049	
Essential services require housing.			
01973	Mr Ewan Simmonds	01973/00001/054	
A simple way to "market" needs in addition to the policy once established.			
01981	Mr Julian English	01981/00001/035	
Like imposing denser housing within Winchester City's existing boundaries and accordingly within its integral landscape setting through less or no garages and car spaces, thereby forcing a reduction in car use within the city.			
01988	Mr Clive Jacob	01988/00001/045	
The mix ought to take account at the site of development. It is desirable for small and medium sized dwellings to be mixed in some situations rather than having massive numbers of one or the other in one place.			
01989	Dr Keith Paskins	01989/00001/048	
Anticipate potential loopholes in the LDF that might allow developers to distort the housing mix.			
01993	Mr Jock Macdonald	01993/00001/034	
This may be difficult and costly to operate. If not option 3, then option 2.			

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Customer Reference	Name	Comment Reference	Agent
01994	Miss J Nicholson	01994/00001/050	
<p>Ensure local people get priority, and that housing that is currently empty and which is empty for a long term be brought into use. Help towards nursing home fees or relocation allowance in exchange for selling their house direct to the council.</p>			
01995	Mrs Diana Paskins	01995/00001/048	
<p>Although I have ticked option 3, this imposes a significant responsibility on the planning authority to ensure development that provides homes with 3 bedrooms and a garden for young families to grow and appreciate the value of a home and green spaces.</p>			
01998	Mrs Susan English	01998/00001/033	
<p>Impose denser housing within Winchester city's/town's existing boundaries and accordingly within its intergral landscape setting through less or no garages and car spaces, thereby forcing a reduction in car use within the city.</p>			
01999	Mrs Barbara Garfath	01999/00001/048	
<p>Local estate agents are probably best placed to know what accommodation is in most demand and where the 'gaps' are- size, price, location and rent against mortgage etc.</p>			
02003	Mr Ptol Slattery	02003/00001/058	
<p>1 bed houses not useful. Elderly need carers/visitors. Families need larger houses. Singles could share larger homes (students etc) Small 1 bed flats meet none of these needs.</p>			
02017	Miss Diana Chierchia	02017/00001/043	
<p>Be aware of total integration- it hasn't worked in other areas of the country.</p>			
02022	Mr Michael Carter	02022/00001/043	
<p>All communtities need a mix of housing. However different communities have different histories of housing development so a blanket solution is unlikely to produce balanced results in each of the communities. Wickham has a very high porportion of social housing and although there is a demonstrated requirement for some affordable housing, there is also an identified need for 2 - 3 bedroom private housing. A flexible approach is the best way forward.</p>			

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Customer Reference	Name	Comment Reference	Agent
02023	Mr Micheal Sadler-Forster	02023/00001/038	
<p>The basis of a flexible approach should be to meet local community imbalance where it exists. (i.e. at Wickham and demographic profit-Wickham) Again: refer to market town health check and/or parish plan. Serious account should be taken of socially deprived communities.</p>			
02049	Mrs Wendy Thorpe	02049/00001/042	
<p>Should be a minimum size for new houses and flats. Some new flats have no cupboard space at all, yet our need for more space has grown with computers and consumer items. Most affordable small housing or apartments are bought by elderly people downsizing who would prefer larger rooms and cupboard space, and could afford to purchase this if it were available.</p>			
02070	Mr And Mrs Roger Hockin	02070/00001/049	
<p>Build less (profit driven) flats and more small houses with small but viable gardens to the rear.</p>			
02075	Mr Nicholas Jonas	02075/00001/022	
<p>Take existing neighbouring development into account</p>			
02084	Mrs Melanie Walker	02084/00001/040	
<p>Cut down drastically on the provision of flats. I believe we are now over-subscribed.</p>			
02092	Mr Fergus Christie	02092/00001/050	
<p>Not 1 bed</p>			

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02095	Brimble, Lea And Partners	02095/00001/001	

One matter that has come to light through our community consultation is the need for mid sized dwellings (i.e. 3 beds for families to aspire to) particularly to retain families within both the larger and smaller settlements so as to reduce commuting. A further issue with regard to housing mix, is the provision of homes for older residents to "down size" to. Many older people have strong local connections, and will remain independent longer so may wish to live in their own home as opposed to care accommodation. It is pertinent also to consider the provision of specific housing for older people, particularly as there is an increasing ageing population which will constitute about a quarter of the District's total population by 2025. Other mechanisms may include the use of initiatives like "Lifetime Home" to ensure dwellings can be adapted through various life stages to respond to the changing needs of the occupiers. The options I suggest are: - Maintain existing approach as set out in the adopted local Plan. All sites must provide 50% of dwellings as small units (1 or 2 beds). - Deliver more medium sized dwellings. All sites must provide 50% of dwellings as medium sized units (2 or 3 beds). - Fully flexible approach. To respond to market need at the time of delivery. In addition to older people the District contains a number of specific groups who have particular housing requirements, for instance people with disabilities, students and gypsies and travellers. To a lesser extent Black and Ethnic Minority households and migrants from the European Union Accession States may face barriers to housing. In a spatial planning context the requirements of these groups are important in terms of location (e.g. students near colleges) and to design (e.g. wheelchair accessible housing), and their subsequent provision/allocation is a matter for the Development Provisions and Allocation, in accordance with the spatial policy set out in the Core Strategy. In 2006 the Government issued revised guidance in relation to the need to provide sites for gypsies and travellers on the basis that there had been an ongoing failure to make proper provision for this sector of the community, resulting in a serious shortage of suitable accommodation. This new guidance now requires local housing and planning authorities to adopt a more pro-active stance in terms of encouraging and, where necessary, providing additional sites for permanent and/or transit accommodation in all those areas where there is a recognised and quantified need. The South East Plan fails to address this issue in any detail. Consequently there is to be an immediate partial review of the Plan to reflect the new requirements, to be based on the findings of a housing need assessment which has been recently completed by consultants on behalf of the Hampshire Local Authorities. This study, in addition to identifying a quantitative requirement for gypsy and traveller provision, specifically engaged with this community who identified the following key

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	<p>factors: - Achieving and maintaining a reasonable balance between the cultural need to travel at certain times whilst developing some measure of security of accommodation and freedom from harrassment. - A very clear preference for living on a permanent private site owned by their family and with the benefit of planning permission. - There are recorded instances of newly forming households and other overcrowding issues on existing authorised sites within the District which need to be addressed. - Any new site within the District should be developed with access to local services and facilities (particularly scholling and medical facilities) in mind. This may require home schooling and other forms of outreach support. - Consistent standards of site management on authorised public sites need to be secured and maintained throughout the County. The needs assessment identifies future needs for gypsies and travellers to be in the region of about 44 new permanent pitches during the period 2006-2011 for the Hampshire Districts, Portsmouth and Southampton, together with 41 transit pitches. Further work on permanent pitches to break this down into a more specific target for the Districts within the southern part of Hampshire suggests that, due to the higher proportion of gypsy and traveller households already in the area and the need arising from overcrowded households on existing authorised sites and new forming households on all sites, some additional permanent pitches should be provided. To give an indication of the scale of such a provision the "Tynefield" site in the southern part of Whiteley Parish, which is the only local authority site within the southern part of the study area, currently has a capacity for 18 family pitches. In addition, to this permanent site there is a relatively high level of unauthorised camping within Winchester District. The Caravan Count recorded an average of 28 caravans, equating to 21 households, on unauthorised sites over the last three counts. There is therefore a need to explore the best way forward for the Winchester District in terms of acknowledging the needs of this very specific group of the community: - Option 1: Improve and extend existitng facilities. Improve and extend the existitng site in the south of the District (the Tynefield site). This site has the benefit of already existing with established family groups. The option to expand Whiteley as part of the Districts' housing requirement in PUSH may offer an opportunity for this site to be better served by facilities. - Option 2: Give permanent status to some unauthorised sites. Make some of the existing unauthorised sites permanent. These sites have become established to some extent and this approach would allow the occupants to use local facilities on a continuing basis. - Option 3: Identify and allocate further sites. Allocate further sites for gypsy and traveller accommodation. Need to explore options for this as part of the Site Allocations Development Plan Document. Areas of search should be based on areas close to a good range of facilities and services including schools.</p>	

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02115	Mapledean Developments Ltd	02115/00002/014	Southern Plannin
<p>Neither Option 1 or 2 should be adopted as they are inflexible to changing requirements both socially or geographically. The disadvantage of such an inflexible approach is already demonstrated by the shortage of mid sized dwellings indicated through the community consultations as a result of the current policy requirement for 50% of small units. Option 3 is considered a more sound approach to respond to changing requirements over the plan period, both socially and geographically across the District.</p>			
02117	Persimmon Homes	02117/00001/019	Southern Plannin
<p>Neither option 1 nor 2 should be adopted as they are inflexible to changing requirements both socially and geographically. The disadvantage of such an inflexible approach is already demonstrated by the shortage of mid sized dwellings indicated through the community consultations as a result of the current policy requirement for 50% of small units. Option 3 is considered a more sound approach to respond to changing requirements over the plan period, both socially and geographically across the district.</p>			
02120	Mr C Hazzard	02120/00001/006	Southern Plannin
<p>Neither option 1 nor option 2 should be adopted as they are inflexible to changing requirements both socially or geographically. The disadvantage of such an inflexible approach is already demonstrated by the shortage of mid sized dwellings indicated through the community consultations as a result of the current policy requirement for 50% of small units. Option 3 is considered a more sound approach to respond to changing requirements over the plan period, both socially and geographically across the district.</p>			
02123	Winchester College	02123/00001/022	Adams Hendry
<p>Option 3 should be amended to read.... " the approach should be fully flexible, with each site being assessed individually to respond to MARKET DEMAND OR NEEDS OF THE PROMOTER"</p>			
02126	Taylor Wimpey	02126/00001/032	Boyer Planning
<p>Options 3 is supported with regard to a flexible approach although to achieve mixed communities, this should be implemented in accordance with Para 23 of PPS 3</p>			

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02174	Tichbourne Estate	02174/00001/038	Dreweatt Neate
<p>The existing housing mix policy has not been successful. Greater flexibility is needed to ensure that mix responds to market need and to the site location (i.e. high density development with greater proportion of smaller units in the most accessible locations).</p>			
02237	Martineau Trustees	02237/00001/035	Dreweatt Neate
<p>The existing housing mix policy has not been successful. Greater flexibility is needed to ensure that mix responds to market need and to site's location (i.e. high density development with greater proportion of smaller units in the most accessible locations.)</p>			
02238	Holmes And Sons	02238/00001/039	Dreweatt Neate
<p>The existing housing mix policy has not been successful. Greater flexibility is needed to ensure that mix responds to market need and to site's location (i.e. high density development with greater proportion of smaller units in the most accessible locations)</p>			
02239	Trustees Of E M Toogood Settlement	02239/00001/039	Dreweatt Neate
<p>The existing housing mix policy has not been successful. Greater flexibility is needed to ensure that mix responds to market need and to site's location (i.e. high density development with greater proportion of smaller units in the most accessible locations)</p>			
02240	White Young Green Planning	02240/00001/010	
<p>In order to ensure that a suitable housing mix for the District is achieved, more up to date housing surveys are required, to ascertain current house type, size and tenure discrepancies. A settlement by settlement approach to housing need/ mix assessment would be more relevant in many cases, rather than applying a policy based approach based on a district-wide survey that cannot appreciate the variance of circumstances that come with the rural and urban settlements within the Winchester District.</p>			
02271	Miss Mary Parker	02271/00001/031	
<p>Option 3 puts the local authority at the mercy of the developer, and will not address affordable housing needs.</p>			

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Customer Reference	Name	Comment Reference	Agent
02374	Campaign To Protect Rural England (CPRE)	02374/00001/054	
<p>Families need multiple bedrooms, elderly people need carers and/or family help, students rent large houses. This creates a market for multiple bed affordable houses. Regulations need to be clear and enforceable to prevent any who wish to avoid or minimise planning obligations. Perhaps refusing Planning permission applications to those who have not yet met their existing obligations/commitments.</p>			
02386	Mr David Griffiths	02386/00001/036	
<p>See comments in response to earlier questions.</p>			
02414	Mr David Simmons	02414/00001/052	
<p>This housing mix social engineering often cause problems out of all proportion to the benefits.</p>			
02421	Ms Catherine Macintosh	02421/00001/025	
<p>There is a real danger that we are building the slums of the future. Parker Morris was minimal standards before scapped by the Thatcher Gov. because the NHBF objected the standards were too high.</p>			
02424	Mr Thomas Dey	02424/00001/043	
<p>Option 3 needs strong management by Winchester Planning Dept.</p>			
02427	Mr Michael Emett	02427/00001/024	
<p>This is an issue that CALA raised in its representations on the local plan, suggesting that the current policy would would result in this precise problem now highlighted. Accordingly, a market response is advocated, but failing this at the very least option 2 should be pursued.</p>			
02430	Mr Roger Challis	02430/00001/047	
<p>If there is a market demand for mid- sized houses then they will be built, surely, but if not then an additional percentage of these could be introduced ... the developers will still make their money you can be sure.</p>			
02435	Mr William Stroud	02435/00001/036	
<p>Only give planning permission to 100% affordable housing. House prices need to fall. Schemes to allow owners to be flexible in sharing their homes with others. For example, giving a reduction in council tax.</p>			

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02437	Mr Geoffrey Stephens	02437/00001/038	
Permit single 2/3 bed homes to be built where land can be made available in countryside as well as town.			
02443	Mr Martin Froment	02443/00001/042	
Do away with dabbling and allow market economies to operate. Pay people right so they can afford it. Reduce rates for those renting out rooms.			
02445	Mr David Roger-Jones	02445/00001/024	
Option 3 would need to have a structure so that developers do not get away with minimum requirements. The local market assessment would need to be independent of the developer.			
02446	Mr Eric Birbeck	02446/00001/049	
Affordable housing need as required in the areas of development to meet the required need of those who require housing.			
02449	Mr Andrew King	02449/00001/044	
Option 2 assuming that the other 50% are spread evenly at both ends of the market and not concentrated towards the top end.			
02461	Mr Steve Robinson	02461/00001/044	
We need intelligent, high quality development, and that requires intelligent, high quality, and demanding planning processes. We certainly have an absurd number of flats being built at present, but I have resisted option 2 because again uses mathematics rather than intelligence. It is however much preferable to option 1, which appears to assume that everyone will be remaining 25 and single in perpetuity. We also need to stipulate the type of dwelling - i.e. 2 or 3 bedroom flats are not equivalent to 2 or 3 bedroom houses - families do not want to live in flats, nor should they have to. Developers will always prefer flats because they're cheaper per unit, planners need to ensure development is what the community wants and needs. Nobody outside large cities aspires to live in a flat, much less bring up their family in one. I think we have enough, can we do something we might actually be proud to leave for future generations now please			
02475	Mr Steve Baxter	02475/00001/044	
By market need, I mean determined by the demographic make-up of the local area and not the profitability of development businesses.			

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02478	Mrs Sue Digby	02478/00001/050	
Allow more space between buildings and incorporate fuel saving measures into the build (i.e solar panels in roof, recycled water systems for watering gardens, proper insulation).			
02480	Mr Michael Westwell	02480/00001/048	
Flexibility is necessary to reflect the housing needs in different localities.			
02485	Mr Peter Burkett	02485/00001/028	
Find a way out of the current position where the council are literally bullied by the developers to make sure those developers achieve the maximum profit.			
02499	Miss Elizabeth Thorn	02499/00001/045	
More staff needed in the Planning Office so that they have enough time to deal with each application properly and not be intimidated by big developers.			
02502	Mr Geoffrey Johnson	02502/00001/038	
Stop building small densely populated units, people need room to grow. Build min 2-3 beds in lower densities which are much more appealing.			
02506	Mr Barney Ball	02506/00001/049	
More small units, 1 or 2 bed, more than 50%. Stop the buying up of 2 or 3 bed properties by developers to be used for student housing. This is taking away the availability of mid range housing for local families and creating further traffic problems with 4 or 5 cars to 1 house. If colleges/universities are going to expand, they need to provide their own parking and housing within their own campus or stop expanding. If there is not enough room for a student village then the university should not be able to expand.			
02511	Cllr Malcolm Wright	02511/00002/040	
The approach should be fully flexible, with each site being assessed individually to respond to market and social needs.			
02516	Mr Matthew Barker	02516/00001/052	
Not unless Winchester CC will start to develop itself - which is hardly likely.			
02549	Mr Andy Crowe	02549/00001/053	
There should still be a proportion of one and two bedroom units, so maybe 20% one, 30% two, 25% three and 25% four plus might be appropriate - it depends upon the need.			

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02550	Mrs Alison Matthews	02550/00001/047	
<p>In villages with a number of large houses it is important to have medium sized houses for those from the larger houses to retire to when their families grow up. This frees up the larger houses for families. Such older people will not move into tiny boxes</p>			
02565	Mr Alfred Witham	02565/00001/043	
<p>Restrict the tendency for a systematic reduction in the number of mid-sized houses by extending the size of existing dwellings.</p>			
02568	Mr Michael Chaplin	02568/00001/049	
<p>A special unit should be set up tasked with the need to get a better projection of local requirements and use this as the basis for planning approval.</p>			
02584	Mr Paul Howden	02584/00001/043	
<p>Stop the current trend of plots for larger dwellings being converted to multiple smaller dwellings.</p>			
02606	Mrs Claire Chapman	02606/00001/047	
<p>Existing larger family houses with substantial gardens should be retained where possible; these are just as important as smaller dwellings to maintain a sustainable housing mix, and it is unlikely that equivalently large new family houses will be built under current regulations. Importantly, as existing houses tend to be much cheaper to buy than new houses, retaining existing large family houses means that more families will be able to afford them.</p>			
02612	Mr Edward Jackson	02612/00001/050	
<p>Impose a (small) maximum percentage of 4+ bedroom dwellings.</p>			
02625	Mr David Thackray	02625/00001/040	
<p>A percentage of small and medium sized dwellings on all developments.</p>			
02627	Mr David Page	02627/00001/038	
<p>Probably the right answer is a mix of all three options. Specific percentages often do not reflect local needs, but equally, the term "market need" must take account of overall local population and social mix, and not simply reflect a blunt numbers game.</p>			

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02635	Mr Chris Benham	02635/00001/018	
<p>The IOCS notes that a change in planning policy by the District Council since 2000 has delivered an increasing proportion of 1 and 2 - bed units in housing developments, and that this is appropriate, having regard to the general reduction in household size in the local population. PPS1: Delivering Sustainable Development states that Development Plans should promote development that create socially inclusive communities including suitable mixes of housing taking into account particular requirements including current and future demographic trends and profiles and the accommodation and requirements of specific groups, such as families with children and older and disabled people (para 16). The population of the district is diverse and applying a stringent single format approach to the entire district is likely to fail to recognise subtle differences in the demographic profile of different parts of the Plan area, such as proportion of families, or retired households. In the absence of any empirical evidence of specific need, the Core Strategy should adopt a flexible approach to delivering housing mix as set out in Option 3. This would enable agreement on the appropriate level of dwelling sizes to be established on a site-by-site basis, having regard to local demography, and particular circumstances of the market at the time of delivery.</p>			
02649	Mr Chris Owen	02649/00001/047	
<p>Greater employer contribution/ involvement in planning and extension of key/ local worker joint ownership.</p>			
02662	Mrs Lynda Banister	02662/00001/048	
<p>I can't agree with 3 because 'market needs' sounds like an emphasis on commercial rather than communities considerations.</p>			
02663	Mr Nigel Dollery	02663/00001/044	
<p>But get the assessment done externally - trust!!!!</p>			
02665	Mr Martin Burton	02665/00001/035	
<p>Depends where you see the market need, the local community or commuters to London? What are the figures for local demand?</p>			
02666	Mr Peter Richardson	02666/00001/041	
<p>Without looking to create enclaves of particular types of housing, it could be appropriate to consider where affordable housing needs to be - e.g. close to places of work - and look to build a higher percentage in those areas perhaps. This could also help to reduce travel and carbon emissions</p>			

Summaries of responses to Core Strategy Issues and Options (October 2008)

Question 18b. Are there any other ways in which the need for suitable housing mix for the Winchester District could be addressed?

Customer Reference	Name	Comment Reference	Agent
02670	Mr Nigel Paterson	02670/00001/045	
Who is going to do the assessment and how often? ...poor data produces undesirable results.			
02671	Mrs Gillian Cooper	02671/00001/031	
I believe that each site should be assessed individually but please do not just look at the market need ... also look at the balance of housing in the area already. For instance there have been so many 1 and 2 bed apartments suitable for first time buyers/older people down sizing in Bishops Waltham already, often built on sites of larger family houses. This has had the effect of drastically reducing the number of children entering the local schools and playgroups and will eventually cause the local shops to suffer. Three and four bed houses are also needed to keep the balance right.			
02740	North Hedge End Consortium	02740/00001/026	Terence O Rourk
It is important that the SDA is viewed as a separate entity which will be meeting a sub regional need. As such it is not just about fulfilling local housing needs.			
02764	Mr Graham Mulholland	02764/00001/044	
Surely there needs to be some consideration based on cost, value and affordability. Are you talking about affordable housing or social housing			
02833	Mrs Gillian Mulley	02833/00001/042	
Apply option 2 to whole communities (eg. a whole village) where in- fill development is allowed. It will help prevent piecemeal development of single plots delivering more executive homes in a community at the expense of more moderate sized houses.			
02871	Ms Jo Hayward	02871/00001/051	
Yes, by making a portion of this housing for local people (not necessarily with families) and affordable			
02922	Mr Ben Welch	02922/00001/020	
Don't try to frig the market....let the market rule.			

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Question 18b. Are there any other ways in which the need for suitable housing mix for the Winchester District could be addressed?

Customer Reference	Name	Comment Reference	Agent
02924	Mrs Helen Field	02924/00001/040	
Look at the estate agents to see how long it takes for each type of house to sell. See what houses are in demand in each area, what are selling quickly, and those that have been on the market for a long time.			
02930	Mrs Jacey Jackson	02930/00001/028	
Use local data analysis to predict future trends and needs, not national statistics. We need (as a priority) to provide for the people who are here already, not suck in more people from outside.			
02932	Mr Jonathan Simmons	02932/00001/057	
I think that 37.359% of dwellings should have 3 bedrooms... (just making a point - how can a blanket rule be applied? And how can the general public possibly make intelligent comments without understanding the markets in detail?)			
02936	Mr Randolph Mulley	02936/00001/045	
I feel that all developments should have a good mix of all housing sizes so that areas remain socially diverse.			
02939	Mr Lucian Warwick-Haller	02939/00001/042	
The Council should decide in the light of local needs the level of small or medium sized units to be provided on any development.			
02940	Mrs Patricia Fennell	02940/00001/037	
There should be a presumption against large/very large houses particularly in small villages.			
02941	Mr Piers Austin	02941/00001/049	
Definitely having too many 1 and 2 bedroomed dwellings, flats or otherwise will restrict the family/community aspect of any new development. The problem is these are all most first time buyers etc can afford. Often 2 and 3 bed homes share the same floor area, with different internal wall arrangements, absolutely crazy. Following a normal distribution of 50% medium sized homes will help a great deal in getting a better social balance.			
03016	Mrs Danielle F Giles	03016/00001/053	
Understand family dynamics of area.			

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Question 18b. Are there any other ways in which the need for suitable housing mix for the Winchester District could be addressed?

Customer Reference	Name	Comment Reference	Agent
03029	Mr Robert Toleman	03029/00001/020	
In our present overcrowded circumstances, this is irrelevant.			
03042	Mrs Janet Nobes	03042/00001/036	
Many residents do not want 1 bedroom flats/ houses. Bungalows are needed for retired people.			
03057	Community Action Hampshire	03057/00001/025	
But the flexible option must be robust so that developers do not exploit it for their own means.			
03067	Denmead Village Association	03067/00001/012	
More 2/3 bedroom houses required. Houses built too close together and too small.			
03068	Dr Sheila E Gould	03068/00001/040	
But to include a proportion of 1-2 bed dwellings.			
03071	Mr John Hayter	03071/00001/059	
Housing mix should be determined by market demand, as measured by price inflation for different dwelling sizes.			
03073	Bewley Homes	03073/00001/024	White Young Gre
The housing mix approach should be based on up to date market housing need assessments and regular monitoring of completions (as detailed in PPS3) in twice yearly reviews. This will ensure a more adequate supply of a variety of units aims at ensuring that the objective within PPS3 of supplying a variety of housing and tenures can be met.			
03080	Winchester Housing Board	03080/00001/017	
Important to plan for specific housing requirements and consider adopting Lifetime Homes Standards.			
03082	City Of Winchester Trust	03082/00001/024	
Need flexible approach to housing mix in the city. Should reflect the neighbourhood character as well as market need.			

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