

**Feedback from
South Wonston
Potential affordable housing sites event
held on 16th December 2019**



This document is a summary of the feedback received following the South Wonston event looking at previously identified affordable housing sites, held on 16th December 2019.

It was agreed at the 10th June 2019 Parish Council meeting that a process of re-looking at previously identified affordable housing sites and identifying new potential affordable housing sites should be undertaken. This event was part of this process.

Attendees were invited to look at initial planning comments on previously identified affordable housing sites and to identify any new possible sites.

Initial planning comments on all of the sites were shown.

The feedback form for the event invited attendees to provide their comments on the previously identified affordable housing sites in South Wonston and the planning analysis shown, as well as any additional sites that could be suitable for an affordable housing scheme to meet the housing need of South Wonston.

Attendees were able to provide their comments at the event or after the event, either completing the paper feedback form or online using Citizen Space, up until 3rd January 2020.

The availability of the sites identified for affordable housing has not been confirmed at this stage.

Attendance and feedback

31 households attended the event and 21 responses were received.

Below is a map showing general postcode location of respondents (those who attended and gave feedback). The red circle indicates the general postcode area as generated by Royal Mail and should not be interpreted as exact households who provided their comments.

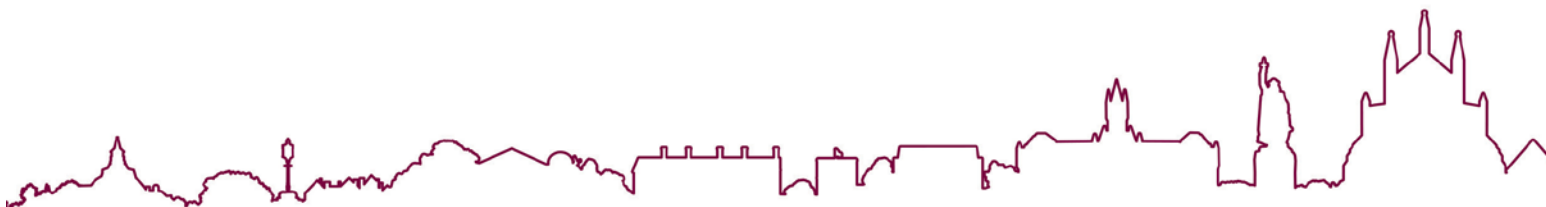


Newly identified sites

No new sites were identified by attendees.

Site comments received

A variety of comments were received on the open ended feedback form. The following have been extracted from the full comments and are specifically related to site selection:





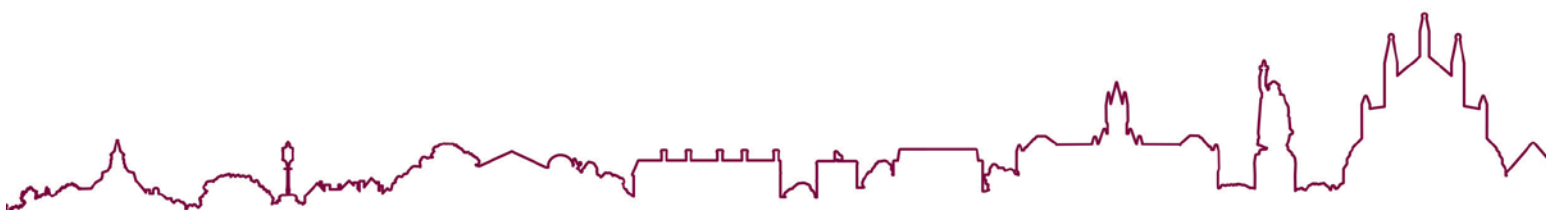
Site specific comments

Sites 1 and 2

- My preferences are for sites 1, 2 and 3
- If the community support is sufficient to qualify for CP4. Sites 1&2 on the map would suffice. West Hill Road North has existing social housing La Frenaye Place. Sites 1&2 are opposite this development. Any development added to the eastern end of the village will have increased vehicle movements onto The Alresford Drove. Which requires upgrading, improvements and adoption

Site 3

- Site 3 the Persimmons Field. Has several difficulties, a ransom-strip, agricultural tenancy, schedule monument- long barrow, vehicle impact onto The Alresford Drove
- Site 3 Persimmon – I am very concerned that the character, appearance and setting of scheduled monument 12092 – long barrow 400m south of sanctuary farm will be affected by this development. This Neolithic (c3700-2500bc) long barrow is the best preserved in South Wonston and runs along the full length of the southern boundary of the proposed site. The integrity of the barrow will be degraded and detrimentally affected by the development of the land. I am very concerned that due respect is not being given to the ancient monument other proposed sites do not have these archaeological impacts
- No.3 Persimmon Field: the construction of the proposed dwellings is on land bounded to the south by a long barrow. This means the Persimmon field will include significant archaeological remains which will be destroyed by the development. The long borrow is a scheduled ancient monument ref (12090 long barrow 400m south of sanctuary farm). It is the best preserved of a group of three barrows that lie within the immediate locality. It is the only one which has not been ploughed out and retains its original mound. When visited in 2002 by Rob Ferrin, English heritage Inspector of Ancient Monuments, south east region, he said it was one of the best preserved long barrows in Hampshire. Sitting the development on the boundary of the long barrow does not give this monument the respect it deserves
- My objections specifically to site 3, the Persimmon field are:
 1. it will break the settlement boundary to the east. In the past this has been deemed undesirable by South Wonston Parish Council and I don't see what has changed to alter that opinion
 2. the proximity to the long barrow also makes it an unsuitable site for development





Site 9

- Of particular concern is area 9. This is not a suitable place due to the possible access via Pine Close. As a Pine Close resident parking and traffic is already a considerable problem. Additional cars and foot traffic would make the situation impossible and very disturbing for residents of this area. Due to the poor bus service in South Wonston it is likely that the new residents would have at least 1-2 cars per property and the Pine Close infrastructure could not cope with an additional 20 cars. In addition to this it would be a very negative conservational move as it would require the distraction of mature trees and vegetation ... I think that the development of such housing on plot 9 could have a negative impact on the quality of living for local residents and negatively affect housing prices
- In regards to the proposed 10 dwellings on Pine Close, plot 9, South Wonston. I am fully against this as Pine Close already suffers with a serious space issue of cars parked on the road making it nearly impossible to back out of our own driveway. You propose to tear down mature tree growth ... They would require approx 2 cars per household which will pose an exceptional issue of lack of space, congestion and danger for any child trying to cross the road as visibility will be blocked
- I oppose the development of affordable housing in South Wonston. Particularly area 9. This is not a suitable place due to the potential access via Pine Close. Despite most houses having a driveway the road leading to our house and the proposed site of area 9 is already full of parked cars. This makes access to the property very difficult. More cars would make the situation worse and be very negative for existing residents of this area ... Pine Close infrastructure could not cope with an additional 20 cars. I also think it would be a very negative conservational move as it would require the destruction of mature trees and vegetation. I think that the development of housing on plot 9 could have a negative impact on the quality of living for local residents and negatively affect housing prices

General site comments

Environmental and community comments

- In considering the development I would expect the effect on the immediate environment (flora/fauna and especially lots of trees) to be given a high priority. I would also want a community facility to be included, such as allotments, a community orchard and wild flowers, perhaps incorporating a memorial garden
- I would like any site to be landscaped well, to have a full environmental impact assessment and to ideally include a community venture such as allotment, wildflower, meadow, orchard ...





Opposition to all sites comments

- Do not agree at all to any of sites
- None of the sites are suitable
- None of the current sites should be built on

South Wonston boundary comments

- None of the sites are suitable unless the community consents to breaking the settled village boundary
- If there should be further development of South Wonston, I believe it should be done within its current boundary
- No development outside the planning boundary

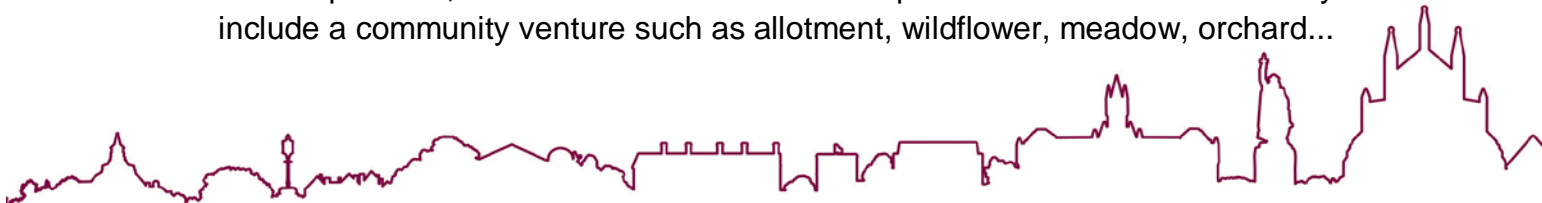
Other comments

- I notice that only one was green (the site that the parish council has been pushing for)

All comments received

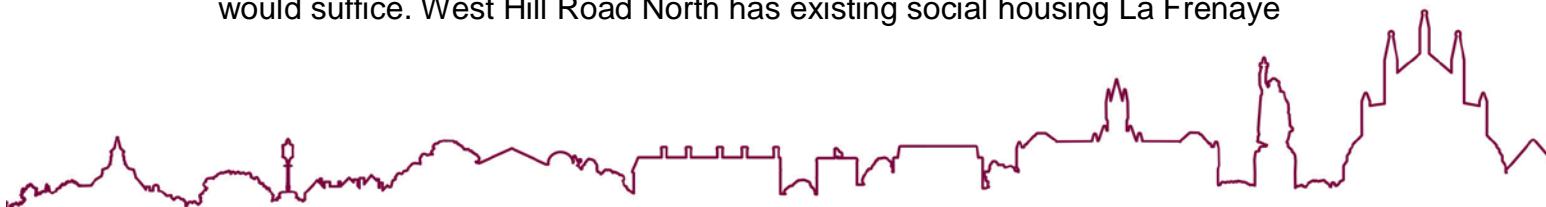
The following comments include all of the feedback received, therefore incorporating the site specific comments extracted above:

1. I don't believe there is a large enough need for the houses, however, the older generation might be more of a need. 13 identified required houses surely does not justify destroying the countryside and rural nature of South Wonston? Most people have to move out of the community its part of life - why all this for 13 households? the majority of us who grew up here have had to move away in our 20's, work hard and finally decided and afford to move back. We are making it too easy for the youth of today.
2. I support the provision of affordable housing in the village. My preferences are for sites 1, 2 and 3. In considering the development I would expect the effect on the immediate environment (flora/fauna and especially lots of trees) to be given a high priority. I would also want a community facility to be included, such as allotments, a community orchard and wild flowers, perhaps incorporating a memorial garden
3. I strongly support the social housing scheme. I do not think the paper consultation distributed by PC throughout the village was adequate as many people I have spoken to have lost the paper. I would like any site to be landscaped well, to have a full environmental impact assessment and to ideally include a community venture such as allotment, wildflower, meadow, orchard...





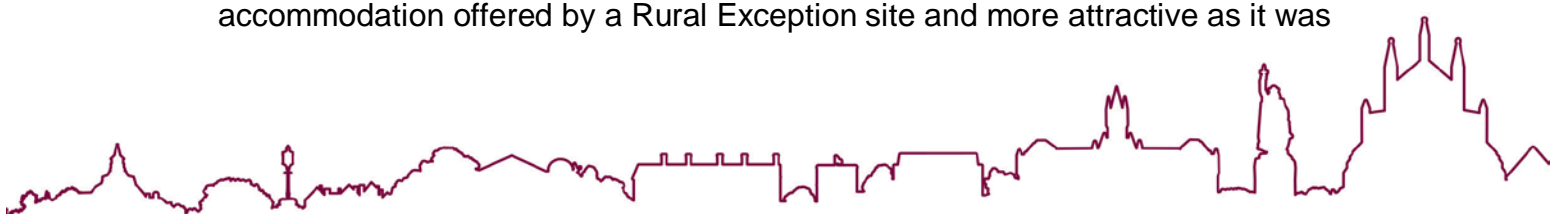
4. SWPC has not proved the need for 'affordable housing' and should not be agreeing in principal to it. Leave the village roundabouts alone. We value fields and beautiful countryside Kings Barton has endless scope for AH and facilities. The majority of residents do not want more social housing
5. Thank you for arranging this event, Very friendly and informative
6. South Wonston is fully developed now and any further development would be outside the boundary - do not agree at all to any of sites and any further development
7. There is no need to further develop the village and until the whole of Barton Farm and that affordable housing has been completed and sold. None of the sites are suitable. I notice that only one was green (the site that the parish council has been pushing for) verification of housing needs - how were these figures obtained?
8. The whole emphasis on this event is to encourage villagers to assume the building of 'affordable housing' is A) inevitable, B) wanted and C) a good thing for South Wonston. Also need and want are very different concepts. South Wonston lacks public transport, extra places in the school and infrastructure
9. As a resident of over 30 years in South Wonston, and also was stationed/lived at Worthy since 1964, I have seen the landscape of South Wonston radically changed. I would not wish for the present boundary of its village to be expanded. I am not against in principle, affordable housing. if there should be further development of South Wonston, I believe it should be done within its current boundary. None of the current sites should be built on
10. I do not believe that the council have proved a need for such an affordable housing scheme - a need as opposed to a want. The figures just do not stack up. We need to preserve our green spaces - any such development would break our boundary and therefore lead to further development
11. No development outside the planning boundary, WCC say that Winchester district housing needs are all planned for, for some years to come. South Wonston is not remotely isolated or in need in any proper sense of 'rural exception' NPPF says provision can be made 'nearby' – Kings Barton?
12. If the community support is sufficient to qualify for CP4. Sites 1&2 on the map would suffice. West Hill Road North has existing social housing La Frenaye





Place. Sites 1&2 are opposite this development. Any development added to the eastern end of the village will have increased vehicle movements onto The Alresford Drove. Which requires upgrading, improvements and adoption. Site 3 the Persimmons Field. Has several difficulties, a ransom-strip, agricultural tenancy, schedule monument- long barrow, vehicle impact onto The Alresford Drove. The time required to progress this site could be two or more years. The alternative would be to use policy CP3 as a market lead development, requiring a change to the settlement boundary. And community support. Revised LDP 2036

13. I totally oppose any further Rural Exception site. The first one is hardly a resounding success. There has been no evidence to suggest that there is a local need. The City Council may have found a few names on the housing register but that does not show a need to be in South Wonston rather than a "want" for cheap housing anywhere. They will soon find out that there is no public transport to speak of. May be OK for the few people that may have a free bus pass and can stand around and wait for it, but it is not acceptable for people relying on it for work. There are no nursery places, the Doctors surgery is full, there is no work in South Wonston apart from the school and the local shop. None of which are looking for staff. The survey carried out a year ago by Hastoe and or HARA clearly showed no support, as did the Extraordinary Meeting held by the Parish Council in November 2018. I note that the City Council are using a survey carried out in Autumn 2018, instigated by the Parish Council suggesting that this showed support. However, this survey was discounted by the Parish Council as being an adequate representation of what people felt due to inadequate responses. It required 400 people to return it and only 249 responded, therefore, this should not be used as evidence of support. The Council are also quoting responses from a 2017 Amenity Survey, again these responses are misleading, the questions were never making it clear that your intention is to build on their greenspaces. The Council yet again misrepresenting the Community response. The Parish Council minuted in the November 2019 that if the planning process had not started by the end of January 2020 then the Parish Council would no longer be giving its support for a further Rural Exception Site. It is my view, and I believe that of the Parish Council now, that no real evidence can be shown by the City Council's Housing team of any local need to concrete over any more of our precious green spaces, for random ever changing figures presented by the Housing team. None of these people are evident in the village, indeed South Wonston is currently very affordable when compared to housing prices in adjacent villages. There are also many affordable homes regularly and currently available in Kings Worthy, Kings Barton and other sites within 3 miles of South Wonston. Indeed, I have seen rented property advertised in Goldfinch Way, South Wonston recently, which was more affordable than the rented accommodation offered by a Rural Exception site and more attractive as it was

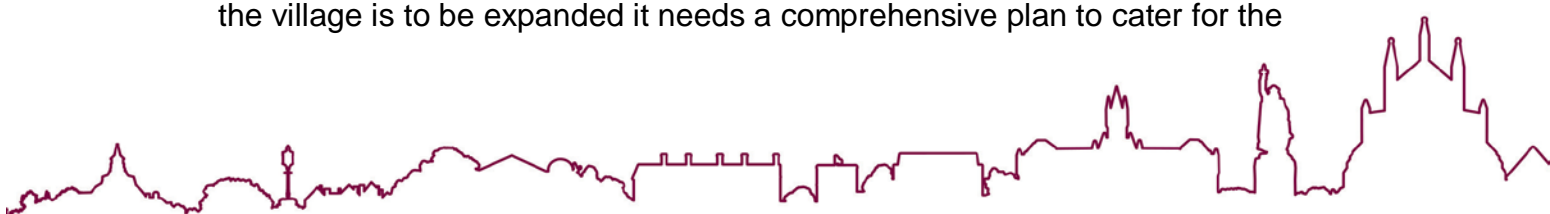




not in a ghetto of like minded people. It was not let to anyone from South Wonston, I, therefore, have to ask the question why these people on your register are not snapping up properties when the become available in South Wonston. A Rural Exception site can not be pursued in South Wonston because the Council can not demonstrate a need for the housing within the village, there is not the infrastructure to accommodate it where you are proposing it. And there is certainly not community support for it. South Wonston is in excess of 800 dwellings, any support is very much in the minority, even then it is misguided support because the City Council and the Parish Council have been very frugal with the facts. Consultation has been utterly abysmal from both the City and Parish Council and clearly not fit for purpose for the provision of a Rural Exception site

14. I oppose the development of affordable housing in South Wonston. Of particular concern is area 9. This is not a suitable place due to the possible access via Pine Close. As a Pine Close resident parking and traffic is already a considerable problem. Additional cars and foot traffic would make the situation impossible and very disturbing for residents of this area. Due to the poor bus service in South Wonston it is likely that the new residents would have at least 1-2 cars per property and the Pine Close infrastructure could not cope with an additional 20 cars. In addition to this it would be a very negative conservational move as it would require the distraction of mature trees and vegetation. We bought our house to move away from the city centre and be close to the countryside. We worked hard and saved so we could purchase a house and live in an area of private housing, not one of affordable subsidised housing. I think that the development of such housing on plot 9 could have a negative impact on the quality of living for local residents and negatively affect housing prices. I would also like to note I am generally against this proposed development of housing in South Wonston as I do not see a demand for such housing due to the vast near by development of Barton Farm. I believe that none of the areas should be considered and South Wonston be kept as a small village with a rural surrounding

15. None of the sites are suitable unless the community consents to breaking the settled village boundary. The need for affordable housing is very problematical especially when there are hundreds of affordable homes being built just 5 fields away where there will be proper public transport and infrastructure in place. South Wonston is poorly served by public transport and due to the nature of its ribbon development has little sense of community. The main access to south Wonston is via just 1 road and at peak times is extremely congested. Due to the lack of public transport adding more houses will only make this problem worse. If the village is to be expanded it needs a comprehensive plan to cater for the





increase in traffic and to create a sense of community. Just adding on little bits of development makes no sense

16. In regards to the proposed 10 dwellings on Pine Close, plot 9, South Wonston. I am fully against this as Pine Close already suffers with a serious space issue of cars parked on the road making it nearly impossible to back out of our own driveway. You propose to tear down mature tree growth that has made Pine Close the reason we purchased outside of Winchester City centre. With the massive development of Barton Farm and the lack of public bus service in South Wonston, the affordable housing scheme would not be suitable to those in need. They would require approx 2 cars per household which will pose an exceptional issue of lack of space, congestion and danger for any child trying to cross the road as visibility will be blocked. We pay over £200 per month in council taxes to live in a country side environment and it is being threatened with additional affordable housing when they could be easily moved to Barton Farm with bus service, schools and means to walk to town
17. I oppose the development of affordable housing in South Wonston. Particularly area 9. This is not a suitable place due to the potential access via Pine Close. Despite most houses having a drive way the road leading to our house and the proposed site of area 9 is already full of parked cars. This makes access to the property very difficult. More cars would make the situation worse and be very negative for existing residents of this area. The bus service in South Wonston is very bad and it new residents would bring approximately another 20 cars into the area (2 per property). Pine Close infrastructure could not cope with an additional 20 cars. I also think it would be a very negative conservational move as it would require the destruction of mature trees and vegetation. I think that the development of housing on plot 9 could have a negative impact on the quality of living for local residents and negatively affect housing prices. I enjoy living close to the county and my sister and I often play and walk in the local vegetation. Increased traffic in the area would increase the risk of accidents. Finally I do not see a demand for such housing due to the vast near by development of Barton Farm. I believe that none of the areas should be considered and South Wonston be kept as a small village with a rural surrounding
18. Site 3 Persimmon – I am very concerned that the character, appearance and setting of scheduled monument 12092 – long barrow 400m south of sanctuary farm will be affected by this development. This Neolithic (c3700-2500bc) long barrow is the best preserved in South Wonston and runs along the full length of the southern boundary of the proposed site. The integrity of the barrow will be degraded and detrimentally affected by the development of the land. I am very





concerned that due respect is not being given to the ancient monument other proposed sites do not have these archaeological impacts

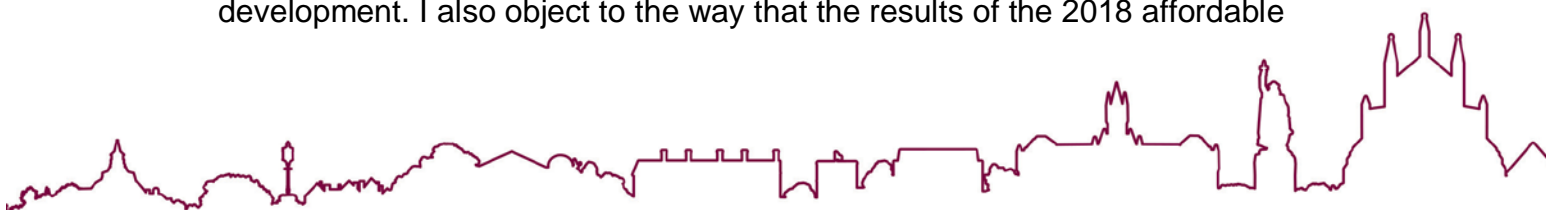
19. No.3 Persimmon Field: the construction of the proposed dwellings is on land bounded to the south by a long barrow. This means the Persimmon field will include significant archaeological remains which will be destroyed by the development. The long barrow is a scheduled ancient monument ref (12090 long barrow 400m south of sanctuary farm). It is the best preserved of a group of three barrows that lie within the immediate locality. It is the only one which has not been ploughed out and retains its original mound. When visited in 2002 by Rob Ferrin, English heritage Inspector of Ancient Monuments, south east region, he said it was one of the best preserved long barrows in Hampshire. Sitting the development on the boundary of the long barrow does not give this monument the respect it deserves

20. My objections to the building of affordable housing on any of the proposed sites are:

1. Rural exception sites are for people who NEED to live in the parish, not just WANT to. It is difficult to believe that many or any of those identified genuinely need to live in South Wonston. In fact, in the verification of housing need April 2019, it states that of the 10 households contacted only 6 households had a first preference for South Wonston. The subsequent document 'affordable housing needs to be met, does not state how many put South Wonston as first choice.
2. Rural exception sites must have community support and this has not been sufficiently demonstrated. None of the surveys has mentioned the special nature of RES's and explained that green field sites, which could remain green, will be built on. The survey done in September asks 'do you agree that a small affordable housing scheme of 20 houses should be built in the parish for people with a local connection'? This was followed by Yes and No tick boxes (It also says unless 440 households responded, it would be disregarded). That target was not met but it was subsequently quoted in the affordable housing needs to be met document produced at the December consultation. The question it should have asked was 'do you support building affordable housing on a green field site'?
3. 800 affordable housing are being built at Kings Barton which is within easy access of South Wonston. People who would like to live in South Wonston can be accommodated there.

My objections specifically to site 3, the Persimmon field are:

1. It will break the settlement boundary to the east. In the past this has been deemed undesirable by South Wonston Parish Council and I don't see what has changed to alter that opinion.
2. The proximity to the long barrow also makes it an unsuitable site for development. I also object to the way that the results of the 2018 affordable





housing survey have been misrepresented. The questionnaire was attached to the SWPC survey of proposed new amenities and headed 'affordable housing and additional homes in South Wonston' questions 1, 2 and 3 were about affordable housing but questions 4,5 and 6 were about housing in general as it mentioned large 5+bed homes to buy, clearly not affordable housing. So when question 7 asked 'Can you suggest any sites in South Wonston that you think might be suitable to provide this housing? It was asking about development in general not just affordable housing. But on p21 of the results and analysis 'suitable' has become 'preferred' and this (i.e. general development) has become 'affordable housing.' The number suggesting the Persimmon field was 17. 17 out of 55 who answered that question. 17 out of the 630 who completed the Affordable Housing Survey. Statistically that is too small to be at all significant, yet it was mentioned in a leaflet sent by HARA to every house in South Wonston. Following that, a public meeting in November 2018 has a hall full of people showing their opposition to the persimmon field site. I therefore conclude that there is not the public support necessary for a Rural Exception Site development

21. With 800 affordable homes being created nearby at Barton Farm, we do not see the necessity of extending the village boundary to create a handful of additional affordable homes. Therefore we totally reject the proposals

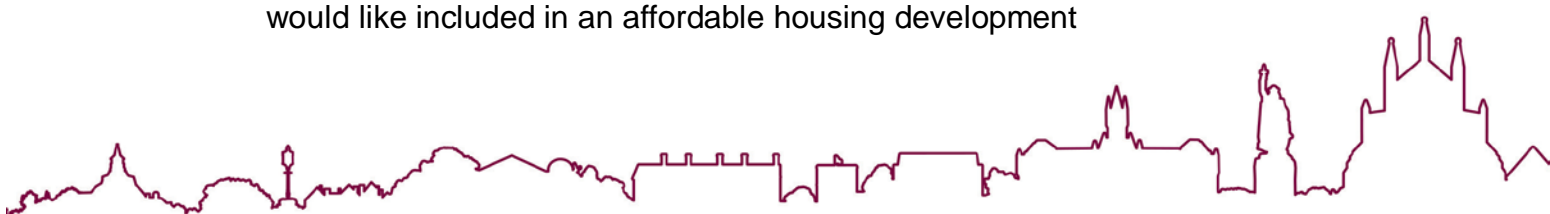
Summary

A range of comments have been received following this consultation looking at previously identified affordable housing sites and inviting possible new sites to be put forward for affordable housing.

No new sites were identified as part of this event.

Comments were not specific to sites and all comments have been included in this report, but only the comments specific to site selection are included in this summary.

- Two respondents showed support for sites 1 and 2
- Four respondents commented specifically on site 3. All four respondents expressed their concern about this site due to the ancient monument (Long Barrow). One of the respondents opposed this site due to the ancient monument and for breaking the settlement boundary at this point. Another respondent was concerned about the ransom strip, agricultural tenancy and vehicle impact
- Three respondents objected to site 9 due to access, parking, traffic (visibility concerns) and trees/ vegetation
- Two respondents mentioned environmental and community aspects they would like included in an affordable housing development





- Three respondents specifically stated they felt none of the sites were suitable and three respondents mentioned that development should not take place outside of the settlement boundary, although one of these respondents added that this was unless the community agreed to this

Recommendations

Following the feedback from this event, Winchester City Council recommends the Parish Council:

- Consider this report alongside other community consultation identifying site selection preferences
- Move forward with identifying site availability and suitability of selected sites as part of a HARA collaborative process

