

(2) EU crisis is now threatening a deeper economic recession, the Government now expect debt reduction measures will extend 2 years beyond their next election, and Bank of England Mervyn King announced that Banks need to keep larger reserves – all 3 factors mean even fewer people will be able buy, confirming WCC Housing figures are too high and unsound and need to be reduced;

(3) The over-high figures are likely to fail the test of Soundness, as WCC LDF was rejected before. Overhigh Housing figures could blight Hampshire Tourism trade with unoccupied and unsaleable Housing;

(4) SHUA sought rapid growth rate, but SHUA have already reduced their Housing target numbers by 10% due to economic recession as have Eastleigh and Fareham. WCC will be equally affected, and will need to reduce targets by at least 10% or more.

(5) WCC have set a dwellings 22% INCREASE target – almost double the ONS historical evidence of only 6% population growth from 1998 to 2008 (so only 12% population increase for 20 years) ;

(6) 12% increase is just 5912 dwellings needed for the entire WCC District - 11000 dwellings would be almost DOUBLE dwellings needed by historically accurate actual population increase.

(7) Lower and achievable dwelling numbers would also result in genuinely suitable land supply being available ;

(8) Economic downturn is already reducing salaries and increasing unemployment, and will make single person households unaffordable. Persons per household will increase and not decrease. Market house prices are already falling fast, and will continue to drop until they match salaries reduced by recession ;

(9) Other sites are becoming available – Councillor Godfrey mentioned a Chilcomb site and a North Winchester site ;

(10) Prime Minister Cameron required Local Authorities to make unused/spare Local Authority land available to Developers – and Local Authorities would be paid a realistic price, and COULD charge INTEREST until re-paid;

(11) Vote Loser – in just 5 days, 1367 angry voters signed a petition to say that the housing figures are too high and that WCC should not build on Barton Farm ;

(12) SMUG proposals are within genuine walking distance of central Winchester, Barton Farm is 2 miles uphill and would generate car travel and traffic jam gridlock;

(13) Affordable Homes went from about 7000 before the Election but dropped to a few hundred because the Coalition Government found Government could no longer afford to pay Affordable Homes nor other subsidies.

(14) We understand voters in some of the larger settlements are concerned their numbers are also too high – we suggest you consult further with Councillors to determine how few houses their voters are asking each Councillor to provide in their settlement's quota.

(15) Only 3% - 4% of Hampshire jobs and income comes from Construction, and £83 million and thousands of jobs come from WCC Tourism

KEY QUOTES :-

.(14) Councillor George Beckett in print in Hampshire Chronicle on 01 December 2011 :-

“You have to say ‘is Winchester a county town and a centre of education, employment and commerce, or is it a dormitory’, and I believe it’s not a dormitory.”

.(15) Winchester District Local Plan Part 1 - Joint Core Strategy--CAB2258LDF-APDX.pdf

Paragraph 2.8 “The nature and quality of the built and natural environment of the District is highly valued by many and indeed is its key feature. This in itself creates challenges for addressing both housing and employment growth whilst respecting and where necessary protecting environmental assets.”

.(16) In the January 2009 full Council meeting, Council Leader George Beckett made a public commitment :

If Barton Farm was included in a WCC 20 year Local Plan, then it should not be before the end of the period.