

# Affordable Housing Site Consultation and Housing Register Drop In Event

Compton & Shawford Parish Council

30<sup>th</sup> November 2012



COMMUNITY ACTION  
HAMPSHIRE

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## Executive summary

- Access to affordable housing is a real concern for many people in rural areas, rising house prices and few homes for affordable rent often result in valuable members of the community having to leave their village.
- The affordable housing built by the Hampshire Alliance for Rural Affordable Housing (HARAH) will be specifically for people with a local connection to Compton and Shawford.
- 27 applicants with a local connection to the parish are on Winchester's housing waiting list and 17 of these have a local connection of more than three years.
- 10 sites have been identified which have some potential for a small affordable housing scheme in Compton and Shawford Parish. The results of the Parish Community Exhibition show that Site 11 (Stoney Drove Farm Buildings) is the site favoured by residents.
- A major concern that residents have regarding a residential scheme in Compton is that they do not want a development to add to the existing traffic and parking problem. Site 11 is outside Compton Street and the cul-de-sacs in the village so a residential scheme here will not add to this problem.
- Site 11 does have some constraints and further investigation is required to see whether these constraints can be overcome:
  - Policy CE24 discourages the conversion of farm buildings but this may be overturned if it can be demonstrated that all reasonable efforts to secure the re-use for economic development has been unsuccessful
  - Policy HE17 allows the change of use of redundant agricultural buildings which have an historic or architectural interest; however, economic re-use would be first encouraged. As such, the conversion of these buildings for affordable housing maybe acceptable as an exception to policy subject to high quality design
  - Site 11 is by a dangerous junction for children and others walking to school. There is however, an underpass which connects this site to the part of the village where the school is
- If Site 11 is supported and constraints can be overcome, it will take at least three years before the homes actually get built due to the many stages involved in delivering a small affordable housing scheme.
- The 2<sup>nd</sup> and 3<sup>rd</sup> sites favoured by residents were Site 5 (site at the end of Martins Field) and Site 4 (North East of Attwoods Drove). These sites have potential but they also have some constraints; respondents have highlighted their concerns with these sites stating that a development would bring increased traffic and parking problems. These sites however, do have potential to bring benefits to the community as additional parking spaces could be allocated to help with the existing parking problem.
- The Parish Council, Winchester City Council and HARAH would like to thank residents for attending the Community Exhibition in November and taking time to fill out the consultation forms.

## 1. Introduction and Background

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- 1.1 The Compton and Shawford community consultation event was organised by Compton and Shawford Parish Council in partnership with members of Hampshire Alliance for Rural Affordable Housing (HARAH), which includes Winchester City Council, Hyde Housing Association and the Rural Housing Enablers (RHE) based at Community Action Hampshire.

The event had three main purposes to:

- 1.) give residents the opportunity to comment and score a list of sites which have been identified as having some potential for a scheme of 8-10 affordable housing units for local people of the parish
- 2.) explain why an affordable housing scheme for local people in Compton and Shawford is needed
- 3.) provide an opportunity for local people to register their housing need with Winchester City Council on the Hampshire Home Choice Scheme.

- 1.2 The Parish Council wanted to involve the entire parish community at a very early stage in the decision-making process. Winchester County Council advised that there was a local housing need of 27 households. The Parish Council wanted to explore the entire community's views on how this need could be met, should the overall community decide that it wishes to do so.
- 1.3 The Parish Council and HARAH wish to emphasise, yet again, that no decision has yet been made and nor will it be without due consultation. The exhibition on 30<sup>th</sup> November was the first stage in a parish-wide consultation exercise. The aim of the event was to give all those interested the opportunity to make their views known. The Parish Council made it patently clear that it is not going to impose any action unless it has a clear mandate to do so from the community that it serves. The Parish Council is firmly wedded to its on-going pledge to engage with the community, which explains why the consultation event of the 30<sup>th</sup> November was held at such an early stage in the project. The Parish Council is acutely aware of the need to ensure that the process remains open and transparent at all times, with all parties having effective channels of communication.
- 1.4 Over 110 people attended during the four hours allocated. The exhibition made a very good start in obtaining the community's views.

### Background

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- 1.5 The topic of affordable housing has been a matter which has been on the Parish Council agenda at varying intervals of time, since at least **December 1994**.
- 1.6 HARAH began working with the Parish Council in **2002** to try to identify a site for an affordable housing scheme without success. The issue of affordable housing was considered at a Parish Council meeting again in 2010. On **February 18<sup>th</sup> 2010**, a meeting was held with the previous Chairman of the Parish Council to discuss the issues and to explore the potential and possibilities for providing some affordable housing for local people in the parish. A tour was undertaken to visit the sites which had been suggested as having potential as rural exception sites.
- 1.7 On **March 16<sup>th</sup> 2010**, the RHE then carried out a more comprehensive site visit, adding some further information to those already suggested. A list of potential sites was drawn up (sites 1, 2,

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3, 4, 5, 6a, 6b, 7, 8, 9, 10 & 11) and sent to Winchester City Council's Planning Department and South Downs National Park for informal advice on the suitability of these sites to be developed for a scheme of 8-10 affordable homes for local people. Some of these sites have been discounted and I have explained the reasons for this below.

- 1.8 By **November 2012**, 10 possible had been identified as having potential, the main criteria being that they are all adjacent to existing development or settlement boundaries and offer potential for access to an existing highway: potential impact on any development on the landscape and on the amenity of neighbouring properties were also factors. All the sites considered are on exceptions land and council owned land within the village. All sites on exception site land can only be developed for residential use as an exception to planning policy and the housing must be affordable housing for local people and remain so in perpetuity.

### 2. Site selection process

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- 2.1 The following constraints will make residential development difficult in Shawford, Southdown and Compton Down. It will be up to the planning officer to determine which sites have potential.
- Shawford is constrained by ancient woodland and a floodzone (Policy DP8, Winchester District Local Plan, 2006)
  - Southdown is also close to the floodzone and development of potential sites to the South of the settlement would physically and visually diminish the local gap and thus undermine its function (Policy CE2, Winchester District Local Plan, 2006)
  - There is a problem regarding visibility splays that are available at the two road junctions into Compton Down, they do not comply with the recommended visibility standards.

### 3. Exception Site Planning Policy

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- 3.1 The criteria that must be met for developing housing on an Exception Site to meet local needs are set out in Local Plan 2006 policy H6.
- 3.2 As an exception to other policies of the Local Plan, small scale housing schemes will be permitted on sites well related to existing defined and other settlements, to meet the needs of local people unable to afford to rent or buy property on the open market, provided that:
1. the local planning authority is satisfied that the need cannot be met within the existing settlement where the need exists;
  2. the development provides affordable housing in perpetuity for local people in proven housing need, who cannot afford accommodation locally on the open market;
  3. there is access by public transport, walking or cycling to local facilities (particularly shops and schools);
  4. the development is well related to the scale and character of adjacent settlements;
  5. it does not intrude unduly into the countryside or harm the landscape character or setting of settlements.

## 4. Affordable housing in Hampshire

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- 4.1 Access to affordable housing is a real concern for many residents in rural areas. Rising house prices and few affordable homes for rent often result in some members of the community having to leave their village. The Government's 'Right to Buy' scheme has meant that there are currently few homes to rent at affordable rent levels. This has resulted in demand outstripping supply.
- 4.2 Different ages and income groups help ensure that communities remain vibrant. Young families often need the help and support of relatives. Childcare can be expensive and if young families are able to live close to relatives and friends, this reduces the cost of childcare which can be a struggle for many low income households.
- 4.3 Some older people within the community may wish to downsize to a smaller more manageable property in the future. Smaller properties may not be available for these residents in their local community. Many older people will have lived in Compton and Shawford all their life and this is where their support networks are.
- 4.4 Some people on low incomes that have lived in a village all their life may be unable to continue living in their community. When people move elsewhere the result can be the closure of village schools, shops, pubs, bus routes, post offices and local businesses. It is important that communities remain vibrant and mixed and made up of people from all social strata groups.
- 4.5 The affordable housing built by the Hampshire Alliance for Rural Affordable Housing (HARAH) will be specifically for people with a local connection to Compton and Shawford. There are currently 27 applicants who have indicated that they have a local connection to Compton and Shawford parish on the council waiting list. Before a household is offered an affordable property they will be asked to provide documentary evidence of their local connection. Out of these 27 applicants, the local connection is as follows:
- 3 years or less = 5 applicants
  - 4-5 years = 5 applicants
  - 6-10 years = 1 applicant
  - 10 years plus = 11 applicants
  - Unknown = 5 applicants
- 11 applicants have a local connection to Compton and Shawford of more than 10 years. The local connection criteria and length of connection are written into the Section 106 agreement, a legal document which sets out planning conditions for the housing. The Parish Council has indicated that it would wish to give priority to households with at least 10 years local connection to the parish, should the project go ahead.
- 4.6 The Affordable Housing developed by HARAH helps those who do not have the financial means for a mortgage, by offering them the chance to have a home, into which they have to put some equity or rent. The freehold will always remain with HARAH, so that such houses would never be available on the open market. The criteria also state that those applying for this kind of housing have to prove a strong connection with the parish, over time.
- 4.7 Local connection criteria is as follows:
- the applicant lives in the parish and has done so for an agreed period of time
  - the applicant previously lived in the parish for an agreed period of time and still has family living there
  - the applicant works in the parish and has done so for a period of time (the Parish Council has indicated that it wishes to give priority to households with 10 years local connection or more)

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- 4.8 The waiting list for affordable accommodation has increased in recent years as more and more people are unable to afford properties on the open market, due to increasing house prices and falling incomes. The waiting list has **not** increased through increased marketing. The current climate means that many people are struggling to find an affordable property. The increase in numbers will be reflected in **every parish** in Winchester district, not just Compton and Shawford Parish.
- 4.9 On 14<sup>th</sup> January 2013, the cheapest property available in Compton was a two bedroom apartment available for £175,000. A first time buyer would need a £35,000 deposit for this property (20% deposit). A mortgage for a property at this price would be £140,000 so a first time buyer would need an annual income of £40,000 (mortgage rate – 3.5 x annual income). There has been a shift towards more single occupancy in recent years, many young people have to rely on their single income so are finding it difficult to find somewhere affordable in their local community.
- 4.10 On 14<sup>th</sup> January 2013, the cheapest and only property available in Compton to rent was a three bedroom house available for £1,475 per month. Monthly rent should be below 40% of a monthly salary to secure food, transportation and bills. To afford this property at £1,475 per month, a household will need to earn at least £3,688 per month (£65,000 per year).
- 4.11 According to data from the Office of National Statistics (2011), the average income in the United Kingdom is £26,200 therefore, more affordable homes need to be built to ensure that local people on low and modest incomes can have access to good quality accommodation and can live close to relatives and friends.
- 4.12 The number of social housing properties has reduced since the 'Right to Buy' scheme was introduced. 30 years ago, local people would have had access to affordable accommodation in their village. We need to ensure that local people are able to remain living in their village today and more affordable homes need to be built.

## Affordable Housing Schemes built by HARAH in Winchester

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### West Meon (Headon View), Petersfield



Cllr Tony Coates, Portfolio Holder for Housing said:

*“West Meon is an active community that has ensured the village remains vibrant by supporting a wide range of amenities which includes sports facilities, a primary school, church, pub, café and the community shop which was saved from closure by the community.”*

*The affordable housing will not only enable local people to stay in the village but will also help to e amenities.”*

10 properties:  
4x1 bedroom flats  
1x1 bedroom bungalow  
3x2 bedroom houses  
2x3 bedroom houses

### Twyford (Northfields)



15 properties:  
4x1 bedroom houses  
6x2 bedroom houses  
3x3 bedroom houses  
2x4 bedroom houses

## 5. Compton and Shawford Community Exhibition (30th November 2012)

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- 5.1 A public exhibition inviting comments on potential sites was held at Reeves Scout Hall, Martin's Field on Friday 30<sup>th</sup> November 2012, between 4pm and 8pm. Parish councillors, officers from Winchester City Council Housing Department, Hampshire County Council Housing Department and the Rural Housing Enablers were there to answer questions. An attendance list was also recorded.
- 5.2 The aim of the event was to give residents the opportunity to record their views on the suitability of 10 sites which have been identified as having some potential by the planning officer.
- 5.3 The information on the 10 potential sites was displayed at the exhibition. The A3 display boards showed a photograph and map of each site, with comments from Winchester City Council Planning Department.
- 5.4 Comment sheets were provided for visitors to record their views. Attendees were able to give each site a score of 1 to 5. 1 being least suitable and 5 being most suitable for a scheme.



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- 5.5 The comment sheets were also uploaded onto the Compton and Shawford Parish Council website to enable residents to download the form and send their comments.
- 5.6 200 copies of the exhibition comments form were distributed personally by the Chairman of Compton and Shawford Parish Council to all residents in Compton Street and adjoining properties on 7<sup>th</sup> December 2012 to enable residents in the village to have an opportunity to give their opinion about the 10 sites identified as potential options for a small affordable housing scheme for local people. She was assisted in this mission by two volunteers who effected a similar questionnaire drop in Attwoods Drove and Martins Field.
- 5.7 The deadline for return of forms to the Rural Housing Enabler at Community Action Hampshire was extended by the Chairman of the Parish Council to January 4<sup>th</sup> 2013. A copy of the form is attached to **Appendix 2**.

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### Response

- 5.8 110 people signed the visitor sheet at the Affordable Housing Exhibition at the Scout Hall. The actual number who came along was probably well in excess of that as it is likely that not everyone signed in and all 150 comment forms were taken.
- 5.9 HARAH received comments from 93 residents, including one DVD. Of these, 90 have commented about specific sites. HARAH would like to thank these 93 residents for giving their time providing us with valuable feedback. We appreciate the fact that many residents have spent a lot of time completing the forms.

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### General comments about an affordable housing scheme in Compton

- 5.10 A number of people are very positive about the proposal, particularly those local people in housing need who have been waiting on the Housing Register for several years.
- 5.11 There were concerns from some residents that a new scheme will add to the existing traffic and parking problems in Compton village. Residents have stated that there is already a lack of available parking spaces in Compton and residents and visitors have to park on the road resulting in one-way traffic which can be frustrating for drivers and potentially dangerous. Some residents also explained that traffic along Compton Street is very congested at school drop off and pick up times and a residential development on Compton Street would make the situation much worse, although clearly this would not be the case at any other time of day, when traffic flows easily. Equally, it has to be noted that should more children be available to fill school places, the traffic congestion referred to above could well be reduced.
- 5.12 Residents also explained they do not want any properties being built on the Greenbelt as they feel that housing development will ruin the wildlife and natural habitat of the countryside.
- 5.13 Some residents also raised concerns about the current pressure on school places at the local primary school, although the school is not full in all years. They are worried that the school would suffer in trying to accommodate the extra children, but an increase in the number of local children could potentially reduce the delivery of children to school by car, as fewer would come from out of the catchment area.

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- 5.14 Residents explained that the needs of elderly residents should be met as well as the needs of families and young people.
- 5.15 Some residents suggested ways in which some of the issues highlighted could be overcome if a scheme was to go ahead. When commenting about specific sites, residents have stated that it is fundamental that new residents should be allocated their own parking spaces to avoid exacerbating the congestion and parking problems that already exist.

### **6. Comments from the Compton Village Association meeting (9th January 2013)**

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- 6.1 A letter has been received by the Compton Village Association which details its concerns about specific sites in Compton village. Please see **Appendix 4** for this letter and HARAH's response.

### **7. Analysis of residents' comments about all 10 sites displayed at the Affordable Housing Community Exhibition**

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- 7.1 Location plans are provided for each site and scores (1-5) by each respondent have been graphed to make it easier for the reader to interpret. The comments that each parishioner has made about each site are shown in tables in order to find out the issues respondents are most concerned about for each site. (Just to note: Score 1 = unsuitable and Score 5 = suitable)
- 7.2 A number of respondents have given sites a score of 0. These respondents have been represented in the figures as giving these sites a score of 1. 1 is the lowest score that respondents could give and respondents giving a site a score of 1 are clearly against development on that site so I felt that amalgamating these two scores was the best approach, this also made the graph easier to interpret.
- 7.3 Please note that some respondents have made a number of comments about specific sites and I have ensured that **every** comment made has been included in my results.
- 7.4 This information will give the Parish Council and HARAH a highly valuable contribution relating to which sites are most favoured by Compton and Shawford residents, and which sites are unpopular, should the programme go ahead.
- Please see **Appendix 3** for a selection of comments made by the 93 respondents.
  - The map below shows the 10 sites considered in this process. Please see **Appendix 5** for a larger map of the sites.

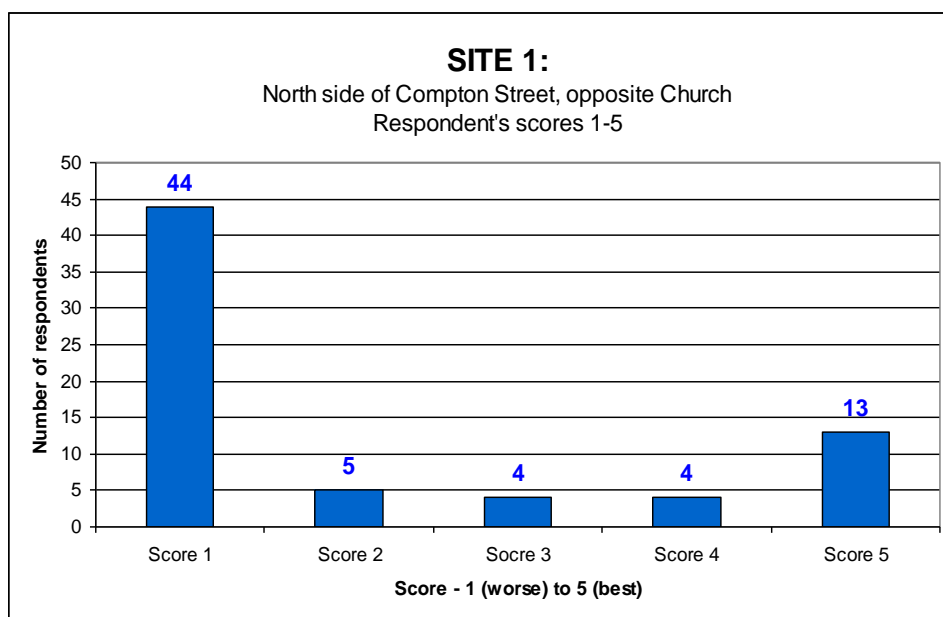
## Map of sites in Compton Village





7.5 Of the 90 respondents that commented on specific sites, 70 gave Site 1 a score of 1-5. Please see the graph below for the results.

7.6 The majority of respondents do not consider Site 1 to be suitable for a small scheme of affordable homes. 49 respondents (70%) scored the site a 1 or a 2. 17 respondents (24%) do consider the site suitable and have given the site a score of 4 or 5.



Site 1	Respondents
Score 1	44
Score 2	5
Score 3	4
Score 4	4
Score 5	13

7.7 A summary of written comments received about Site 1 is written below.

Positive comments about 'Site 1'	No of respondents
Natural infill of an already developed street	4
Good access	4
One of the best sites	4
No traffic congestion	4
Development will not disrupt village	3
Land not really used	3
Will not interfere with anyone's view	3
Near main road	1
Near regular bus stops	1

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- 7.8 Although the majority of respondents are not in favour of a scheme on Site 1, results show that some residents are in favour of a scheme and some have explained their reasons.

*'Excellent access without too much disruption to daily life locally.'*

Negative comments about 'Site 1'	Number of respondents
Need car parking for church/school and events e.g. fairs and keeping horses	26
Increase congestion	17
Safety issues	7
Out of keeping with area	10
Access problems	5
Church will not/probably will not give up land	4
Not in keeping with village	4
Pretty greenfield site	3
Loss of a field	1
Too near school	1
Plot too large	1
Fronted by valued trees	1
Affect people's privacy	1
Field has walker's rights of way	1
Will no longer be able to assess rain water run off	1

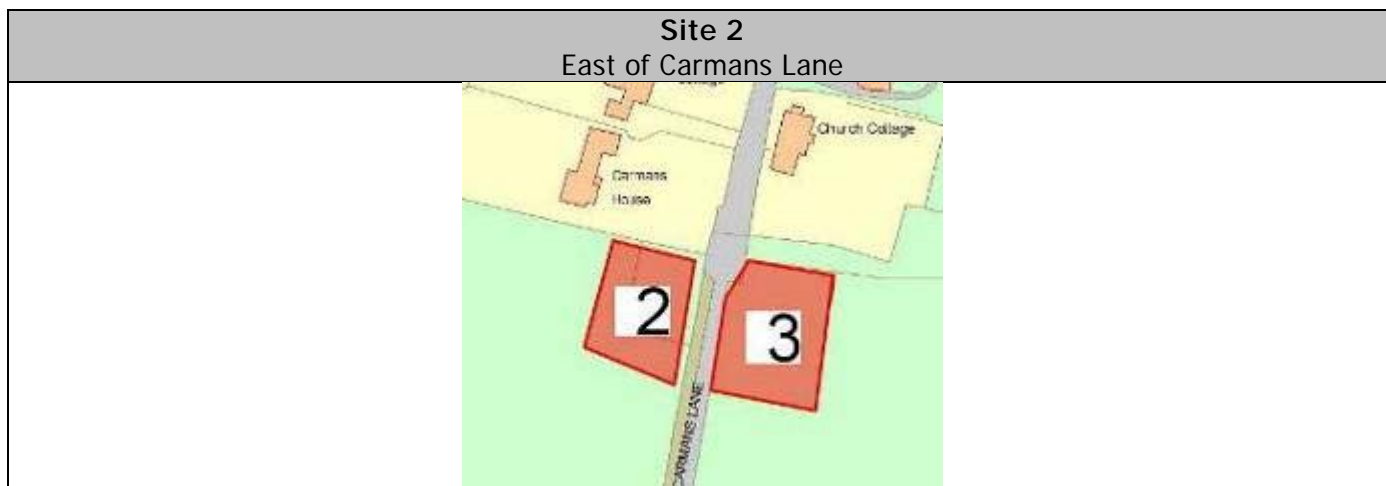
- 7.9 Respondents oppose a scheme on Site 1 for a number of reasons and 26 have explained that the church, school and other members of the community use Site 1 as a car park for events such as fairs and keeping horses. They do not want to lose a space that is utilised by the community. The main reason would be car parking for church events e.g. funerals and school events. Keeping horses would not be the main reasons as there are other places to keep horses and fairs only take place once every couple of years.

*'Absolutely no way, the school and church make great use of it on a regular basis'*

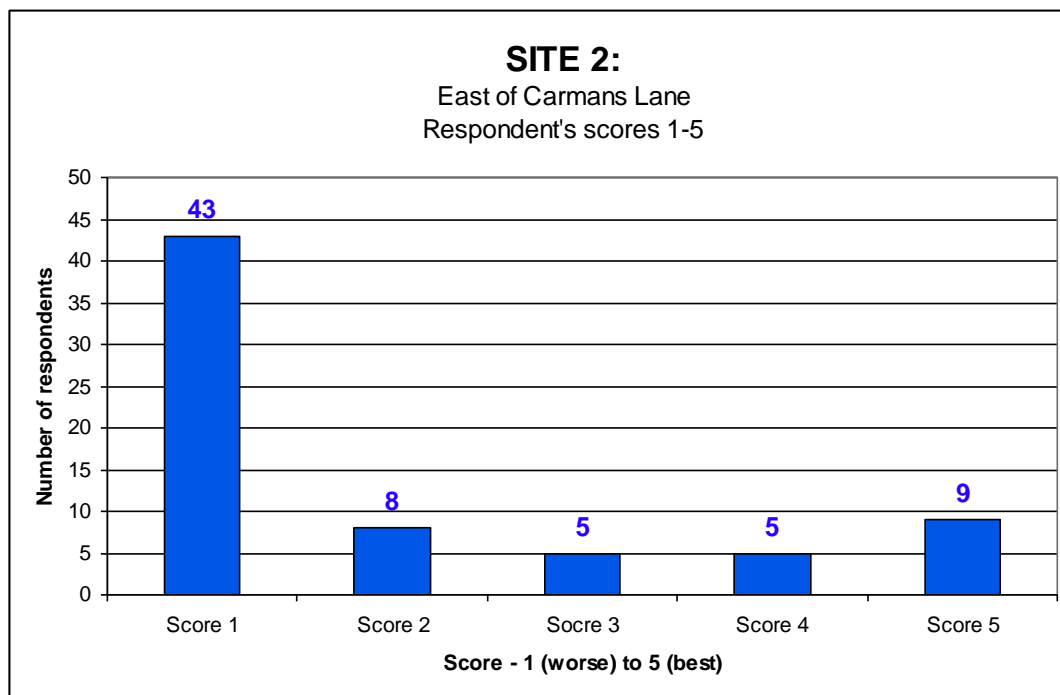
- 7.10 17 respondents have explained that development on the site would increase congestion and 7 have highlighted safety issues resulting from development on this land.
- 7.11 10 respondents have stated that development here would not be in keeping with the area as the site is by the church and in the heart of the village however, other residents have stated that a courtyard development would work very well.

### Suggestions

- 7.12 Some respondents gave some suggestions on how they would like the properties to be built on Site 1 if it is chosen as the favoured site. 3 respondents stated they would like the row of properties to be set well back to allow for parking for the school and church occasions. This may be something to consider.



7.13 Of the 90 respondents that commented on specific sites, 70 respondents gave Site 2 a score. The majority of respondents do not consider Site 2 suitable for a small scheme of affordable homes as 51 respondents (73%) scored the site a 1 or a 2. 14 respondents (20%) scored the site a 4 or a 5.



Site 2	Respondents
Score 1	43
Score 2	8
Score 3	5
Score 4	5
Score 5	9

7.14 A summary of comments received about Site 2 is written below.

Positive comments about 'Site 2'	Number of respondents
Traffic won't be as much of an issue	4
Would not impact on many people in the community	3
Ideal site/best choice	2
Peripheral boundary of village	2
Site has its own parking	2
Nearer to the main road	2
Easy access	1
Near bus stop	1

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- 7.15 Some survey respondents have made positive comments about Site 2 being used for affordable housing. 4 respondents have explained that traffic would not be as much of an issue here than in some other sites and 3 have stated that a scheme on this site would not impact as much on the community as some of the other sites in the report.

*'This is ideal as it remains on the peripheral boundary of the village with its own parking'*

Negative comments about 'Site 2'	Number of respondents
Inadequate access - unmade road - narrow lane	23
Intrusion into the countryside	10
Field floods in heavy rain	9
Could ruin character of Carmans Lane	7
Safety issues	7
Want the farm to be kept	2
Alter the view	2
Can plots meet VDG 6, 4 and 3	2
Building homes here will be difficult and costly	2
Carmans Lane is a public footpath used by a lot of people	2
Poor road surface	1
Too close to existing houses	1
Site bordered by hedges and verges specially protected CA	1
Both gateways are only useful access onto the field	1
Set a precedent for expansion	1
Site is isolated	1
Too close to school and church, too much disruption	1
No land available to widen Carmans Lane	1

- 7.16 The main concern that residents had if Site 2 was to be developed was the fact that the road leading to the site is unmade; it is a narrow lane and would not be able to handle an increase in traffic. Residents have explained that there is no room for two cars to pass safely as the road is too narrow. 23 respondents raised this issue.

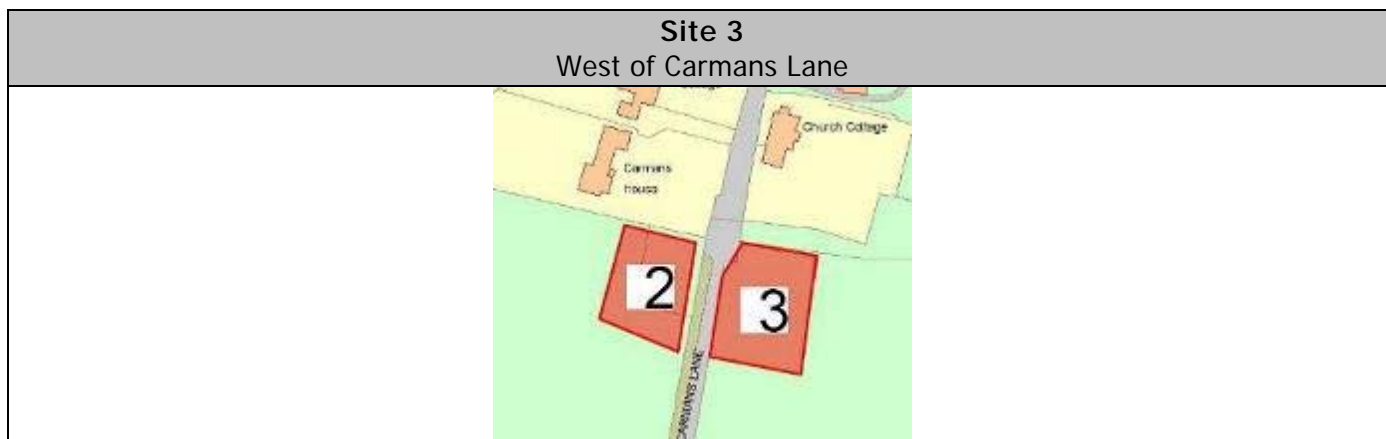
*'Access road down Carmans Lane is very stony and unsuitable for construction traffic.'*

- 7.17 10 respondents felt that development would be an intrusion into the open countryside and 9 stated that the field floods in heavy rain. 7 respondents were concerned about the safety of current and future residents as the road has poor sight lines. 7 respondents stated that development would ruin the character of the village with one resident explained that this site is the 'prettiest part of the village' and should not be spoilt.

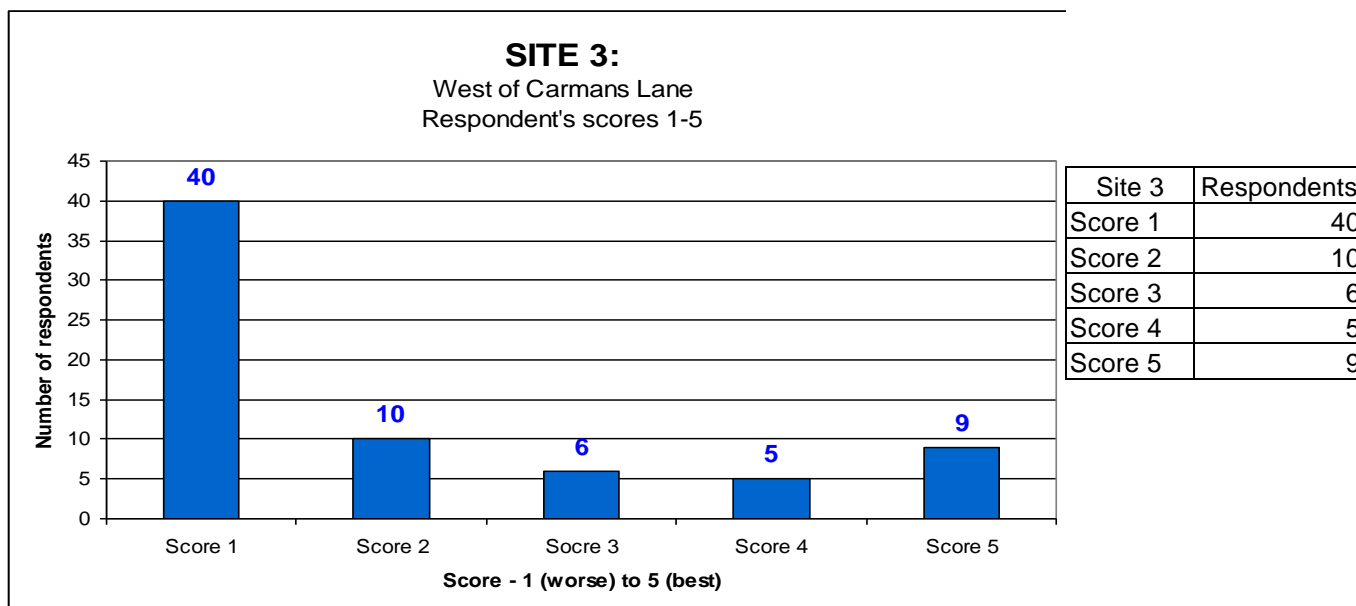
*'We have photographs of the standing water which results for several days if the rain is continual.'*

### Suggestions

- 7.18 One respondent has explained that he/she would support a scheme as long as the footpath remains intact and another respondent has explained that 2-3 parking spaces for each dwelling would need to be provided if a scheme was to go ahead on Site 2.



7.19 Of the 90 respondents who commented on specific sites, 70 scored Site 3. 50 respondents (71%) would not support a small affordable housing scheme on Site 3 as they have scored the site a 1 or a 2. 14 respondents (20%) would support a small affordable housing scheme on Site 3 as they have scored the site a 4 or a 5.



Positive comments about 'Site 3'	Number of respondents
Less traffic problems as other sites	5
Probably best choice/one of best choices	5
Less impact on community - development tucked away	2
New development would not overshadow existing houses	1
Near regular bus stop	1

7.20 5 respondents have explained that development on Site 3 would cause less traffic problems than other sites. They have explained that the site is located near the main road so there is ease of access (onto Otterbourne Road). Residents have stated that Site 3 is not in Compton Street where traffic problems are the greatest so it may be a better site than the sites along Compton Street. 2 respondents have stated that the site is tucked away so there will be less of an impact on existing residents.



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*'Ideal site, would not impact on many people within the community. The development is tucked away so there would be minimal impact on the street.'*

<b>Negative comments about 'Site 3'</b>	<b>Number of respondents</b>
Access road narrow	16
Ruin character of Carmans Lane	9
Intrusion into the countryside	9
Flood/water logging problems	8
Unmade road	6
Safety issues	5
Increased congestion	3
Too close to existing houses	1
Hedges and verges protected by Conservation Area	1
Currently only useful access into the fields	1
Set a precedent for expansion	1
Isolated from the village	1
Main rambling pathway	1

7.21 16 respondents have explained that the access road at Site 3 is too narrow. Residents have explained that the scheme would create too much traffic on such a small country lane. 6 respondents have stated that Carmans Lane is an unmade road where access is very stony and unsuitable for construction traffic. Building would be difficult and costly to make the access road suitable for more traffic.

*'Access road unsuitable for many additional vehicles, would require a junction modification and probably paved road, increasing build cost.'*

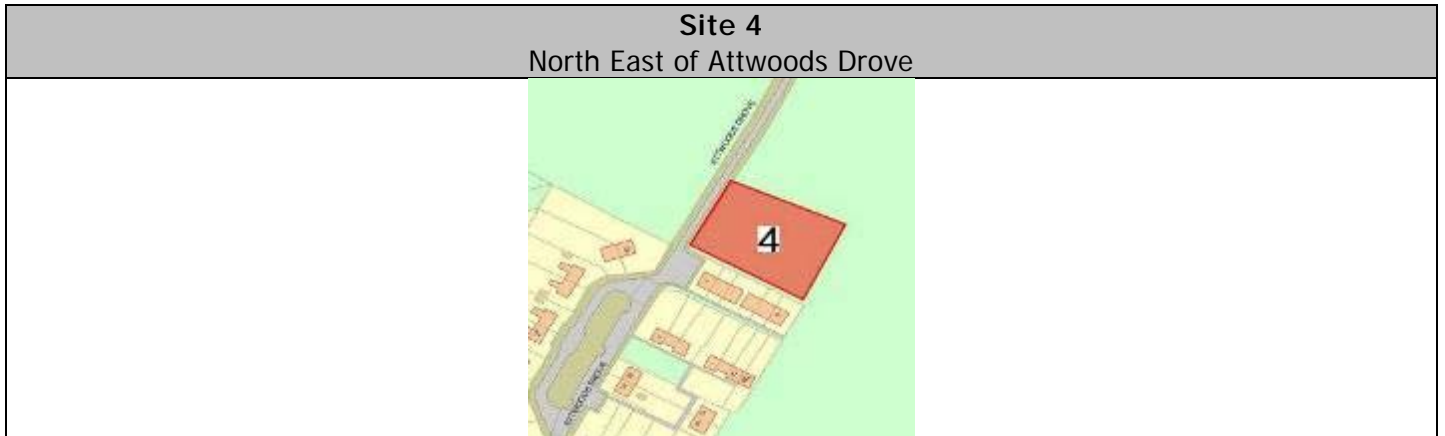
7.22 9 respondents have explained that a scheme would ruin the character of Carmans Lane, respondents feel that development would not be in keeping with the oldest part of the village and some respondents have described Carmans Lane as the 'prettiest part of the village'. 8 respondents have mentioned that there are flooding problems on the land.

*'It would destroy the character of the area which should be a peaceful place.'*

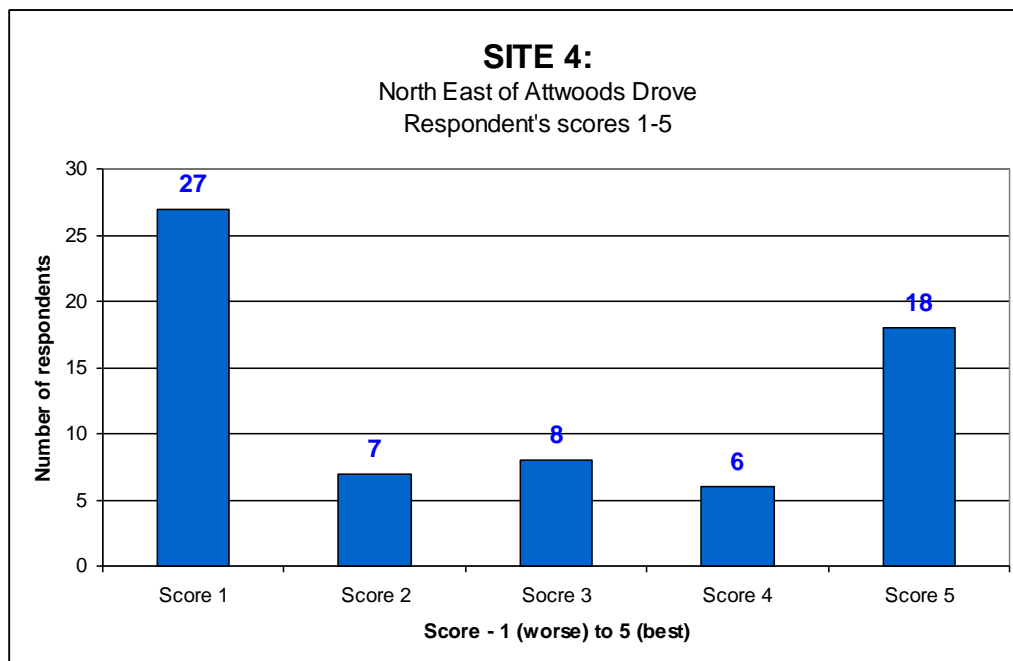
### **Suggestions – Site 3**

7.23 One respondent has suggested that the footpath should remain intact if development was to be granted on Site 3. They have explained that Carman Lane is a main rambling pathway up to the ancient yew woodland.

7.24 Two respondents have stated that if the development does go ahead, residents will need to be given their own parking space.



7.25 Of the 90 respondents that commented on specific sites in this consultation, 66 gave Site 4 a score. 24 respondents (36%) have scored this site a 4 or 5 while 34 respondents (52%) have scored the site a 1 or a 2. Despite the fact that more respondents have scored the site a 1 or a 2 than a 4 or a 5, in comparison to Sites 1, 2 and 3, results show that more residents would support a scheme on Site 4.



Site 4	Respondents
Score 1	27
Score 2	7
Score 3	8
Score 4	6
Score 5	18

Positive comments about 'Site 4'	Number of respondents
Suitable/ideal site	7
Extension to present housing	4
Allows room for parking	3
Less impact than other sites	2
Easily accessible	2
In keeping with existing properties	1
Plenty of space	1
Minimal impact on neighbours as at end of road	1

## HARAH Report on Affordable Housing Site Consultation and Housing Register Drop In Event

7.26 Some respondents have explained that Site 4 is the most suitable site for a small affordable housing scheme in Compton. Respondents consider Site 4 to be suitable as parking can be provided with the development: 'there are more designated parking bays.' 4 respondents have stated that development would be an extension to present housing as there is 'a continuation of street housing' and it 'is in the heart of the village'. One resident has explained that the site would have the least visual impact on the rest of the village.

Negative comments about 'Site 4'	Number of residents
More traffic	19
Parking problems	6
Intrusion into the countryside	5
Encroaching on residents in Attwoods Drove	4
Useful farm land taken up	3
Open up the site to more development	2
Inadequate road	2
Close the village gap	2
Safety issues	2
Too much traffic from farms	1
Site is too small	1
main route for heavy farm vehicles so dangerous for young families	1
Negative social implications	1
Obstruct views	1
Harm character of area	1

7.27 19 respondents have stated that development on Site 4 would create too much traffic. Respondents have explained that there are already parking problems in the area and development here would 'increase traffic in an already congested area.' A large number of residents have mentioned 'traffic' to be a major issue in the area.

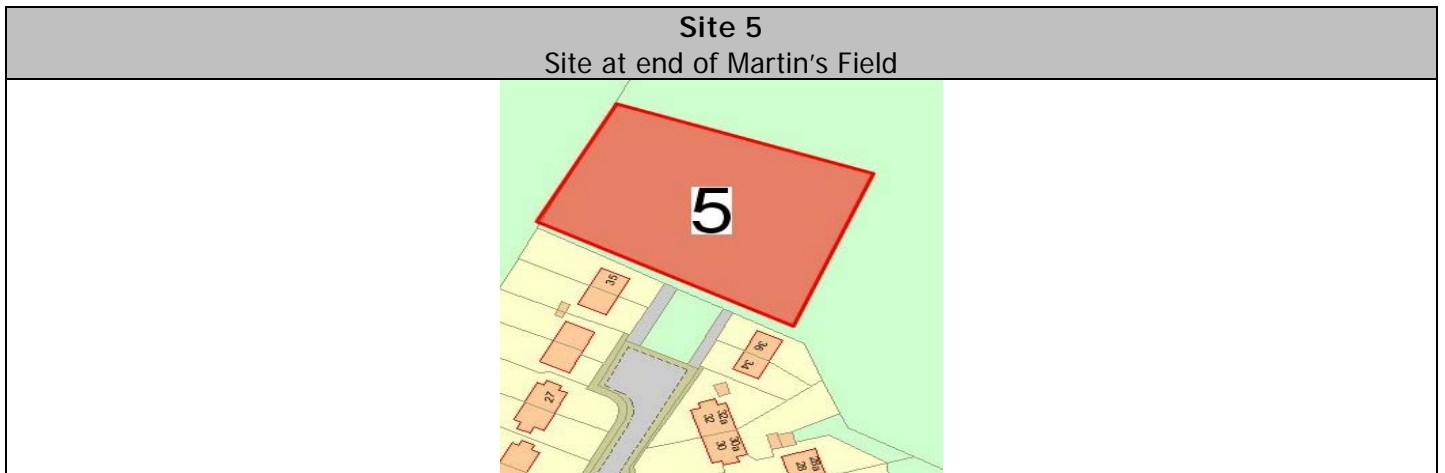
7.28 5 respondents have explained that development would intrude into the countryside and 4 stated that it would affect the residents of Attwoods Drove.

*'This site will disrupt a large number of people in Attwoods Drove.'*

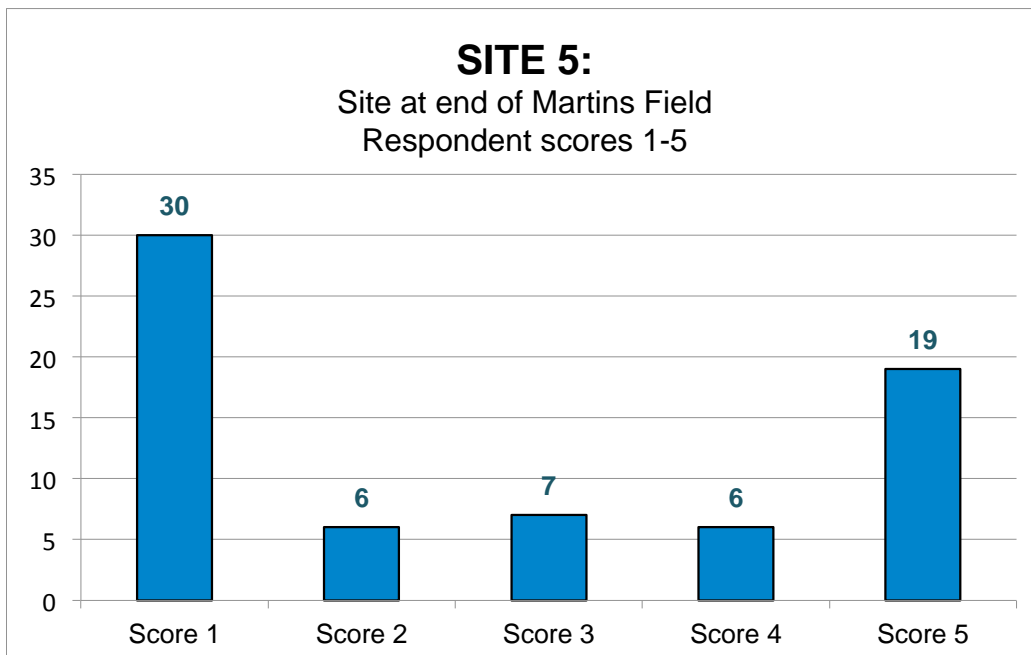
### Suggestions

7.29 5 respondents would support development on Site 4 as long as parking provision was provided on the site. This is something that would need to be considered if this site is to be a contender. Many feel that each dwelling should have its own parking/driveway.

*'Ideal site providing each dwelling is given its own parking/driveway.'*



7.30 Of the 90 respondents who commented about specific sites, 68 gave Site 5 a score. 36 respondents (53%) scored the site a 1 or a 2 which shows that the majority of respondents who scored this site would not favour a scheme on Site 5. The results show that 25 respondents have scored the site a 4 or a 5, which means that 37% of respondents would either support a scheme on the site or consider the site suitable if constraints could be overcome. More respondents would favour a scheme on Site 5 than on sites 1, 2 and 3. The level of support for a scheme on Site 5 is similar to the level of support for a scheme on Site 4.



Site 5	Respondents
Score 1	30
Score 2	6
Score 3	7
Score 4	6
Score 5	19

## HARAH Report on Affordable Housing Site Consultation and Housing Register Drop In Event

Positive comments about 'Site 5'	Number of respondents
An extension to present housing	4
Help with current parking problem	3
Plenty of space - will not overlook neighbours	3
Good access	1
Housing would be in keeping with existing properties	1
Less impact than other sites	1
Families would be in the quieter part of the village	1
Excellent access to amenities	1
Minimal impact on road and environment	1
7.31 4 respondents have stated that Site 5 would be suitable for an affordable housing scheme as the site would be an extension to existing housing. One respondent explained that 'development here would complete the village nicely' and some respondents have explained that they favour Site 5 above all sites mentioned.	
7.32 3 respondents have explained that development here would help with the current parking problem as parking provision could be made for both existing and new residents. 3 respondents stated that there is plenty of open space so impact on neighbours would be minimal.	

*'plenty of space – potentially allowing the development of properties in parallel to existing residents, thus new development will not overlook neighbours'*

Negative comments about 'Site 5'	Number of residents
Traffic and parking already a problem	25
Loss of the countryside	8
Loss of agricultural land	5
Impact on present residents	4
Will spoil views	3
Greenery used by locals	2
Loses village gap between Compton & Winchester	2
Construction traffic may find it difficult as Martins field is quite narrow and bendy	1
We want to keep the farm	1
Impact on street scene	1
Set precedent for expansion	1
Safety issues	1
Water run off	1

7.33 The main reason why respondents would not support a scheme on Site 5 is because of congestion and parking problems. 25 respondents are concerned that development on the site will add to the traffic and parking problem that is already in existence in the area. These concerns will **need** to be taken very seriously if this site is the favoured option.

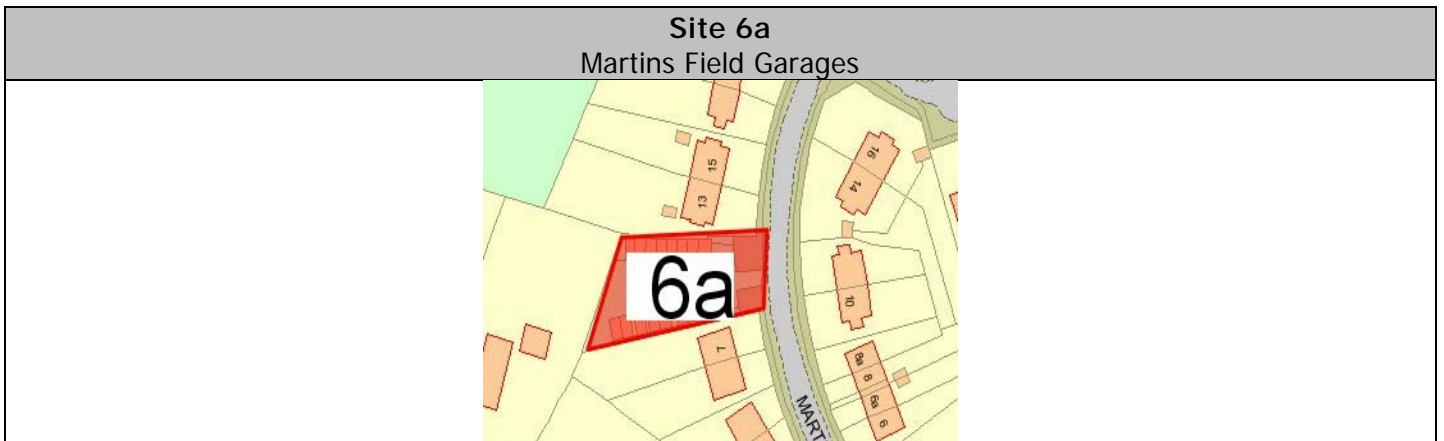
*'Parking and road access in Martins Field is reaching the point when at times it is difficult to find parking and it is difficult for delivery, refuse and potentially emergency vehicles to gain access without mounting the pavement'*

## HARAH Report on Affordable Housing Site Consultation and Housing Register Drop In Event

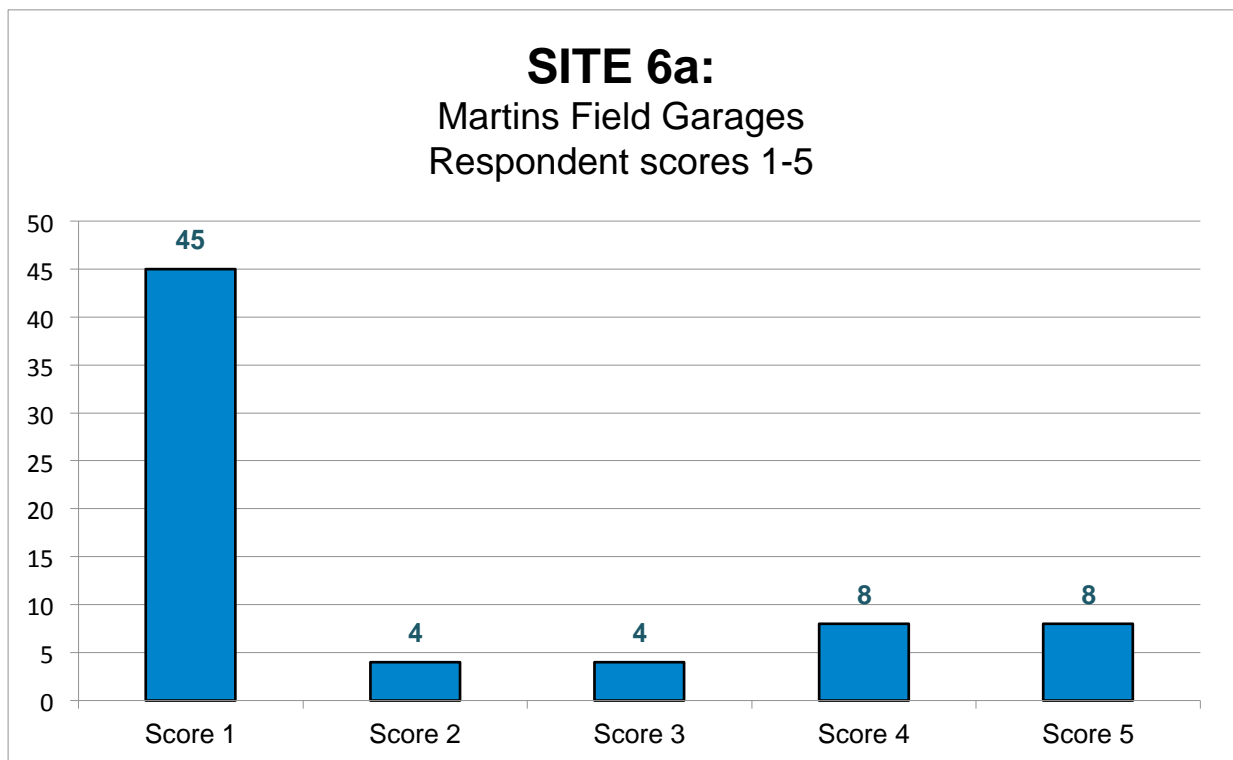
- 7.34 8 respondents have highlighted their concerns about loss of Greenfield land and 5 feel that the current site is useful agricultural land.

### Suggestions

- 7.35 5 respondents have stated that a scheme should be designed to welcome additional parking to help alleviate the existing problem. If a scheme does get built on this site, the developer will need to ensure that some provision of parking is put in place for both existing and new residents.
- 7.36 2 residents have explained that alternative access would have to be made available if a scheme was to be built on this site. This is due to the current congestion problem residents experience in Martins Field cul-de-sac.
- 'The site could be designed to welcome parking space to help alleviate the existing problem'*



7.37 Of the 90 respondents who commented on specific sites, 69 respondents gave Site 6a a score. A large number of respondents 45 (65%) have scored the site a 1. 49 respondents (71%) scored the site either a 1 or a 2 and only 16 respondents (23%) scored the site a 4 or a 5. This result shows that a large percentage of Compton residents would not support an affordable housing scheme on the Martins Field garage site.



Positive comments about 'Site 6a'	Number of respondents	Site 6a	Respondents
Garages are used minimally	2	Score 1	45
Within boundary	2	Score 2	4
Fit in well in the area	1	Score 3	4
Would improve the area	1	Score 4	8
Site much better used for housing	1	Score 5	8

7.38 Some residents would support a scheme on Site 6a and 2 respondents stated that the garages are used minimally and 2 other respondents explained that the site is within the existing settlement boundary so is more suitable than some of the other sites identified.

*'I feel that the garages are used minimally by local residents and the site would much better be used for housing. It would also improve the area visually.'*

Negative comments about 'Site 6a'	Number of residents
Some of the garages are still used	32
Traffic problems - parking and congestion	28
Too small to be feasible	4
Overlooking problems to adjacent properties	4
Safety issues	1

7.39 32 respondents have explained that residents fully utilise the garages on Martins Field and 28 respondents have stated that the loss of the garage site will exacerbate the congestion and parking problems that already exist in the area. Many residents are worried that knocking down the garages will displace cars that are in the garages onto the road and there is not enough parking already. The planning officer has stated that alternative parking would be made available for residents but many respondents cannot think where this alternative parking could go.

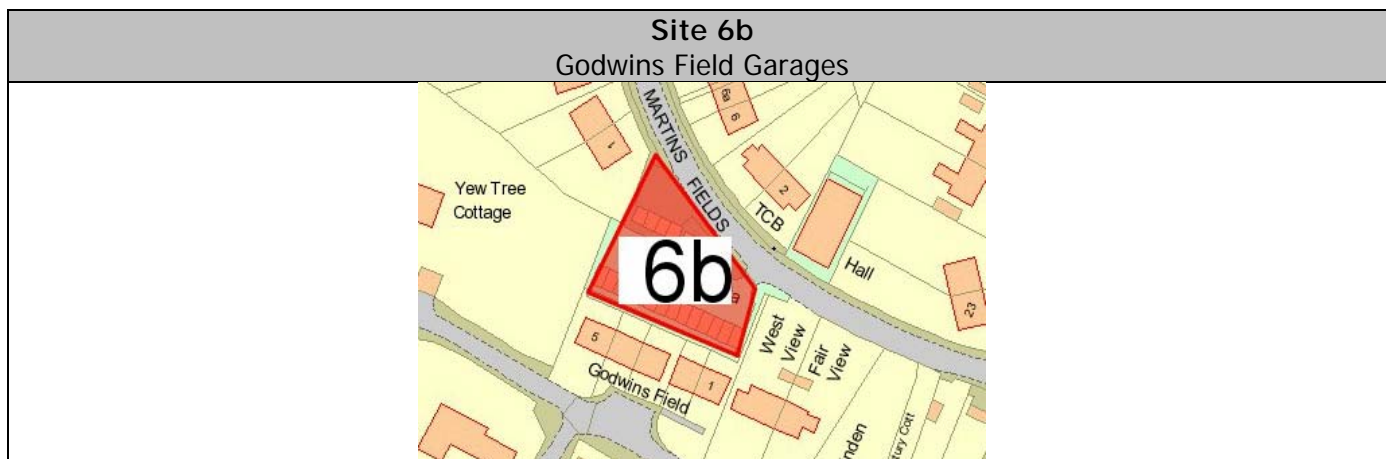
*'Not enough parking as it is crazy to take away garages'*

7.40 Residents have explained that this part of Compton Street is densely populated and overcrowded and more dwellings here would not be a good idea. 4 respondents have explained that a scheme would 'overlook neighbours'.

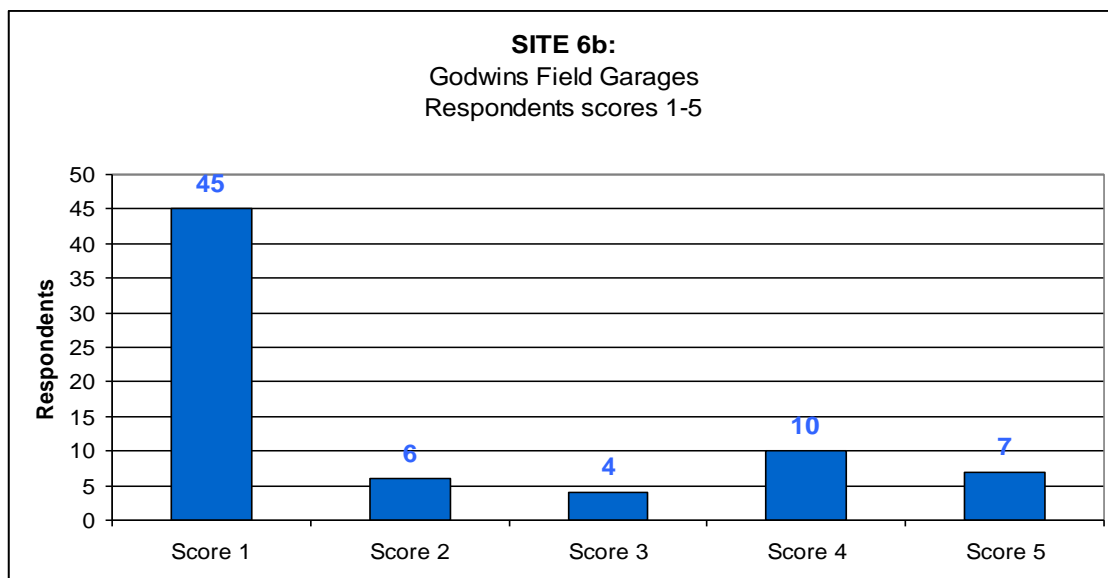
## Suggestions

7.41 Residents feel that a scheme would bring more congestion and increase demand for parking. Adequate parking facilities would have to be made available for residents currently using garages and new residents if this site was to be considered.





7.42 Of the 90 respondents who commented about specific sites, 72 respondents scored Site 6b. 51 respondents (71%) scored Site 6b a 1 or a 2 and 17 respondents (24%) scored Site 6b a 4 or a 5. This result shows that a large number of respondents would not support an affordable housing scheme on Site 6b.



Site 6b	Respondents
Score 1	45
Score 2	6
Score 3	4
Score 4	10
Score 5	7

Positive comments about 'Site 6b'	Number of respondents
The garages are used minimally by local residents	3
Housing would improve the area visually	2
Within general village layout	2
Already modern houses here so less impact than other sites	1
Cars penetrate less along Godwins Field compared with 6a	1
Brownfield site	1
Road more suitable than Carmans Lane or end of Compton Street	1

## HARAH Report on Affordable Housing Site Consultation and Housing Register Drop In Event

- 7.43 3 respondents have explained that the garages are used minimally by residents and are often used for storage rather than housing cars. 2 respondents stated that a development here would be in the general layout of the village and 2 explained that residential development on the site would improve the area visually.

Negative comments about 'Site 6b'	Number of respondents
Some of the garages are used - where will residents park?	35
Congestion and parking problems already	26
Overlooking adjacent properties	6
Sites are too small	5
Already densely populated	4
Do not want to change character and appearance of this part of Compton	1
Rather difficult shape	1
Young people can often drive fast + more congestion = even greater danger	1
Away from bus stop	1
Outsiders also park here	1
Scouts hut - no one will have anywhere to park to use this facility	1
Safety issues	1

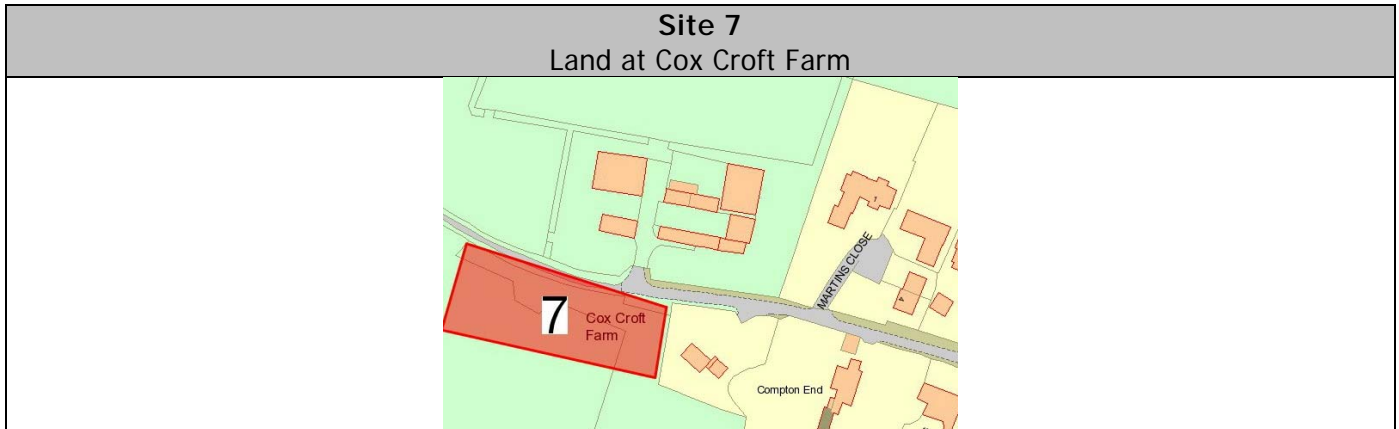
- 7.44 Many respondents are concerned about the removal of garage space for residents as many have explained that the area is already congested even with the garages. They feel that the garages should be kept due to 'the horrendous parking problems already in existence.' 35 respondents have highlighted parking as a major issue and 26 have stated that congestion and parking problems already exist on the street.

*'Where are the extra vehicles supposed to park?'*

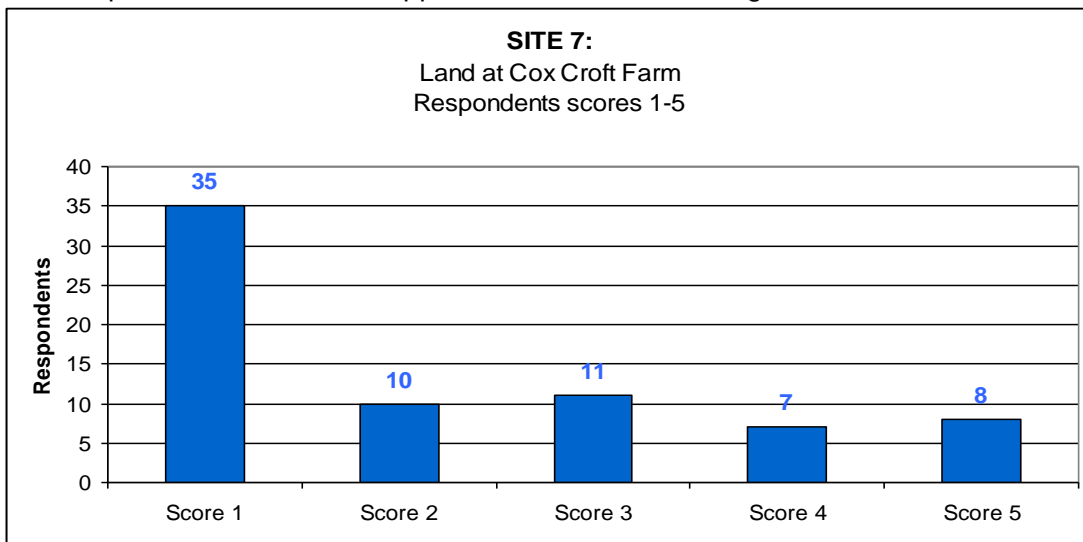
- 7.45 6 respondents have stated that development on this site would create problems with overlooking and 5 respondents have explained that the site is too small for a development to be feasible.

### Suggestions

- 7.46 Residents have stated that alternative parking provision for residents who use the garages to park their cars must be provided if this development was to be built. One resident has also explained that there would need to be two spaces of parking per property for new residents.



7.47 Of the 90 respondents that commented on specific sites, 71 scored Site 7. 45 respondents (63%) gave the site a 1 or a 2 while 15 respondents (21%) gave the site a 4 or a 5. The majority of respondents would not support an affordable housing scheme on Site 7.



Site 7	Number of residents
Score 1	35
Score 2	10
Score 3	11
Score 4	7
Score 5	8

Positive comments about site 7	Number of residents
Impact by overlooking and privacy is minimal	5
Least impact on countryside	2
Out of the way which is good	2
More space than other sites	2
Already pretty ugly	1
Highways issues can be overcome	1
Easier access for traffic	1
Road ok for construction traffic as new dwelling have been built along road	1
Number of cars currently using the road is low	1

## HARAH Report on Affordable Housing Site Consultation and Housing Register Drop In Event

- 7.48 5 respondents have explained that development on Site 7 would cause minimal disruption to other residents as the site is spacious and out of the way.

*'Least disturbance to neighbouring properties. Road at Cox Croft farm may be small but density of traffic currently using the road is low (significantly lower than that in Attwoods Drove and Martins Fields.) Road may be narrow but it is effectively wider than Martins Fields which is reduced to single carriageway by on-road parking. The size of the road has not prevented any development of new properties on the Old Orchard site'*

Negative comments about site 7	Number of residents
Access road is narrow	33
Road is too dangerous for children, dog walkers and horse riders	11
This is the most attractive entrance to the village	10
Greenbelt land	5
Farmland should be valued	3
Adjacent to farm and associated heavy farm traffic	3
Track prone to flooding	3
Are dwellings next to agricultural buildings ideal?	2
Area of development will be extended	2
Too out of the way	2
No pavements	2
Problem with extra cars	1
Area too built up already	1
This area is much loved by walkers and families	1
New homes should not be next door to Grade II listed building	1
Furthest away from facilities that residents could get	1
May restrict access to field for owners of Cox Croft Farm	1

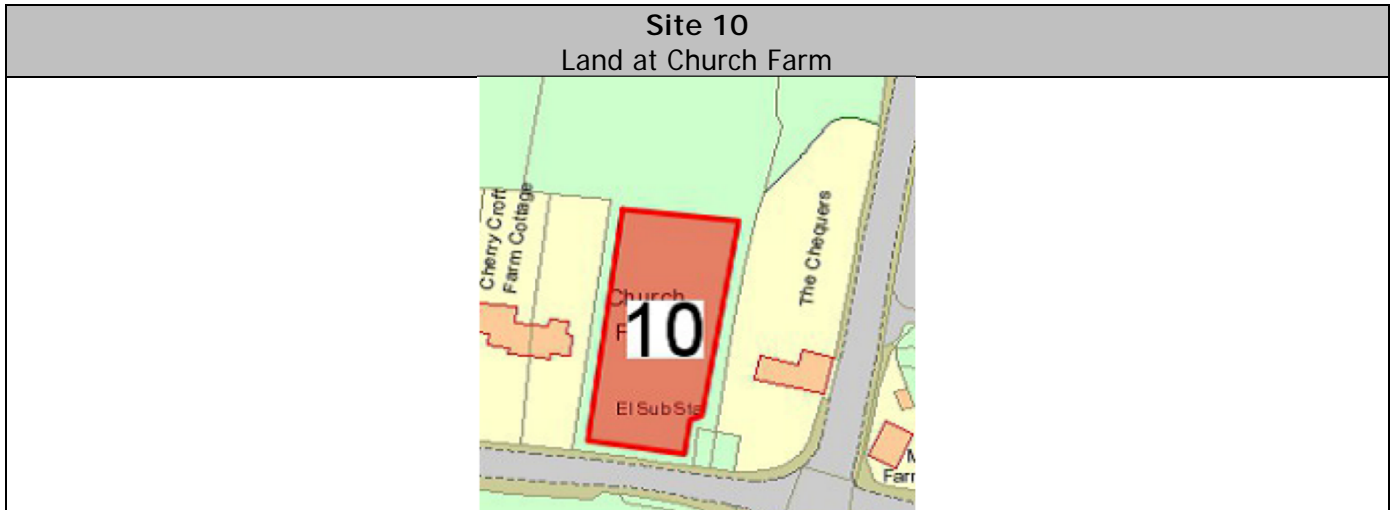
- 7.49 33 respondents oppose a scheme on Site 7 as they consider the access road to be too narrow. Many have explained that the site will be too dangerous for children, dog walkers and cyclists who frequently use it.

*'West end of Compton Street is narrow (less than 4m) from the junction with Attwoods Drove but no land available for widening and necessary safety requirements such as pavements. It is a single track lane with some passing points, older people or younger families would be forced to walk along a narrow lane with no pavements to reach bus stops/nursery/school etc, additional traffic would have to route through congested east end of Compton Street'*

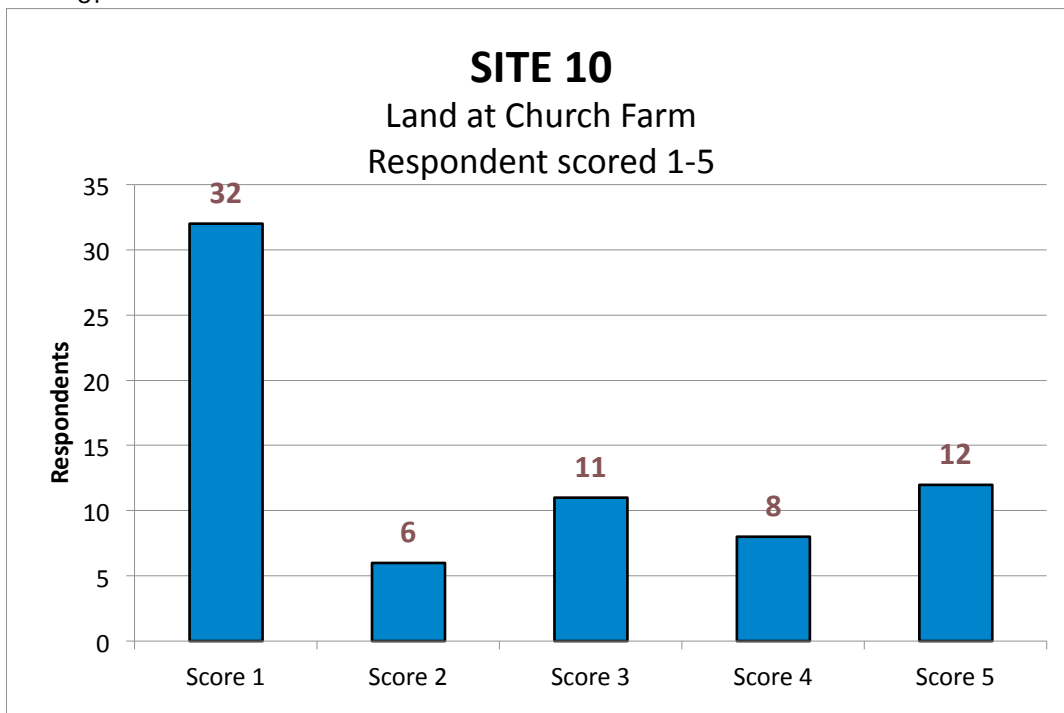
- 7.50 10 respondents have explained that this is the more attractive part of the village and one resident stated that development would 'eat into the desirable rural aspect of the village' and another stated that 'the village charm will be lost' and residential development 'would not be compatible with the character of the village.'

### Suggestions

- 7.51 The only suggestion that was made was to perhaps widen the narrow road if development was to be built on this site. However, some residents have explained that widening the road would not be possible.



7.52 Of the 90 respondents who commented on specific sites, 69 respondents scored Site 10. 38 respondents (55%) gave Site 10 a score of 1 or 2 and this result shows that most respondents would not support a scheme on Site 10. 20 respondents (29%) have given Site 10 a score of 4 or 5.



Site 10	Number of residents
Score 1	32
Score 2	6
Score 3	11
Score 4	8
Score 5	12

Positive comments about 'Site 10'	Number of respondents
Least detrimental effects on rest of Compton Street	8
Practical and accessible due to location	7
Infill development - new homes already been built	7
Construction traffic would not disrupt village	1
Not many houses there at present so no overlooking issues	1
Quite a small site - not taking up too much land	1
Near bus stops	1

## HARAH Report on Affordable Housing Site Consultation and Housing Register Drop In Event

- 7.53 8 respondents have stated that development on Site 10 would have the least detrimental effect on the rest of Compton Street. They have stated that development here would create 'no effect on traffic through the rest of the village' as it is located just after the junction.
- 7.54 Due to its location, residents have stated that construction traffic would not need to disrupt the whole village.

### *'Least detrimental effects on rest of Compton Street'*

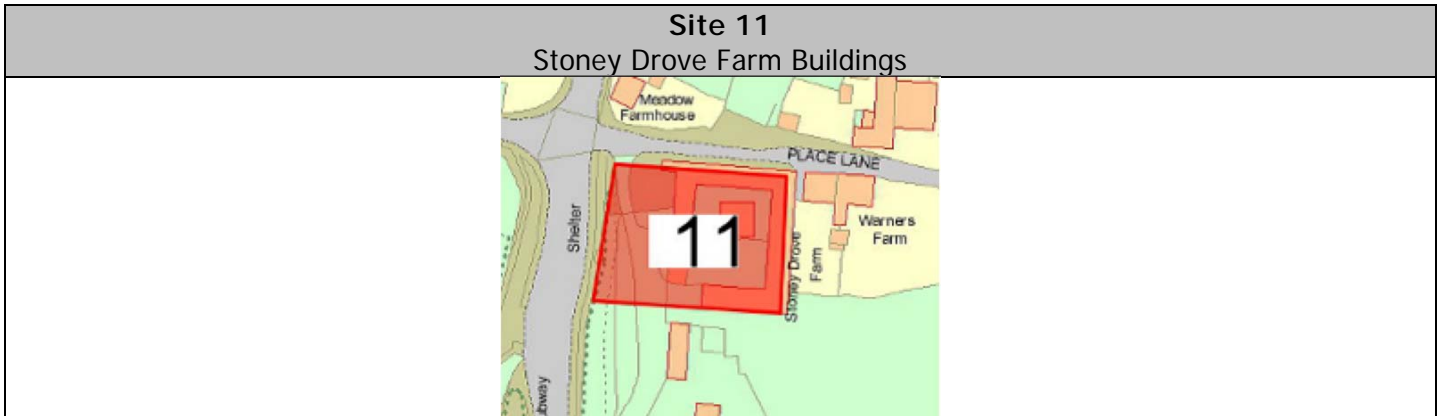
- 7.55 7 respondents have explained that the site is practical and accessible due to its location, many are positive about the site due to its close proximity to the main road. 7 respondents have also explained that the site is a logical gap to fill.

Negative comments about 'Site 10'	Number of residents
Using this site will make school, church etc traffic much worse	20
Access dangerous due to close proximity to junction	14
Used as exit for horse riders who would be forced to exit direct onto Otterbourne Road	8
Loss of Greenfield land	5
Would ruin character of Compton Street	4
Farm field	4
Within Conservation Area	4
Destroys feeling of space	2
The site would be noisy due to proximity of main road	1
Land used as access to school	1
Only a limited number of dwellings can be built on the site	1
Overlooking issues as adjacent properties are close to boundary lines	1
Water run-off considered?	1

- 7.56 Many respondents have highlighted the fact that a scheme here would add traffic to an already congested area. Many have explained that parents park on Compton Street to drop off and pick up their children stating that traffic is already dangerous. 20 residents have stated that development on this site would make the traffic problem much worse and 14 respondents have explained that access is dangerous due to the site's proximity to the main road junction. 8 respondents have stated that horse riders currently use the field as an exit route and development here would force them to use the busy road junction as an exit.
- 7.57 5 respondents are concerned about the loss of Greenfield land if this site was to be developed and 4 have explained that a scheme would ruin the character of Compton Street. Many have stated that Site 10 is one of the green spaces noted in the Conservation Area status and many have highlighted their concerns about how the ancient wall will be maintained.

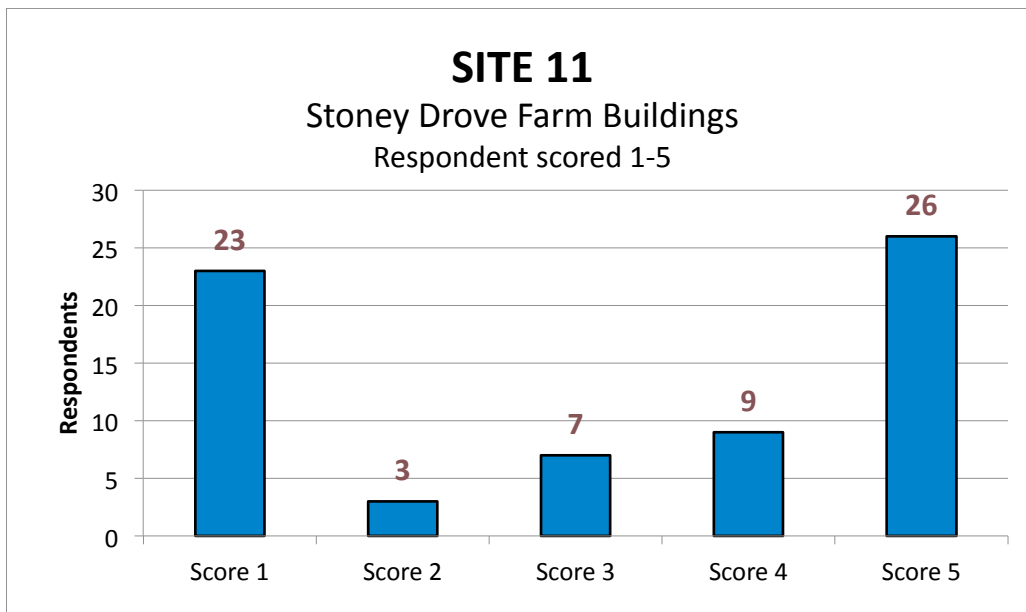
## Suggestions

- 7.58 No respondents have made suggestions about Site 10.



7.59 Of the 90 respondents who commented on specific sites, 68 have given Site 11 a score. 26 respondents (38%) have given Site 11 a score of 1 or 2.

7.60 Site 11 is clearly the most favoured site as more respondents would be in support of a scheme on Site 11 than against it. 35 respondents (51%) have scored the site a 4 or a 5 and 42 respondents (62%) have scored Site 11 a 3, 4 or 5.



Site 11	Number of residents
Score 1	23
Score 2	3
Score 3	7
Score 4	9
Score 5	26

## HARAH Report on Affordable Housing Site Consultation and Housing Register Drop In Event

Positive comments about 'Site 11'	Number of respondents
It does not increase traffic on Compton Street	13
Off a main road so access, traffic and parking should not be a problem	8
Least impact on village - visually	8
Will not interfere with current residents	5
Plenty of room - can accommodate a number of properties	3
Brownfield site	3
We are no longer a farming community	1
Make good use an underused area	1
Construction vehicles will be able to access site without going into village	1
Seems reasonably consistent with overall village layout	1
Near regular bus stops	1

7.61 13 respondents have stated that a scheme on Site 11 would be more suitable than many of the other sites as it will not increase traffic on Compton Street. The site is away from Compton Street where most traffic problems exist. Many residents have explained that Site 11 is an ideal site and most suitable for a scheme. 8 respondents have explained that the site is off a main road so access, traffic and parking should not be a problem.

*'Of all the proposed sites, this would have least impact on the already congested roads around the school and the character and appearance of the area.'*

7.62 8 respondents have stated that development on Site 11 would create the least impact on the village visually and 5 have explained that it will not interfere with current residents.

Negative comments about 'Site 11'	Number of residents
Difficult and dangerous junction	9
The Grade II listed buildings should not be demolished	6
The barns are used for business purposes	3
Conversion would be too costly	2
Potential problems with proximity of farm buildings to dwellings	1
A bit out of the village	1
Does the lane flood?	1
We do not want to lose the farm	1
It would not be a nice place to live	1
Noisy for residents	1
Sandwiched as it is between the main road and motorway	1
20+ extra cars on lane would pose a real safety issue	1
Drainage issues	1

7.63 The main reason why some respondents would oppose a scheme on Site 11 is because the site is next to a difficult and dangerous junction. One resident explained that 'family housing development, crossing the road to the school would be a nightmare'



## HARAH Report on Affordable Housing Site Consultation and Housing Register Drop In Event

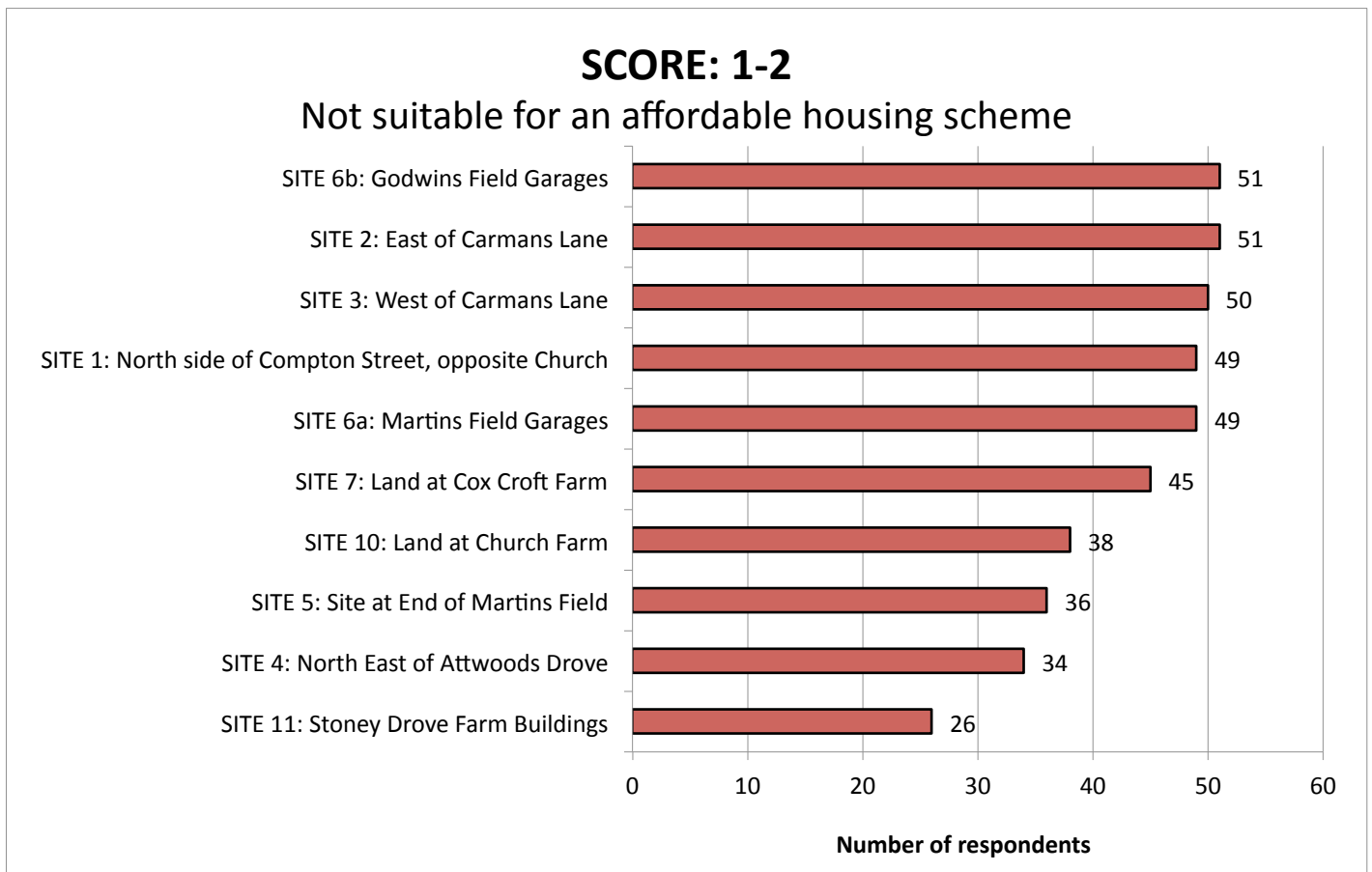
- 7.64 6 respondents are unhappy about the thought of Grade II listed buildings being demolished and 2 stated that converting these barns would be too costly. 3 respondents explained that the barns are used for business purposes explaining that 'it is a shame to convert old buildings offering local employment'

### Suggestions

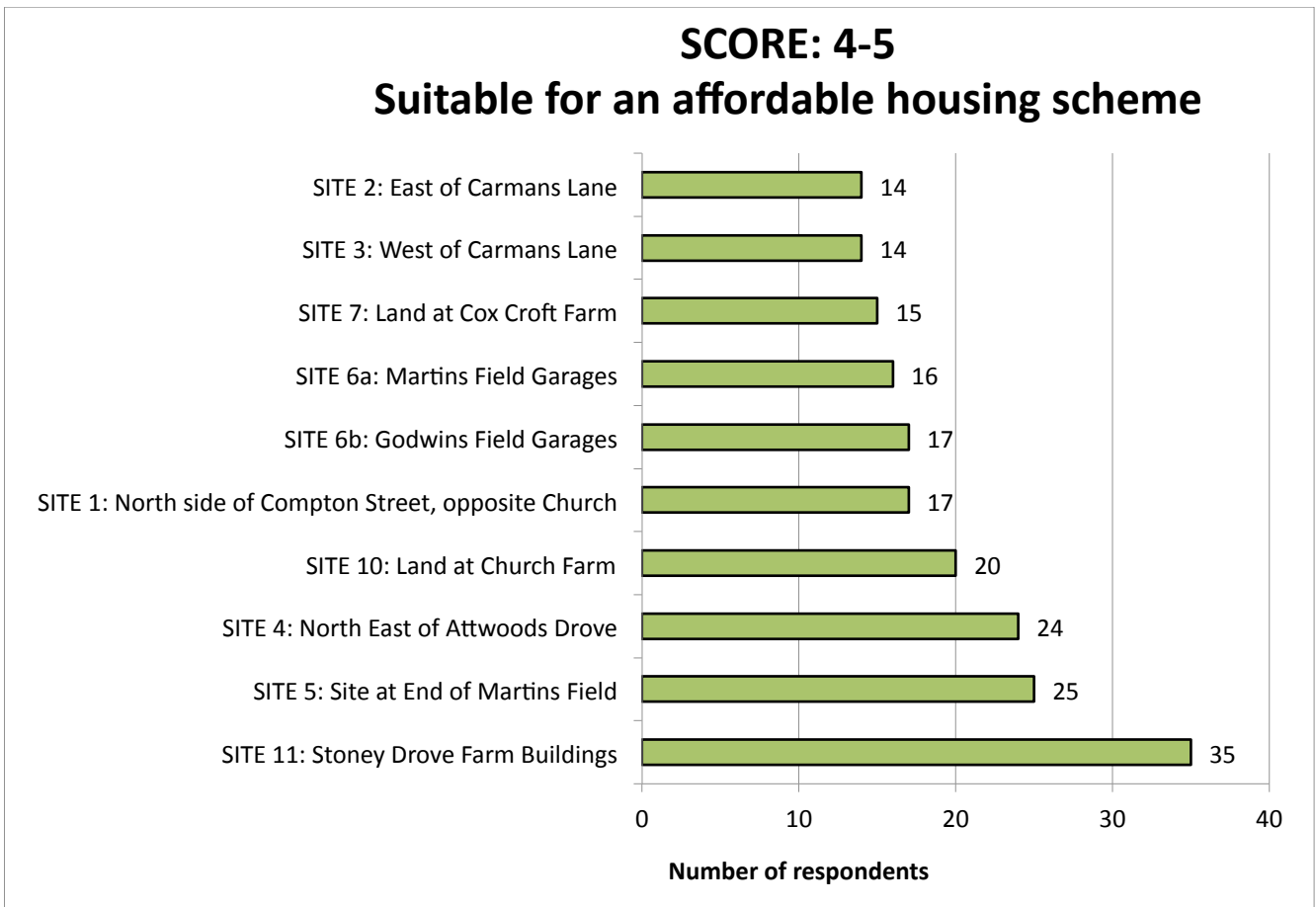
- 7.65 As explained previously, 6 respondents are unhappy about the thought of Grade II listed buildings being demolished and one respondent suggested converting these barns into farm like cottages. 9 respondents have highlighted the dangers to the crossroads if Site 11 was to be developed and one respondent has explained that the junction on the main road will need a roundabout to accommodate the extra traffic. One respondent explained that the new development must have parking provided and another explained that drainage will need to be carried out properly and homes need to be built to a standard that gives regard to the current quality of life in the village.

## Lowest scores 1-2: Comparing each site

- 7.66 The graph below displays the number of respondents that gave each site a score of 1 or 2. 51 respondents have scored Site 6b and Site 2 a 1 or a 2 while 26 respondents have scored Site 11 a 1 or a 2.
- 7.67 90 respondents commented on specific sites and over half of them have given sites 6a, 1, 3, 2, and 6b a score of 1 or 2.



7.68 The graph below displays the number of respondents that gave the sites a score of 4 or 5. 35 respondents have given Site 11 a score of 4 or 5 while only 14 respondents have given Site 2 and Site 3 a score of 4 or 5. This suggests residents feel that Site 11, Stoney Drove Farm Buildings is the most suitable site.



## 8. Conclusions

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- 8.1 Over 110 people attended the Compton and Shawford Parish Council Affordable Housing Site Exhibition on November 30th. Housing development is an emotive issue so it is not surprising that this event was well attended.
- 8.2 Many residents are positive about an affordable housing scheme in the parish of Compton and Shawford but many others have raised concerns about a scheme in the parish. The information above has highlighted the concerns raised by Compton residents and it provides an in depth analysis of residents' general views about an affordable housing scheme and the 10 sites submitted for public consultation.
- 8.3 It is apparent that increased traffic is a major concern for residents and it appears to be the main concern raised. The village is densely populated and traffic is already a major issue. It is vital that off-road parking provision is put in place for any new development to ensure that parking by new residents does not add to the existing traffic problem. Residents who attended the Compton Village Association meeting on January 9th also expressed the same concerns relating to the existing traffic problem.

The main concerns raised by residents		
Site 1	Need for car parking for school and events	Increased congestion
Site 2	Inadequate access, unmade narrow road	Intrusion into the countryside
Site 3	Access road narrow	Development will ruin character of Carmans Lane
Site 4	More traffic	Parking problems
Site 5	Traffic and parking problems	Loss of the countryside
Site 6a	Garages are still used	Parking problems and congestion
Site 6b	Garages are still used	Parking problems and congestion
Site 7	Narrow access road	Road too dangerous for walkers, horse riders etc
Site 10	It will make traffic worse	Dangerous access due to close proximity of junction
Site 11	Difficult road junction	Grade II listed buildings

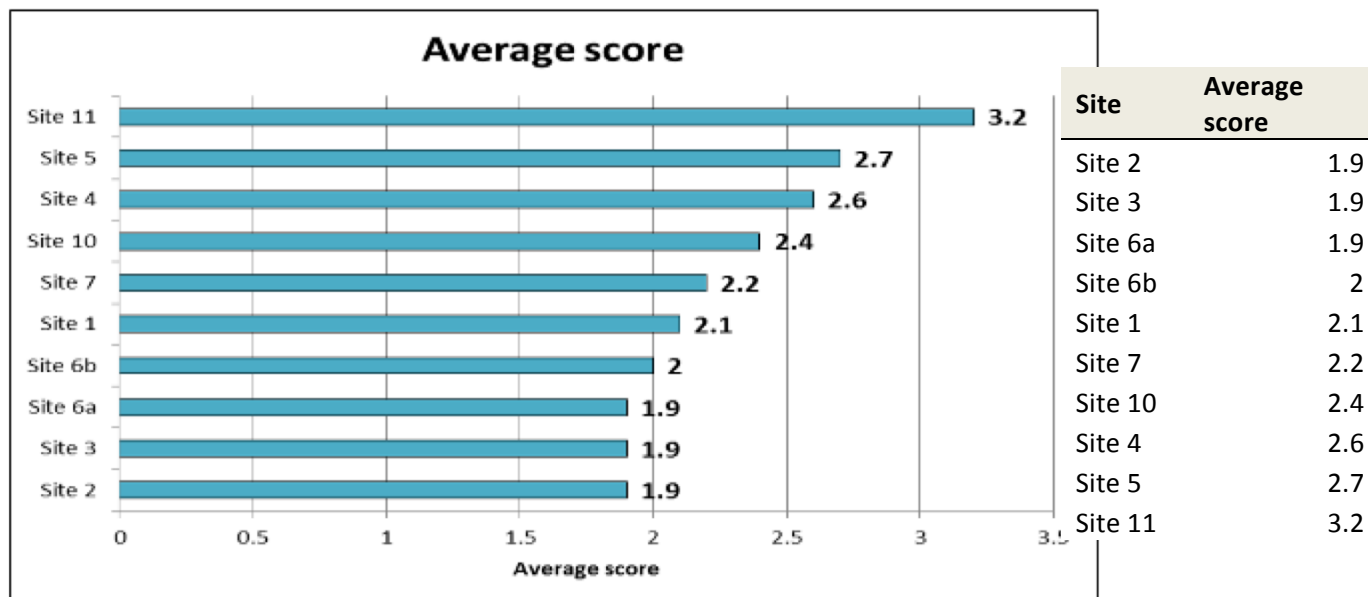
- 8.4 As traffic is a major concern for residents in Compton, it is suggested that this should be a factor given attention when selecting the site. The sites that will cause the least traffic problems are not located in the heart of the village.
- 8.5 Many residents who attended the meeting on the 9th January were concerned that a scheme would affect the character and appearance of Compton Conservation Area. HARAH's development partner, Hyde Housing Group design schemes that are in keeping with the village and photographs of completed schemes are located in **Appendix 1**. Any development proposed will be designed to be in keeping with Compton Conservation Area to meet Winchester City Council's planning policies to conserve and enhance Conservation Areas.

## HARAH Report on Affordable Housing Site Consultation and Housing Register Drop In Event

8.6 I have calculated the average score for each of the 10 sites and results show that Sites 2, 3, 6a, 6b, 1, 7 and 10 have the lowest average score and I would suggest that these sites be discounted from the selection process.

8.7 The average score for each site is as follows:

The table and graph below shows the average score for each site in order of preference:



8.8 Site 11 has the highest average score of 3.2. This score shows that the majority of the 68 respondents who gave Site 11 a score would support a scheme on the site. It would be worth investigating the potential of this site in more depth as this report shows that this site has the most potential and is the site that residents would favour most out of all sites.

Site 11 – positives	Site 11 – constraints that would need to be overcome
Site is located outside Compton Street so will not add to the existing traffic problem – most respondents have highlighted their concerns about traffic in Compton Street	Policy CE24 discourages the conversion of farm buildings but this Policy can be overturned if it can be demonstrated that all reasonable efforts to secure the re-use for economic development has been unsuccessful.
Site is located on the main road so access should not be a problem	Dangerous junction for children walking to school and others. There is however, an underpass which connects Site 11 to the part of the village where the school is.
Development here would have the least impact on the village visually and visual impact of an affordable housing scheme is something that many residents feel very strongly about	Grade II listed buildings – perhaps they could be converted but this will be costly for Hyde Housing Group.
Site is not too close to existing dwellings so impact	

## HARAH Report on Affordable Housing Site Consultation and Housing Register Drop In Event

Site 11 – positives	Site 11 – constraints that would need to be overcome
on current residents will be minimal	

- 8.9 Sites 4 and 5 have come second and third in this process. It will be worth investigating these further but the average scores do show that the majority of residents would not support a scheme here (the average score is less than 3).
- 8.10 Site 5 (2nd) would create a natural extension to existing settlement. There is also an opportunity to improve access and help with the current parking problem if a scheme is progressed here. There is also plenty of space so overlooking issues will be minimal. 25 respondents however, have explained that Site 5 has traffic and parking problems and 8 are worried about possible development of the countryside.
- 8.11 Site 4 (3rd) is within the local gap where Policy CE3 applies – diminishing this local gap between settlements would not normally be allowed. There are also a few trees on the site. Positives are that it is an extension to existing housing and allows room for parking. One major issue however, is traffic and parking as 19 respondents have highlighted this as a problem.

## 9. Recommendations

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- 9.1 The Parish Council will determine the next stage but these are my recommendations based on the findings of this report.
- 1.) Site 11 is considered to be the best site by residents, so this site should be pursued in more depth. The next step is to find out whether constraints can be overcome.
  - 2.) If constraints highlighted for Site 11 cannot be overcome then Site 5 should be explored. This site is the second best site and it has promise, particularly because there may be an opportunity to alleviate some existing parking issues in the design of a scheme.
  - 3.) Site 4 should be explored if sites 11 and 5 are considered unsuitable, especially as there may be an option here to alleviate some existing parking issues in the design of a scheme.

The Parish Council assures HARAH that it will keep residents regularly informed.

**Appendix 1 – Photographs of HARAH schemes**

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Some examples of affordable housing schemes that HARAH has been involved with



Hale Close, Ropley



Butts Green, Lockerly



South Warnborough



Gaston Lane, South Warnborough

HARAH requires that Hyde Housing Association meets specific high standards in:

- the quality of design, construction and energy efficiency of the homes
- the management and maintenance of the rural homes once built
- community involvement



**Appendix 2 –Exhibition Comment Sheet**

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## **& Compton and Shawford Parish Council**

### **AFFORDABLE HOUSING SITE EXHIBITION**

**REEVES SCOUT HALL, MARTIN'S FIELD, FRI 30<sup>TH</sup> NOVEMBER 2012 4PM-8PM**

### **CONSULTATION COMMENT SHEET**

Welcome, thank you for attending this consultation event. It has been organised by Compton and Shawford Parish Council in partnership with members of Hampshire Alliance for Rural Affordable Housing, (HARAH) which includes Winchester City Council, Hyde Housing Association and the Rural Housing Enablers at Community Action Hampshire.

HARAH provides affordable homes for local people in villages across Hampshire. Since 2005 HARAH has completed 244 homes across rural Hampshire. 80 of the homes are in 9 parishes in the Winchester District. This includes a scheme of 15 homes for local people in the nearby parish of Twyford.

The aim of this event today is to promote an affordable housing scheme for local people in Compton and Shawford and explain why a scheme is needed. Information for those wishing to apply is also available.

#### **BACKGROUND**

There are a significant number of local people in need of affordable housing in the parish. Winchester City Council currently has 27 households with a local connection to Compton and Shawford Parish on its Housing Register.

In recent years house prices have increased rapidly, particularly in rural areas. This has resulted in many local people being unable to afford to buy or rent a home in the village they grew up in or work in and have had to leave to find cheaper, suitable accommodation elsewhere. The Parish Council and HARAH would like to provide some, much needed affordable homes, to ensure local people can stay within the area.

The Rural Housing Enabler first began working with the Parish Council in 2002 to try to identify a site for an affordable housing scheme without success. This was revisited again in 2010 and a list of potential sites was drawn up and sent to Winchester City Council's Planning Department for informal advice on the suitability of these sites to be developed for a scheme of 8-10 affordable homes for local people.

All the sites considered are on exceptions land, which means they can only be developed for residential use as an exception to planning policy and the housing must be affordable housing for local people and remain so in perpetuity

## HARAH Report on Affordable Housing Site Consultation and Housing Register Drop In Event

All sites considered are displayed with a summary of Planners comments for your information.

We are keen to receive your views on which sites you think are the most suitable. Please give each site points from 1 (worse) to 5 (best) in the last column, based on the information provided and your own knowledge of the sites.

**Some aspects to consider might be: how close the site is in relation to local facilities, access and roads, impact on landscape and environment, as well as impact any development may have on neighbours. What features you would like to see included in a design, parking and layouts, landscaping, play areas and open space.**

**This information will be used to help the parish council decide which of all the sites displayed is the most suitable.**

Site 1	North Side of Compton Street Opposite Church	Score
Comment:		

Site 2	East of Carmans Lane	Score
Comment:		

Site 3	West of Carmans Lane	Score
Comment:		

Site 4	North East of Attwoods Drove	Score
Comment:		

Site 5	Site at end of Martin's Field	Score
Comment:		

HARAH Report on Affordable Housing Site Consultation and Housing Register Drop In Event

Site 6a	Martins Field Garages	Score
Comment:		

Site 6b	Godwins Field Garages	Score
Comment:		

Site 7	Land at Cox Croft Farm	Score
Comment:		

Site 10	Land at Church Farm	Score
Comment:		

Site 11	Stoney Drove Farm Buildings	Score
Comment:		

Do you think you may qualify for such a scheme?  Yes /  No

Are you on WCC Homechoice Scheme?  Yes /  No

Any other comments

HARAH Report on Affordable Housing Site Consultation and Housing Register Drop In Event

Name:

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Address:

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Please post in box provided or email or post to **Mags Wylie at Community Action Hampshire, Beaconsfield House, Andover Road, Winchester, SO22 6AT**

Email: [mags.wylie@actionhants.org.uk](mailto:mags.wylie@actionhants.org.uk) by 10th December 2012.

A short report summarising the comments made will be presented to the Parish and District Council after the event. No names or addresses will be used in the report.

**Appendix 3 - Exhibition Comments**

**General comments made by respondents**

**Positive comments about an affordable housing scheme**

*'Am very interested as I am in real need of affordable housing to rent and would love the opportunity to stay locally.'*

*'I am fully supportive of the construction of affordable homes within existing villages.'*

*'It all seems a very good idea but I do not live in the area involved.'*

**Negative comments about an affordable housing scheme**

*'This road will not take all the extra traffic and with extra buildings, there will be extra traffic.'*

*'Where are the children going to be educated? the school is completely full! Please don't build on farmland – we need our open spaces! and what about the wildlife?!'*

*'The greatest impact of any development in Compton Street would be the increased number of cars using/parking in this narrow country lane. School has no spaces for children.'*

*'No, don't agree with any proposals – Compton Street is too narrow and unable to deal with further increases in properties.'*

*'We have to put up with parking already without having more cars.'*

*'It will ruin the wildlife and natural habitat of the countryside.'*

*'In summary, I believe the beauty and charm of Compton is already under threat from recent urbanisation and the infrastructure of this small village is not equipped to deal with more traffic. It would put more strain on the primary school and compromise the integrity of the Conservation Area. This is a wonderful and very sought after area because it is so small and charming, something which could be easily eroded.'*

<p><i>'1.) This village is effectively a cul-de-sac, the traffic implications to a development are therefore double as the same road is used 'twice'.</i></p> <p><i>2.) In today's environment where there is about to be a huge development north of Winchester there is little justification to infill a small village. Local connection needs can easily be met elsewhere.'</i></p>
<p><i>'Traffic issues have grown steadily worse and at times it would not be possible for emergency vehicles to speedily gain access because of congestion at the school, meetings at the Scout hut or because of the density of on-road parking.</i></p> <p><i>To add another 8-10 homes on any of the suggested sites, each with its attendant vehicle(s) will do nothing to relieve the traffic situation, indeed, building on the site of the present garages would have a doubly bad effect. Parking has been so difficult that parking bays (taking up green space) were recently built by HCC in order to relieve the problem.'</i></p> <p><i>There are other potential sites on the edges of larger conurbations that could more easily absorb small developments such as that proposed by HARAH, with less impact, and which could provide better facilities and access.'</i></p>

**Suggestions if a scheme is to go ahead**

<p><i>'There should be adequate provision of single storey accommodation for the elderly.'</i></p>
<p><i>'Before extra traffic for village, get a track across the two fields from the Otterbourne Road to the two farms in Attwoods Drove. This road will not take all the extra traffic and with extra buildings, there will be extra traffic.'</i></p>
<p><i>'There needs to be off-street parking.'</i></p>
<p><i>'A lot of the sites would need a proper bus service for mothers etc. (transport, lights, resources etc need to be in place before building).'</i></p>
<p><i>'They should not be clustered or placed with existing social houses for 'political' reasons.'</i></p>
<p><i>'As far as landscaping is concerned, I would like to see proper provision for cycling – such as European style bike path constructed from these new houses and restricted car parking spaces.'</i></p>

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### Alternative site suggestions

<i>'Site 8'</i>
<i>'There is a site on roundabout 200 yards from park and ride suitable for 10 properties, parking in front and garden behind which will not affect the village.'</i>
<i>'You should consider Compton House which is a large site currently available. Would not be intrusive and would not present any traffic problems.'</i>
<i>'I suggest you look at Compton House, residential home for adults with learning difficulties. Three acres and a building which would be converted. No traffic problems.'</i>

### Comments about exhibition process

<i>'Why has there not been enough notice on such an important and misconceived development? Not enough attention has been paid to the increased volume of traffic.'</i>
<i>'Poorly thought out, poor choice of sites, poor explanation of how developments will affect traffic volume. So sorry parish council back this.'</i>
<i>'At present against all development within the village. Plots have been identified but no additional information was available regarding what is planned for each plot i.e. number of houses.</i>  <i>Until this information is available, a fair and appropriate judgement cannot be made on how this project could best proceed.</i>  <i>There are a number of developments being developed in Winchester (Barton Farm and Pitt Manor) where housing will be available and these should be investigated initially before development is permitted in rural villages.'</i>

### Comments made by respondents about specific sites

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<b>Site 1</b> North side of Compton Street, opposite church
<b>Positive comments about affordable housing scheme on site 1</b>
<i>'Infill, also already allowed new houses'</i>
<i>'Excellent access without too much disruption to day to day life locally'</i>
<i>'Ideal site. Little impact on people in the village. Natural infilling of an already developed street'</i>
<b>Negative comments about affordable housing scheme on site</b>
<i>'Not this one, traffic'</i>
<i>'Need for car parking by church'</i>
<i>'No'</i>
<i>'Too near school and would aggravate present access and parking problems'</i>
<i>'This site is used for parking for the church for weddings and funerals'</i>
<i>'This site is used for parking for the church for weddings and funerals'</i>
<i>'This would be a much better site to use for parking for the church and school to reduce traffic problems'</i>
<i>'Lovely field opposite school used as car park for funerals and public events, fairs etc. field used for summer fair. Oppose scheme'</i>
<i>'Church field was bought by church members to save it from development – it serves as a car park and site for church functions/fates.'</i>
<i>'See 2 and 3 below, but also on main Compton Road so major disruption to traffic, school parking and out of keeping with area (church and school) and at entrance to village.'</i>



<p><b>Site 2</b> East of Carmans Lane</p>
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<b>Positive comments about site 2</b>
<i>'Ideal site, would not impact on many people within the community. The development is tucked away so there would be a minimal impact on the street'</i>
<i>'This is ideal as it remains on the peripheral boundary of the village with its own parking'</i>
<i>'One of the best sites as there is no problem with traffic'</i>
<i>'Large plot of land combined with site 3. Close to junction with the Ottorbourne Road so ease of access. Although to the south of the village boundary the adjacent properties are set well back from the boundary lines and higher up the slope so new development would overshadow existing houses.'</i>

<b>Negative comments about site 2</b>
<i>Floods – suggest houseboats!</i>
<i>'No, keep the farm'</i>
<i>'Access adequate? unmade road'</i>
<i>'Road very narrow with no room in places for two cars to pass. Exit into Compton Street has very poor sight lines'</i>
<i>'This would again create too much traffic on such a small county lane'</i>
<i>'Bad access'</i>
<i>'This will destroy the beauty of the landscape and is so utterly not in keeping with the oldest point of the village'</i>
<i>'Centre of village – seen from 2 lanes'</i>
<i>'Low lying but potentially viable – provide minimum 2-3 parking spaces for dwelling.'</i>
<i>'Increased traffic – specifically sites 2 and 3 are beyond the boundary of the village and the unmade road would need upgrading.'</i>

**Site 3**

West of Carmans Lane

**Positive comments about site**

*'Ideal site, would not impact on many people within the community. The development is tucked away so there would be minimal impact on the street'*

*'Large plot if combined with site 2, close to junction with the Ottorbourne road so ease of access. Although to the south of the village boundary, the adjacent properties are set well back from the boundary lines and higher up the slope so new development would not overshadow existing houses.'*

**Negative comments about site**

*'Floods'*

*'Access adequate, unmade road'*

*'Unsuitable because up narrow lane. Too close to existing houses; access on to Compton Street poor, especially during school hours'*

*'Nearer to main road but poor road surface'*

*'The site is at the end of a very small single track lane which has the church on one end. I believe this area to be too narrow and has too much history and character to be considered as a potential development site. I believe the increased activity on Carmans Lane would have a negative impact on the church community.'*

*'Would extend the village southwards and potentially set a precedent for expansion. Would also alter view from Carmans House. May disrupt church engraving during building'*

*'Compton Street is often a single lane road when cars park along its length for about one third of a mile. Occupants of these cars are visiting the primary school or church.'*

*'I do not believe that these sites are being considered genuinely. Carmans Lane is a rough track which floods at the low point. I cannot see that the high additional engineering cost to make up the road, suitable for such a development, could be justified and development here would spoil the village character of that important area by the church. Again, important views across the lovely farmland would be lost and there would be traffic issues onto Compton Street.'*

<b>Site 4</b> North East of Attwoods Drove
<b>Positive comments about site 4</b>
<i>'Allows room for parking'</i>
<i>'This would be a suitable site and could be designed to welcome additional parking space to help alleviate existing parking problems'</i>
<i>'This seems ideal as parking can be provided with the development and housing would be quite in keeping with existing properties'</i>
<i>'To the north of existing properties so would not block sunlight from properties or gardens. Density of traffic is lower in Attwoods Drove than in Martin's Fields and there are more designated parking bays so road does not reduce to single carriageway in the same way.'</i>
<i>'Best site – if it has to happen due to continuation of street housing yet minimal impact on neighbours and traffic as at end of road and minimal impact on road and environment.'</i>
<b>Negative comments about site 4</b>
<i>'Why take the fields?'</i>
<i>'Will generate more traffic on inadequate roads'</i>
<i>'It would already hinder current problems with parking, already a heavy flow of vehicles on that road'</i>
<i>'No way. it is bad enough with the milk tanker/heavy farm equipment'</i>
<i>'Too much encroaching on residents by Attwoods Drove'</i>
<i>'Too small site, only enough for 2-4 properties'</i>
<i>'Traffic parking is already a huge problem'</i>
<i>'Further from regular buses and increase traffic along Compton Street. In area of Compton Street which is most congested. There is no room for further through traffic, even if dedicated parking was allocated.'</i>

**Site 5**

Site at end of Martin's Field

**Positive comments about site 5**

*'A development here would complete the village nicely and because the site widens out at that end, with the green in the middle, it would be an excellent solution if this was favoured. The views are stunning and any families would be in the quieter heart of the village, with excellent access to the nursery playgroup, the village playing field'*

*'A good site but not so easy to get to around the Martin's Field cul de sac. Plenty of space. Construction traffic may find it difficult (more so that Atterwoods Drove) as Martin's Fields is quite narrow and bendy.'*

*'This would finish of the adjoining development.'*

**Negative comments about site 5**

*'Too much traffic and more problems with parking!'*

*'I live here, beautiful field but I am worried about encroaching onto the field'*

*'This is useable farmland which MUST be valued. This would also increase traffic and certainly change the nature of the street for residents. Perhaps it is a better option but its location at the very far end is worrying for congestion'*

*'The site would have a serious impact on residential homes bordering the proposed area. The increasing of an 'estate' such as this can have negative social implications as well as the increase in traffic in an already congested area. I also believe that the loss of further agricultural land would have a negative impact on the farm and walkers and residents alike'*

*'a.) Martins Lane narrow and congested. Effect worsened by events at the scout hut which includes the daily reschool, b.) additional traffic would have to route through congested east end of Compton Street, c. questionable if the plots could meet VDG 7'*

*'Extra traffic along a narrow and congested road. There is already inadequate access for emergency vehicles. Destruction of grass playing field for all to enjoy. Water run off made worse.'*

*'Further from regular buses and increase traffic along Compton Street. In area of Compton Street which is most congested. There is no room for further through traffic, even if dedicated parking was allocated.'*

**Site 6a**  
Martins Field Garages

**Positive comments about site 6a**

*'Possibly, even though some of the garages are still used'*

*'I feel that the garages are used minimally by local residents and the site would much better be used for housing. It would also improve the area visually'*

*'There are already modern houses here and the environmental impact of 10 or more houses will be less than any of the more attractive parts of Compton Street. This area is blighted by 1960s and 1970s – whenever the estate was built. The site is away from the attractive part of Compton Street'*

**Negative comments about site 6a**

*'Garages are essential. Road already congested due to parked vehicles'*

*'What about present use of garages? too many cars already need parking up Martin's Fields'*

*'Too much traffic and parking for residents in Martin's Field and traffic in Compton Street'*

*'If you knock down the garages, where is everyone going to park? provisions are required here for parking if this is to go through'*

*'Sites 6a and 6b provide a valuable amenity and development on these sites would worsen the parking situation in Martin's Fields which is already bad'*

*'There is no room for any extra cars in Martin's Fields. It is very congested especially when the Scout Hut is in use. Loss of garages – crazy idea!'*

*'The loss of parking due to the loss of garages plus the increase in vehicles from the proposed properties would add strain to an already congested area. The residential properties which border this proposed site would also be severely impacted'*

*'Replacing garages with housing will have the effect of displacing more cars onto the road plus the addition of more cars associated with the new housing. Parking and road access in Martin's Fields are reaching the point when at times it is difficult to find parking and it is difficult for delivery, refuse and potentially emergency vehicles to gain access without mounting the pavement. To add further stress to that situation does not seem logical. There would be considerable impact on the neighbouring and opposite properties, both visual in terms of view and overlooking, and of noise.'*

**Site 6b**  
Godwins Field Garages

**Positive comments about site 6b**

*'Would improve current site and road more suitable than Carmans Lane or end of Compton Street'*

*'Garages not always used for housing cars as some are used for storage and some rented by people not living in area/estate. Would need to provide alternative/replacement parking provision'*

*'Within general village layout'*

**Negative comments about site 6b**

*'Garages are essential, road already congested due to parked vehicles'*

*'What about present use of garages? too many cars - already need parking up Martin's Fields. People have to park on road – poor access along Compton Street'*

*'Too much traffic and parking for residents of Martin's Field and traffic in Compton Street. It would also cause bad parking problems as garages would be gone'*

*'No, not unless two spaces of parking per property as road is full of cars already'*

*'All the parking would be lost'*

*'Not enough parking as it is crazy to take away off road parking'*

*'Sites 6a and 6b do not look like options because of parking. They look small'*

*'Sites 6a and 6b provide a valuable amenity and development of these sites would worsen the parking situation in Martin's Fields which is already bad'*

*'Bit silly if garages are needed and used – congestion is already bad!'*

*'Already major congestion problems especially when Scout Hut is in use. Where will these extra cars go?'*

<p><b>Site 7</b> Land at Cox Croft Farm</p>
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<b>Positive comments about site 7</b>
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<i>'More space than other sites'</i>
<i>'Scope for future developments possible, minimal impact on residents'</i>
<i>'Least impact on countryside and occupants and highways issues can be overcome'</i>
<i>'Out of the way which is good, still problem with extra cars'</i>

<b>Negative comments about site 7</b>
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<i>'The road is too narrow and its very dangerous for children and dog walkers and horses to have extra traffic'</i>
<i>'This site is totally unsuitable, the road is too narrow and a dangerous place to have extra traffic because of children, dog walkers and horse riders'</i>
<i>'Road too narrow and too built up already'</i>
<i>'Would make the crossroad more dangerous'</i>
<i>'Very poor access, taking valuable farmland'</i>
<i>'More traffic going down a very narrow lane'</i>
<i>'Road would not take traffic'</i>
<i>'Ridiculous – right at the end of the village – bad access – ridiculous'</i>
<i>'Unsuitable as it is creeping development into a site of outstanding natural beauty and precious little of that type of scenery left.'</i>

<p><b>Site 10</b> Land at Church Farm</p>
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<b>Positive comments about site 10</b>
<i>'Possible, because of proximity to main road'</i>
<i>'Lease detrimental effects on rest of Compton Street'</i>
<i>'Would be infill – new houses already been built'</i>

<b>Negative comments about site 10</b>
<i>'No 1.) Greenfield, not been built on, 2.)a traffic hazard for the school and church goes as well as increasing all traffic in the village, 3.) it is at present an amenity for the village and its functions/horse riders, 4.) gives a pleasant rural feel to the village and lovely flint walls'</i>
<i>'Land at Church Farm scores a 1 as this is a valuable grazing area for horses and a green site when you should be looking more carefully at Brownfield sites. Where are the horse riders going to keep their animals?'</i>
<i>'This area forms the only access to Church Farm that does not open directly onto the main road. It would be very difficult for horses and riders from the equestrian diversification to leave the farm safely via the main road entrance. A residential access here would make the already congested school area even busier and the junction of Compton Street and the main road is already a dangerous one without another flow of traffic onto it. The site would be noisy from a residential point of view because of the main road'</i>
<i>'Land used as access to school'</i>
<i>'Greenfield land'</i>
<i>'Traffic dangerous – too close to junction with main road'</i>
<i>'Possible access, less disruption to village'</i>
<i>'A possibility but only a limited number of dwellings can be built at the site. The electricity substation does not add value. There is the safety aspect of access onto Compton Street.'</i>
<i>'It's a Greenfield site in a Conservation area, its madness to build on it! Water run off considered?'</i>
<i>'Increased traffic'</i>



<b>Site 11</b> Stoney Drove Farm Buildings
<b>Positive comments about site 11</b>
<i>'Least effect on Compton Street – parking and traffic there already bad'</i>
<i>'Perfect, no effect on locals as the site is across the road and there is room for 10-12 properties'</i>
<i>'The least invasive site for traffic and is a brownfield site.'</i>
<i>'The best site for any development would be site 11 – Stoney Grove Farm Buildings as this is already a brownfield site and I score this site a 5. It would have the least impact on the landscape and environment and neighbours and the construction vehicles would not clog up or pollute Compton Street and have an adverse effect on the ecosystem.'</i>
<b>Negative comments about site 11</b>
<i>'Family housing development, crossing the road to the school would be a nightmare'</i>
<i>'This is a good option but I am not convinced that it would be a nice place to live'</i>
<i>'HCC have always wanted to do this – very nice old buildings – would they be converted? would it be affordable? they should NOT be demolished'</i>
<i>'Well hidden but difficult to build on and possible flooding issues'</i>
<i>'The barn on this site has only recently been rebuilt and would presumably have to be demolished. The Compton Street/Stoney Drove crossroads with the main road is a difficult/dangerous junction without adding additional traffic. The site would be noisy from a residential point of view, sandwiched as it is between the main road and the motorway.'</i>
<i>'Do not like this site as it would mean more traffic coming on to a major and dangerous junction.'</i>
<i>'Conversion would be too costly.'</i>
<i>'Accords with policy MTRA4 but conversion costs would be enormous.'</i>
<i>'Some of these buildings are grade 2 listed – how can you justify this!'</i>

**Appendix 4 – Compton Village Association's comments and HARAH's response**

**Compton Village Association Letter to HARAH following residents' meeting  
(9<sup>th</sup> January 2013)**

**Compton Village Association  
c/o Yew Tree Cottage  
Compton  
Winchester  
Hampshire SO21 2AT**

Dear Ms. Wylie,

I am writing to you on behalf of the Compton Village Association to let you have our views on the recent proposals put forward by HARAH for Affordable Housing on so-called 'exception sites' in our village. This follows the Exhibition which HARAH and the Compton and Shawford Parish Council organised in the village Scout Hall on 30 November 2012. We also address the subsequent consultation process and we draw on the results of the public meeting to discuss these issues, organised by the CVA, on 9 January, which was attended by over 60 village residents and also representatives of the Parish and Hampshire Councils.

I want to make it clear from the outset that we well understand the need for Affordable Housing in Hampshire, as part of the national response to an acute housing shortage especially for first-time buyers. We accept the need to look at all parishes in the Winchester area to see which may be most suitable for new Affordable Housing developments.

In the Foreword of the HARAH starter pack for Parishes, it states:

"So much of the old council housing stock has been sold in Hampshire villages under the Right to Buy and this has left many communities with little or even no affordable housing for their young people seeking a home of their own. The result can be devastating for some areas where there are no longer enough children to keep the school open, not enough people to use the village shop leading to its closure and in some areas even a pub can be under threat".

However, this does not apply in Compton village where there is no village shop, it's over a mile from the pub and already there are local children who cannot get into the school because it is oversubscribed for certain ages.

We are deeply concerned about the potential impact on our village of the proposals which have been submitted. We question the basis on which these proposals have been drawn up and we are confused by the often contradictory answers on the definition and justification of 'need' which the various organisations and councils involved in this process have given. We believe the consultation process, while well-intentioned, has been deeply flawed. We therefore urge you to reconsider your proposals and we wish to leave you in no doubt about the strength and unity of feeling across the whole village about these issues.

**Selection of Sites**

All the proposed 'exception sites' for Affordable Housing in Compton and Shawford Parish appear to be located in Compton village, a designated Conservation Area. The rest of the Parish appears to have no sites deemed suitable. We have questioned the basis for the selection of sites and have received contradictory and confusing explanations of the process involved. Half of the sites selected in our village would appear not to qualify as 'exception sites'; and insufficient attention seems to have been given to basic criteria for suitability. Elsewhere in the Parish, similar sites have apparently been ruled out for reasons, which, if applied to Compton village, would have also ruled out several, if not all, of the sites which have been selected here. We have received, from village residents, detailed comments and objections (many of which have been sent separately to HARAH) to the individual sites proposed by HARAH. It is our view that none of these sites is suitable.

### **Impact on Compton Village**

As you know, Compton village is a cul-de-sac, with only one point of access from or exit to the busy Otterbourne Road. We have few village facilities, minimal public transport within the village, narrow lanes and in many parts of the village inadequate or no footpaths. At the entrance of the village, near the Otterbourne Road, Compton Primary School and All Saints Church are highly popular in the wider community, and cause traffic bottlenecks at peak times. Concerns about traffic congestion and road safety have been some of the main reasons why recent housing development in the village has aroused such opposition. Over the past few years we have been dismayed that planning applications have been forced through by central Government over the wishes of the village, and against the recommendations and decisions of the Parish and Winchester Councils.

We are concerned about the overall impact that further housing development of any kind – whether 'affordable' or not – would have on our village community: on the environment, character of the village, on levels of congestion and on the quality of life. You will have a good idea of the range and strength of views of village residents from the many separate emails you have received recently in response to the HARAH proposals, both on the overall impact of further development and on the individual sites selected. The HARAH proposals appear in particular to run counter to the principles and commitments made in the Village Design Statement (VDS) of 2011 – an excellent and reassuring statement of the vision for this community, for example: 'The existing Conservation Area should be conserved and where possible enhanced'. 'Other forms of development should only be permitted where they would not adversely impact on the character of the area' (p.18)

### **Need for Housing**

Through the Winchester City Council, under the Freedom of Information Act, we have received details about the level and longevity of need for Affordable Housing, as recorded in the Housing Register, in Compton and Shawford. Requests for housing from 'households having a local connection to Compton and Shawford Parish' have risen from 6 in 2009, 8 in 2010, 19 in 2011 to 32 in 2012. Over 97% of these are only in Priority Bands 3-5. Furthermore, in the Rural Housing Development Action Plan 2008/09 – 2012/13, the 'Needs Matrix of Parishes within the Winchester District' places Compton and Shawford in 32nd place (out of 41) in terms of 'need'. It has not been demonstrated that there is a real and pressing need for such housing.

### **Consultation Process**

As you will be aware, the event HARAH and the Parish Council organised in the village Scout Hall on 30 November was well attended by residents of the village. This was billed as

an 'Exhibition' and provided much useful information. We are concerned however that HARAH used the event also to seek applications for new housing under the scheme and also asked respondents to state their preference for individual sites without giving any explanation of how and why these sites were selected. Poorly-designed forms were distributed without consultation with the Parish Council, whose representatives have told us they were surprised by this. We are concerned that this process has subsequently been represented as a 'consultation' of village residents which will influence the decisions taken by the Parish Council and HARAH on the development proposals.

Our view is that, although the event was useful in informing residents about what was being proposed, it did not by any means constitute a valid and complete consultation. By seeking views only on individual sites, the questionnaire gave the impression that the selection and approval of these sites was already decided. It did not ask whether respondents wanted any more housing development in the village.

In addition, despite Parish council members themselves spending some months over the issues, by imposing an unrealistically short deadline (10 December 2012) for responses, your process had the effect of pressurising respondents to reply immediately. Many village residents have told us they felt compelled to opt for what they saw as the least-worst selections; and that if they had been given the option, they would rather have expressed their opposition to any further housing development.

The process also had the effect of being divisive. It encourages respondents to select the sites furthest away from their own homes and likely to impact least on their own parts of the village – instead of seeking views first on the rationale for the proposals and the overall impact on the village.

Subsequently, with the welcome help of Una Stevens, Chair of the Parish Council, we were able to secure an extension of the deadline to 4 January 2013 and again with her help we were able to distribute another batch of forms, under a covering letter from the Parish Council, making it clear that residents had the further option of expressing their opposition to any further housing development.

Some households have now re-submitted their forms, exercising this option. But we believe the confusion over what was actually being asked, and the lack of consultation in designing and distributing the questionnaires, invalidates this process as a firm basis on which to gauge the views of residents and for future decisions. We firmly believe that any such decisions should be preceded by a more open and thorough consultation process, in which the design of the questionnaire, including the questions asked, should be agreed beforehand with the representative organisations involved, including the Parish and Winchester Councils. For our part, the CVA would be keen to participate in this process.

We would also like to register our concern that, given that all proposed sites proposed by HARAH are in Compton village, particular weight should be given to the views of Compton village residents, who will be directly affected by the proposals. It is much easier to opt for intrusive and environmentally damaging development proposals elsewhere in the Parish if they will have no impact on your immediate neighbourhood. In this regard we would draw your attention to the statement in the VDS 2011 of the importance of 'the need to treat each region of the Parish individually in order to identify its characteristics, rather than to be prescriptive for the whole Parish' (p.20).

The CVA meeting on 9 January was attended by over 60 people – standing room only - from

Compton village. We very much regret that HARAH was not able to be at that meeting to hear the views of residents at first hand, if not actually to take questions. As you may have heard from representatives from the Parish and Hampshire Councils who did attend – and whose participation and interest we very much appreciate - it was a lively but respectful meeting, which demonstrated the strength and unanimity of local views on these issues. In particular it enabled village residents better to understand the process which has been followed, who the main players are and what their role and interests may be, and what will happen next.

In one of your recent emails to a CVA member you said 'The Parish Council has made it clear they are not going to impose something unpopular on the community' and this was a point on which the Parish and Hampshire Council members at the meeting were keen to reassure us. We remain concerned at how local views will be sought and evaluated, and our confidence in the integrity of the process has been undermined by recent experience. We seek your reassurance that a full and transparent consultation process will be conducted before any firm decisions are taken.

## **Conclusion**

We appreciate that this issue has been around for many years, and is part of an urgent national agenda to find long-term sustainable solutions to the problem of affordable housing for all and the development of balanced communities in rural areas. We recognise that this must be a collective endeavour in which all parishes must participate. We strongly believe that the burdens and impact should be equitably shared, and not fall on only one section of our Parish, unbalancing an already stressed village, creating irreversible environmental harm and blighting the quality of life of residents.

We are grateful for this opportunity to express our views. We intend to participate fully in the process ahead, including the meeting of the Parish Council on 5th February. We look forward to working with you to find the best solution for this Parish and the wider community in the longer term.

I am copying this to members of the Compton and Shawford Parish Council and also other representatives who were kind enough to participate in the CVA meeting on 9 January.

I look forward to hearing from you.

Yours sincerely

Peter Ashcroft  
Vice Chairman – Compton Village Association

## **HARAH' response to Compton Village Association 28-01-12**

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Dear Peter,

I am writing to respond formally to your letter detailing the Compton Village Association comments to the recently organised Affordable Housing Site Exhibition organised by HARAH and Compton and Shawford Parish Council on 30<sup>th</sup> November 2012. As I stated in my holding email to you, I believe a number of comments made in the Associations response are inaccurate and misleading and this response seeks to clarify and confirm the situation.

One of the primary aims of the HARAH partnership, which is made up of members including Winchester City Council, Hampshire County Council, Hyde Housing Association and Rural Housing Enablers at Community Action Hampshire is to work with Parish Councils to address the shortfall of affordable housing for local people in rural communities. It does this through a teamwork approach and the Parish Council are very much part of that team.

Compton and Shawford Parish Council has worked with the HARAH partnership for more than 10 years to try to develop a small scheme of affordable housing for local people. The project was revisited in 2010 and the parish event in November was the culmination of this recent work. This preliminary work included searching for potentially suitable sites. The project had reached a stage where the Parish Council wanted to consult with the community before the project advanced further. HARAH was asked to help the Parish Council prepare an event which could provide information about the work of HARAH, the schemes already completed in Hampshire villages, information on the number of households registered in housing need with a connection to Compton and Shawford Parish and information and identification of the sites that had been considered as part of the site selection process. As part of this process Parish Council were keen to engage the views of the community to the project and to the sites that had been considered for selection. The Parish Council felt that feedback from the event would help the Parish Council determine the next steps for the project. I believe the Affordable Housing Event on 30<sup>th</sup> November 2012 fulfilled this task.

### **Consultation Process**

I am disappointed that the Compton Village Association response has been so critical of the approach adopted by HARAH and Parish Council to the organisation of the event and specifically the process followed to capture the views of the community. The event was organised in good faith, with a genuine desire by the Parish Council and HARAH to seek the views of the community, both those in support and in opposition to the project. I would stress that in this approach there has been no hidden agenda, or the desire to promote any one site above another. As has been stated publically on more than one occasion, no decisions have been made regarding any of the sites. The desire was for genuine community engagement on the subject.

The Village Association has suggested in the letter that the consultation process was flawed and invalid for a number of reasons one of which was that no consultation with Parish Council was made in the design of comment forms. This is simply not correct. The forms used and the information displayed at the event was agreed with the event working group. This included Parish Council representation. The forms used were adapted from those previously used at consultations and events in other parts of Hampshire which appeared to have worked well and was the reason why this approach was suggested. It would appear from the huge response to the consultation that members of the community have not been put off making their views known. More than 90 responses were received and where people had concerns or did not

support specific sites or in fact all sites, they made their views very clear. The forthcoming outcome report to the event will show this in more detail. I therefore cannot support the view of the Compton Village Association that the comments captured do not reflect the views made by members of the community or that it discredits in some way the information received.

### **Housing Need**

The CVA letter further suggested a disparity in the number of households registered with Hampshire Homechoice Register for 2012 as 32 from the information displayed at the event as 27. The reason for the disparity is that the Winchester City Council Officer providing the information for the event drilled down in more detail in the applications to look at the local connection information provided by applicants and felt that on 5 applications the information provided did not give a strong enough connection to the parish to be included and defined as strong connection e.g. the connection to the village of at least 3 years and this was why the information provided for the event differed. Applicants complete their own on line application to join the register. Their local connection is thoroughly verified before they are offered accommodation, but is not checked at the point of registration.

With regard to the banding, most households on the housing register are in band 3. These households are in significant housing need, but not homeless or threatened with homelessness. Of the 27 households HARAH reported on, there were 18 in band 3 and 1 in band 2. The remaining 8 were in bands 4 or 5.

We believe that whichever way the statistics are considered, there is a clear need for 8-10 affordable homes for local people.

The needs matrix in the Rural Housing Development Action Plan is clearly out of date, as this was written in 2008. The matrix is reviewed each year.

The information received from the freedom of information requests by the CVA illustrates a year on year increase in the level of housing need for the parish. Some of the reasons for this increase are likely to be attributed to the fact that house price inflation has pushed open market housing beyond the reach of those on lower rural incomes with the result that many younger and less affluent people are forced to leave their communities in which they were brought up and went to school to find cheaper housing elsewhere. The current economic situation and changes to welfare reform is likely to further increase these figures over the next few years. This would suggest an even more pressing need for an affordable housing scheme for local people of Shawford and Compton Parish, rather than as Compton Village Association are suggesting a reduced need for this type of housing.

Additionally, the CVA letter expressed concern that the recent event was used to provide information on how to register for those who might be in housing need and this in some way discredits further the process followed. I would draw your attention to the fact that the event was clearly advertised as a housing need drop in event as well as an event showing the sites that had been identified for a possible scheme. This is the normal HARAH approach. Many people living in rural villages, who may be in housing need are not always aware they have a right to register on Hampshire Homechoice. Many are not aware that there exists a policy to bring forward small affordable housing schemes for local people, where priority for a scheme is linked to local connection to their area. Many people don't register because they don't think a scheme will be built in their community. HARAH is committed to using community consultation and exhibition events as a way of promoting rural affordable housing schemes and how to apply for such schemes is an important feature of any of our events. I would also point out that the flyer

advertising the event made it very clear those wishing to register could do so at the exhibition. HARAH and its partner organisations endorse this approach.

### **The Benefits of Affordable Housing Schemes**

Many rural villages have lost or are in danger of losing vital services such as the village shop and Compton is no exception. Its own village shop and post office closed in 2008. Small developments of rural affordable housing for local people can help to sustain communities, breathe fresh life into rural villages and can help ensure that local people are able to stay in their community, whatever their age and circumstances. Research has shown that it is often local people living in rural affordable housing schemes who use local services and help to keep them going: the village shop, the village school, the bus service, play groups and community groups which help to promote a sense of community.

The Compton Village Association response states that Compton no longer has a village shop and the village school is over subscribed, so the assumption being is that it has no need for an affordable housing scheme for local people. However it is possible that the village school is over subscribed because the catchment has been widened to ensure it is protected from the threat of closure because it does not have enough of its own local children to keep it going independently. The number of cars bringing children to the school suggests they may come from some distance. In a sense, the consultation event has helped raise many concerns that already exist for the community and the feedback can be used to help elected members, parish council and the community raise these issues. I suggest many positive things have come from this event.

### **Site Selection Process**

The CVA letter questions the basis for the choice of sites and it is noted that the CVA view is that no site in Compton Village is suitable. I would confirm that the policy that governed the choice of sites was Policy H6 of the Winchester Local Plan which states

As an exception to other policies of the Local Plan, small-scale housing schemes will be permitted on sites well related to existing defined and other settlements, to meet the needs of local people unable to afford to rent or buy property on the open market, provided that:

1. the planning authority is satisfied that the need cannot be met within the settlement where the need exists;
2. the development provides affordable housing in perpetuity for local people in proven housing need, who cannot afford accommodation locally on the open market;
3. there is access by public transport, walking or cycling to local facilities (particularly shops and schools);
4. the development is well related to the scale and character of adjacent settlements;
5. it does not intrude unduly into the countryside or harm the landscape character or setting of settlements, particularly in the East Hampshire Area of Outstanding Natural Beauty.

In addition to this, the Winchester City Council sites 6a and 6b were included as part of its policy to review its land holdings in areas where exception site affordable housing provision was being considered.

All the sites have been looked at by a Planning Officer who gave informal comment on the potential suitability of the sites as provisional guidance. A summary of the informal comments made by the Planning Officer were displayed at the exhibition.

As an outcome from the event a number of other sites have been suggested by members of the community. They are in the process of being assessed by the Planning Officer. As soon as this



process has been completed the outcome will be reported back to the Parish Council. The community will have the opportunity to comment on any of these sites which are available and considered to have some potential.

### **CVA Meeting 9<sup>th</sup> January**

I note your comments that officers from HARAH did not attend your organised meeting on the 9<sup>th</sup> January to which you state more than 60 people attended. Unfortunately, HARAH does not have the officer capacity to attend every meeting to which it is invited. Our apology for absence was reported to both your representatives and members of the Parish Council. HARAH prioritises its attendance at meetings to those usually organised and run by the Parish Council. Consequently, it was fully represented at the Community Exhibition on 30<sup>th</sup> November 2012 to which more than 110 members of the parish attended and officers spent more than 4 hours talking to members of the community attending the event about the project.

### **Conclusions**

In conclusion, HARAH and members of the Parish Council have worked hard to engage with the community around the issue of affordable housing for local people. The forthcoming outcome of exhibition report will be just one of the indicators which will help inform future Parish Council decisions on the next stage of the project. It will be for the Parish Council to determine how they wish to come to their decision on the future of the project. HARAH has helped and supported the Parish Council through this process. As stated earlier in this letter HARAH exists to provide small rural developments of affordable housing for local people in housing need. We believe the 27 households on the Winchester City Council's housing register indicates that a need exists. We hope that the Parish Council wants to continue to support this project and identify a site within the parish where 8-10 homes can be built to meet that need for the future and thereby help support the sustainability of the village.

Yours sincerely

Mags Wylie  
Senior Rural Housing Enabler  
Community Action Hampshire

Appendix 5 – Map of Compton and the 10 sites

