

Woodman Close / Bostock Close

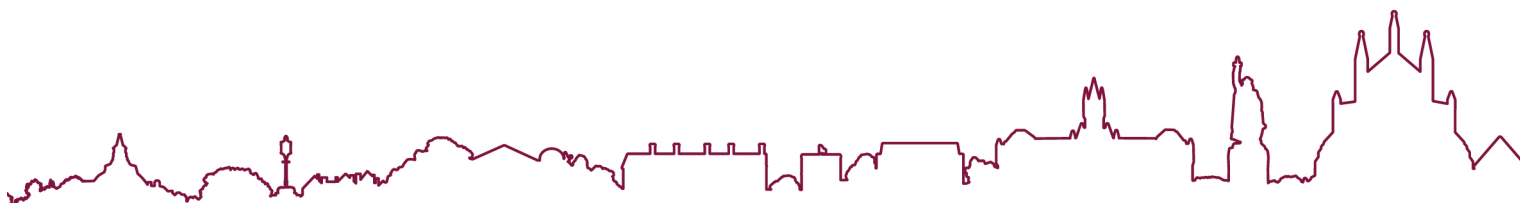
Consultation event 16th June 2018

Summary of Consultation Feedback



This document is a summary of the feedback received following the Woodman Close / Bostock Close consultation event. Approximately 60 people attended the event and we have had a total of 21 responses. Out of these responses, 17 were via feedback form and four responses online using Citizen Space.

Please note: The first two questions gathered personal information: name and email address.





Question 3: What aspects of the two proposals do you support?

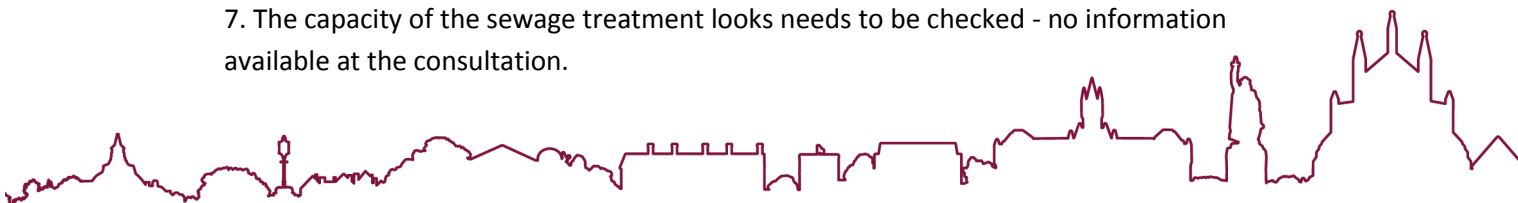
- Using both council and HA land, and options 2&3 for parking.
- We agree the land is vacant and would potentially be a good site for a couple of bungalows in keeping with the two already there, we do not like the proposal for housing joining Bostock close.
- The "Council Land Only" proposal option.
- Affordable Houses and Parking.
- Only the first smaller housing option. Parking at Stockwell Place only - closer to proposed housing so preferred option.
- Council Land with A2 Dominion.
- Increased provision of social housing in an area which already provides some.
- The housing provision is for people with a local connection and preferably those in housing need who already live in the village.
- Council Land with A2 Dominion Land.
- Option 2.
- Providing housing to people with a strong connection to Sparsholt. Option 1 on council land only as the other option infringes on the common area too much.
- Providing housing for local people. Option 1.
- I would support the option which has 2 small bungalows and the 3 houses on the land owned by council land. The housing should be offered to people living in the village and in need, before it is offered to community outside. The village - not for example someone who wants in the village/college. I do not support the building on Bostock Close Green.
- I would support option 1 on Council Land if there is proved to be a need by local people of the village. Parking is a huge problem so must be sorted. Small bungalows a good idea/small houses. I would not support any building on the green at Bostock - it is crowded enough there already.
- A2 Dominion - better utilisation of available space.
- Option 1 with 5 homes or even 4. 6 would potentially be too many. Extra car parking is a good idea.
- I support the housing but not too many.
- I like both proposals and would support wholeheartedly!
- The development of 5 units not including using the Bostock Close land. The increased parking spaces extending the lay-bys on the green. NOT the 5 extra spaces facing into the park.





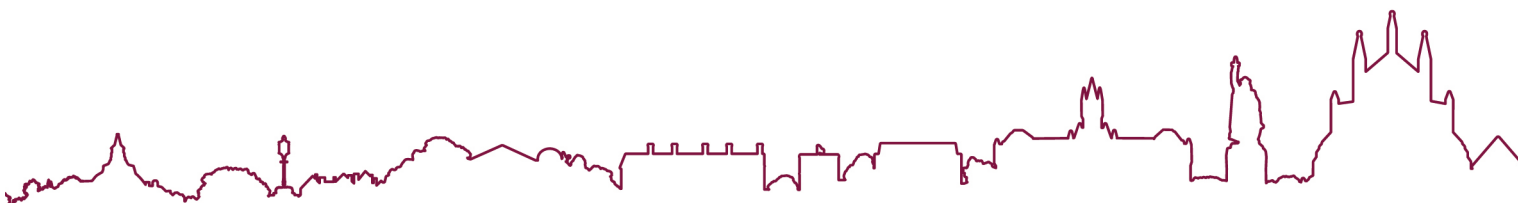
Question 4: What aspects of the two proposals would you like to see changed?

- More houses
- We would like to see the proposal for Bostock scrapped and extra parking on the opposite side of the road to the new builds, especially enough to allow parking for residents of Bostock close because at the moment they have to use the road leading into the close, the pictures used in the proposals are so out dated they don't give a clear picture of the lack of space we have for parking,
- The homes facing the communal grassed area should be single storey and, the tree/bush line should be retained. It is also important that adequate parking spaces are provided - there is already a serious parking overload problem in Bostock Close, even without the proposed new homes.
- More car parking
- No parking under 3 trees that children climb opposite bus stop (but if trees unaffected then ok) No extra parking outside 21 Woodman Close in this (side by side) - not in keeping with rest of square (takes away greenspace + bush would have to be taken down) dangerous for children entering park entrance as cars reversing etc.
- The shape of the odd angular homes is impractical, L- shape better? Their proximity of the rear of these houses to 13+14 Woodman Close wrt light/privacy is questionable. The layout of A2 Dominion scheme much better space and access.
Access for elderly/disabled people extremely poor for 1 bedroom homes.
- 1. There has been no housing needs survey as on previous occasions. Reliance on council housing list is not likely to be as accurate. If the Parish Council is consistent it should ask for a survey to be done.
2. The views of residents in Bostock Close and Woodman Close should take priority over views from other parts of the village as they will be most affected.
3. The focus on one and two bedrooms, whilst providing the maximum number of units on the site, is likely to mean that couples will have to move once families grow. There is sufficient provision of public housing for the elderly already. It is understood that a one bedroom unit in Bostock Close stood empty recently for some time. A housing needs survey would establish more accurately what the need is for.
4. It would be interesting to know what proportion of the proposed housing will be suitable for the Sparsholt residents currently on the housing list.
5. It is unfortunate that once again the social housing is tucked away out of sight of the rest of the village.
6. In view of the current difficulties with parking any development should be accompanied by the provision of extra parking on one of the three options shown on the plan - this should not be an after thought.
7. The capacity of the sewage treatment looks needs to be checked - no information available at the consultation.





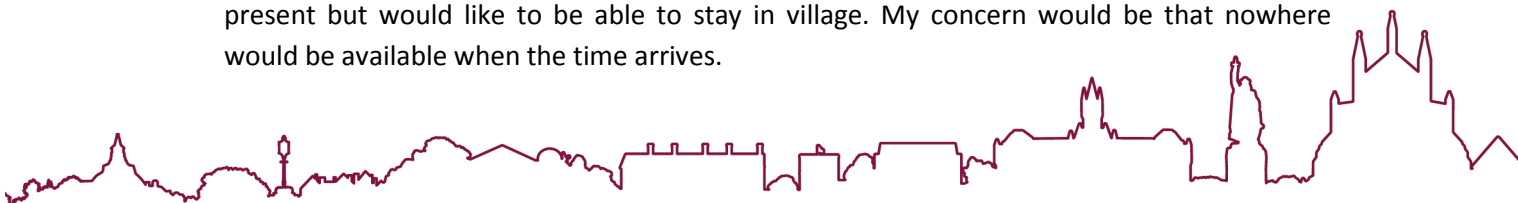
- Do the properties have to go so close to fencing already there?
- We don't want ongoing building in the Bostock area.
- We do not want any building in Bostock Close.
- Not too many houses - people need space!
- Parking on the green in Woodman Close - I object to the vertical parking (drawing on paper) but extending the lay- bys in Woodman Close to create more parking (parallel) or extra parking in Stockwell Place nearer the proposed houses would be better.
- Specific allocated parking and not a free for all.
- Bostock Close has a fantastic community feel. They are a perfect example of a village community, supporting each other and living in harmony. Please don't reduce their green space!





Question 5: Do you have any other comments?

- Within the green space on Bostock close there are two memorials, one tree and a bench (2000 and 2001). The green space in Bostock close is used by children on a daily basis to play, explore and be children - they are extremely lucky to have this space. The lack of parking is beginning to become dangerous for the children as they have to walk on the road instead of the causeways and visually they are not seen as easily. Within Bostock close there are shrubbery areas between parking bay, these could be removed to create more parking. We also have many large work vehicles that need extra space as the length of them makes parking difficult (that's why they use the road). A suggestion would be to put the works compound on the council grass to the Side of the new build (Adjacent from Stockwell place) prepped and ready for parking once all works are completed. Like any other area in the city parking is a huge problem and actually a few of the houses on the close are situated and ideal for a driveway. This again would free up space. We are very lucky to live in an area where we are friends as well as neighbours. It would be fairer for the Bostock residents, if WCC were able to take the existing homes into Council ownership. Future upkeep of all homes in Bostock Close could then be performed to the same good WCC standard, which is not the case at present.
- With regard to Question 6, below, we feel that all 3 options would be needed to solve the area parking issues so parking quarrels don't happen very often, everyone works hard to be considerate to each other's need.
- Keep scheme small - not larger option. If parking around Woodman Close is extended, only parallel parking NOT bay parking - very dangerous for local children entering gate to play park.
- Where would the building contractors compound and parking going to be located?
- Came to see what was being proposed, no opinion - yet!
- Parking around play area - dangerous for children?
- I have some concerns about the footpath running along the fence of no 16 between the fence and the trees where parking will be added simply because there is not much room between the fence and the trees. I realise additional parking is required, however I don't like the options as it takes away the green and rural feel for the close.
- Our concern is property being built comes up to fence which could block out light from bedroom window. A couple of bungalows would be good. Will the parking place have house numbers on them, those with more than one car; will they park in a visitor car park?
- It would be helpful if residents who occupy a large 3 bedroom house could be persuaded to move into the smaller bungalow which would enable a family to make full use of a larger property. Parking should not encroach on the playground.
- Extra smaller homes in the village are a good idea. Extra allocated parking is a good idea.
- Concern over contractors parking and welfare of residents. I haven't a need for housing at present but would like to be able to stay in village. My concern would be that nowhere would be available when the time arrives.





Question 6: We have suggested three potential options for additional parking. Please could you indicate your feelings towards each option by ticking the boxes below?



- 1** Option 1: Additional parking in Stockwell Place.
- 2** Option 2: Additional parking in Woodman Close.
- 3** Option 3: Additional parking in the wider area around the green space.



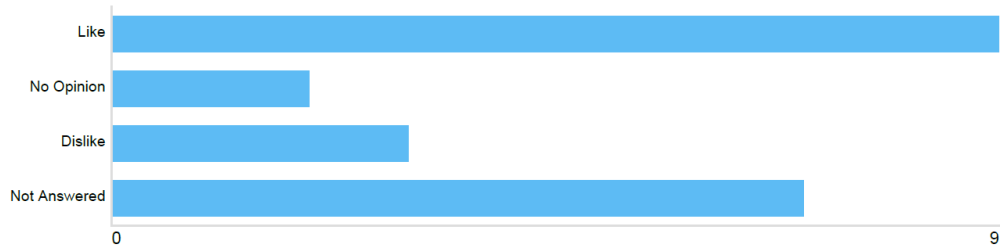


Option 1:



Option	Total	Percent
Like	10	47.62%
No Opinion	1	4.76%
Dislike	3	14.29%
Not Answered	7	33.33%

Option 2:

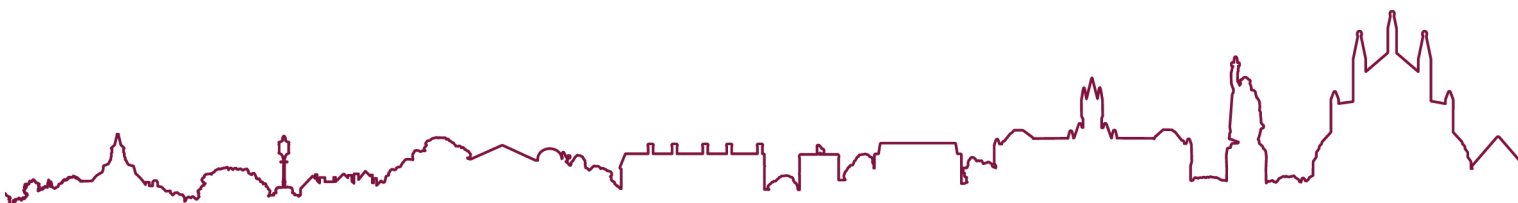


Option	Total	Percent
Like	9	42.86%
No Opinion	2	9.52%
Dislike	3	14.29%
Not Answered	7	33.33%

Option 3:



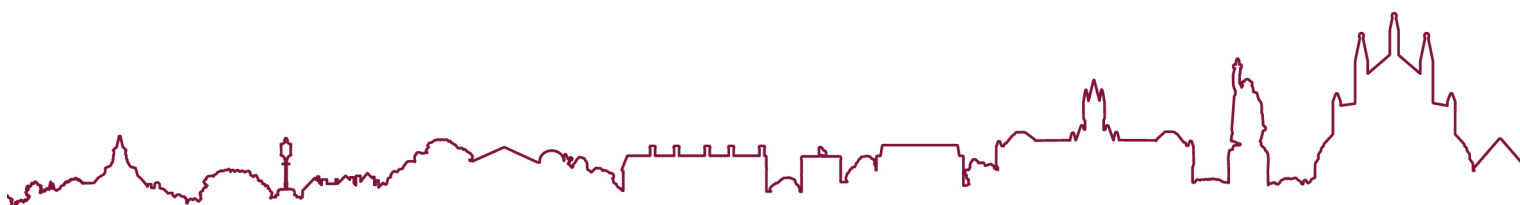
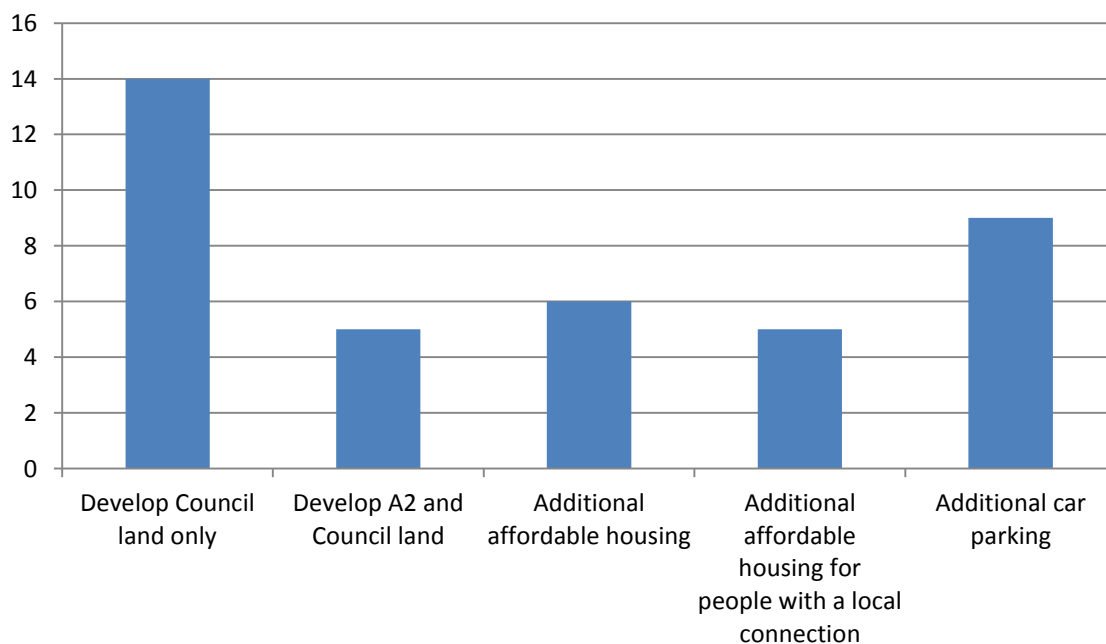
Option	Total	Percent
Like	8	38.10%
No Opinion	1	4.76%
Dislike	5	23.81%
Not Answered	7	33.33%





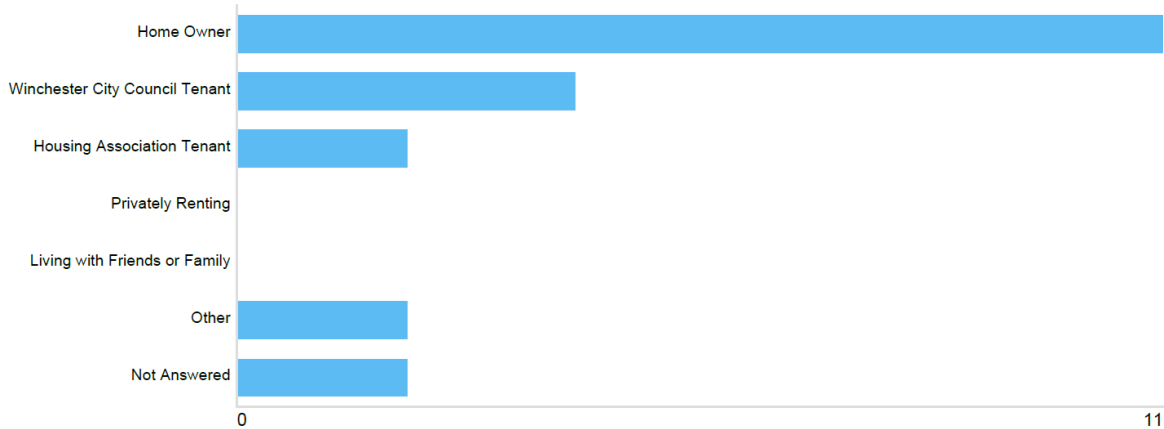
In summary:

- In total 44 comments were received.
- With regard to the two development options shown at the event, there is clear support for the option of developing upon land owned by the Council. 14 comments specifically supported this, compared to five comments specifically supporting the Council and A2 land option.
- Five comments mentioned support for the provision of housing for local people with a connection to the village, with a further six comments giving general support to the provision of additional affordable housing.
- The most popular parking option was option 1 (in front of Stockwell Place), followed by option 2 (off Woodman Close) and then option 3 (the Green). However, there was overall support for all three of the parking options suggested and nine further comments generally supporting the addition of further car parking.
- Other comments on issues such as the mix, size and design of homes, proximity to neighbours, sewage and the impact on trees and hedges will be considered as part of the ongoing design process. Parking related issues such as the impact on the play area and need to accommodate works vehicles will also be considered as part of the design process.



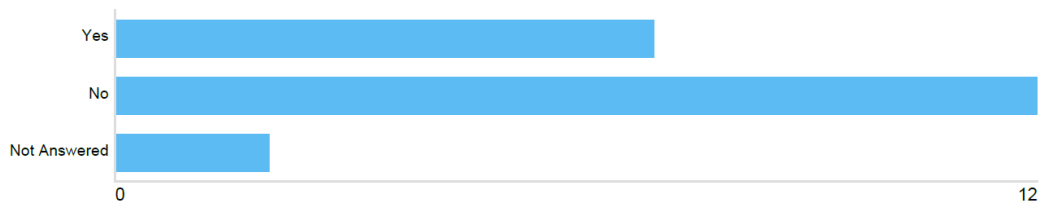


Question 7: Please tick which of the following applies to you;

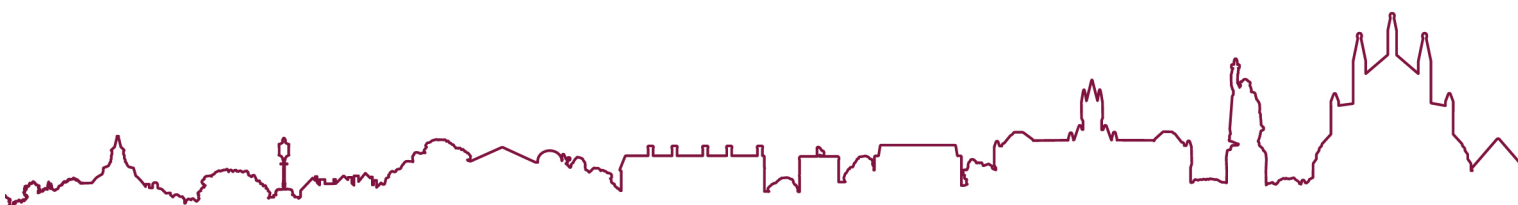


Option	Total	Percent
Home Owner	11	52.38%
Winchester City Council Tenant	4	19.05%
Housing Association Tenant	2	9.52%
Privately Renting	0	0%
Living with Friends or Family	0	0%
Other	2	9.52%
Not Answered	0	0%

Question 8: Are you or a family member, in need of affordable housing in the Sparsholt Parish and have a strong local connection to the Parish?

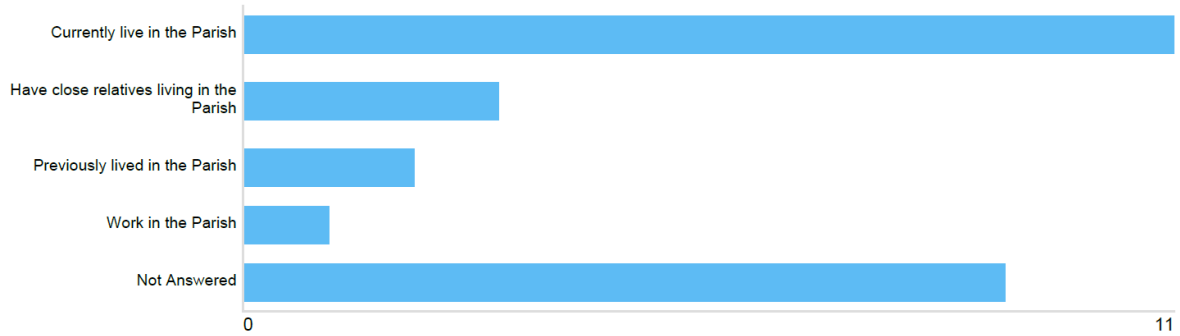


Option	Total	Percent
Yes	7	33.33%
No	12	57.14%
Not Answered	2	9.52%



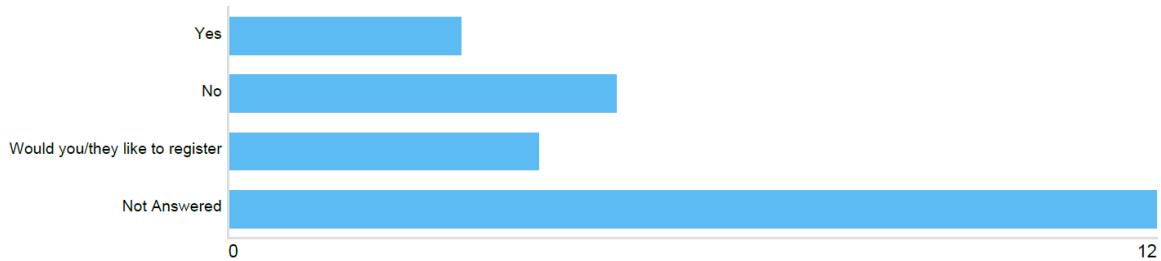


Question 9: What is your/their connection to the Parish of Sparsholt?

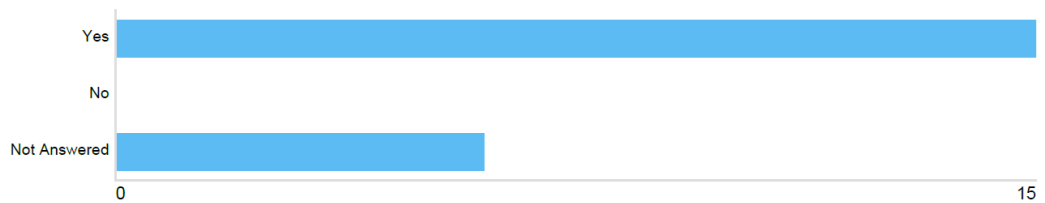


Option	Total	Percent
Currently live in the Parish	11	52.38%
Have close relatives living in the Parish	3	14.29%
Previously lived in the Parish	2	9.52%
Work in the Parish	1	4.76%
Not Answered	9	42.86%

Question 10: For those interested in affordable housing are you/they currently registered with Hampshire Home Choice?



Question 11: Did you find this information useful?



Option	Total	Percent
Yes	15	71.43%
No	0	0%
Not Answered	6	28.57%

