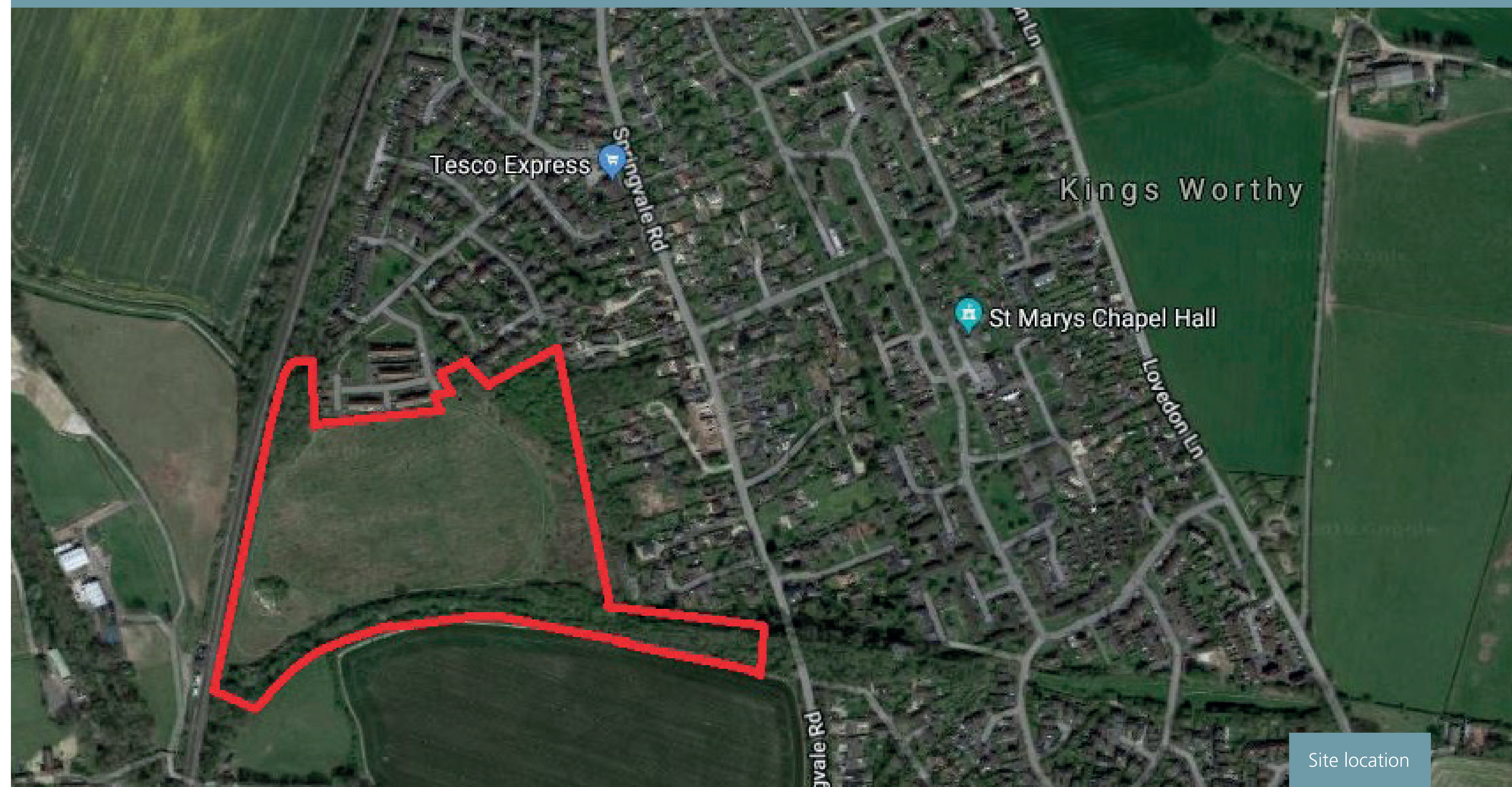


# HOUSING FOR WINCHESTER



## WELCOME

### Welcome to this exhibition about proposals for development on Land off Burnet Lane.

These plans would deliver a small number of new homes on the site (on an area of land already approved for housing), and to transfer the remaining significant area of private land into public ownership for a range of possible open space uses.

Members of the team are on hand to answer any questions you may have, and to talk you through our draft proposals.

We would very much like to hear your thoughts, and in particular ideas for the type and tenure of new homes and how the open space may be best used by the local community.

Please fill in a form and return it to a member of the team, or take a freepost envelope and return by Tuesday 31st July.

Telephone: **01962 848 383**

Email: **NDelivery@winchester.gov.uk**



**Winchester**  
City Council



## SITE CONTEXT AND HERITAGE



Images of existing housing in the area

### The Site

Land off Burnet Lane is on the western edge of Kings Worthy, and is 9.3 hectares in area. It is bounded by the mainline railway line to the west and the dismantled railway to the south, with homes on the northern and eastern boundaries.

The site was in agricultural use until 2001, and was then put into set-aside (left without crops sown to allow nutrients to naturally replenish the soil's fertility).

The privately owned site features a permitted right of way and other claimed rights of way which can all be protected. A recent application for Village Green status on the site was rejected by Hampshire County Council following a public inquiry.

### Planning History

Planning permission was granted for the construction of 25 Affordable Homes within the site in February 2018.

Whilst implementation of this planning permission would help address the local affordable housing need, it does not settle the use and ownership of the residual land – an aspiration that was voiced during the village green process.

Implementation of the current application could therefore be considered as a missed opportunity to deliver wider community benefits for the future.

### Housing need in the area

There is a long waiting list for affordable homes in Kings Worthy, with more than 100 individuals and families able to demonstrate a local connection to the Parish. WCC has an urgent need to provide affordable homes, particularly for Kings Worthy residents.



# HOUSING FOR WINCHESTER



Possible site layout

## THE PROPOSALS

### We are proposing to deliver:

- 35 new homes, carefully designed to reflect the surrounding character
- These new homes are proposed as affordable housing, with the potential for a small number of sub-market rent or sale properties to subsidise the open space land and community aspirations
- A protected open space, in public ownership, reflecting identified local aspirations, possibly including:
  - Landscaping
  - Formal and informal areas of play
  - Improved accessibility, with seating and bins

### Materials and design principles

In preparing proposals for this site, we have conducted a thorough study of the housing pattern and design in the local area to establish a set of key principles. These include:

- An informal road pattern,
- Buildings overlooking open spaces and roads, providing natural surveillance
- Primary access from Burnet Lane

Though the key principles are taken from local housing characteristics, we would seek to establish a distinct identity for the development.

Likely materials would include:

- Red, blended, or multi-stock bricks
- Brown, red or red brown roof tiles

All buildings in the development would be 2 storeys. These principles and parameters suggest the proposal should:

- Include pitched roofs and overhanging eaves
- Create simple elevation details
- Design the homes to have a clear identity
- Reflect local traditional styles, materials and details with a contemporary design



# HOUSING FOR WINCHESTER

Existing vegetation of site and wider slopes help to screen intervisibility with this area of the site from the surrounding landscape



Site access point

## TRAFFIC AND ACCESS

The site is well located for access to local facilities and amenities within Kings Worthy, whilst also being within commuting distance of Winchester City Centre. The local pedestrian, cycle and bus infrastructure, coupled with the internal design of the site presents a good opportunity to encourage sustainable travel.

### Parking

The number of car parking spaces required to serve the site will be informed by the accommodation schedule and assessed against Winchester City Council's standards.

We are proposing a mixture of allocated and communal parking spaces.

The proposed parking provision will be in line with WCC standards, ensuring an appropriate level of parking to avoid any over-spill onto surrounding roads.

Parking for the site will comprise a mixture of on-plot and kerbside for the houses, and parking courts for the flats.

### Transport Statement

The application will be supported by a Transport Statement which will assess the impact of the proposed development on the operation of the local road network, in particular the traffic issues at the Tesco's junction on Springvale Road.

### Access and Layout

The site will be served via one point of vehicular access through a continuation of Burnet Lane. Footways will ensure a direct route between the site and the wider pavement and footpath network, including the potential use of the disused railway track to link with amenities in Kings Worthy.

A comprehensive study of the site layout will be undertaken to ensure that emergency/servicing vehicles can safely manoeuvre around the site.

### Traffic Impact

The proposed development is anticipated to generate 20 vehicle trips during the morning peak period and 17 trips during the afternoon peak period. As the site was previously granted consent for a 25 dwelling application, the proposed development would have a minimal additional impact on the local road network in comparison to that scheme.





Example of a detention basin

## DRAINAGE

There are a number of aspects to take into consideration when preparing a drainage strategy, including:

### **Foul water drainage**

On this site, we expect to use a gravity system which connects directly into the existing Southern Water system, via the manhole on Ilex Close.

### **Surface water drainage**

We are considering a system that relies on gravity, discharging run off into a 'detention basin', which

would have capacity to contain surface water runoff from a 1 in 100 year storm, including an allowance for climate change.

Our drainage strategy would deliver a system which manages all of the needs of the new development within the site, ensuring there is no impact on surrounding streets.



# HOUSING FOR WINCHESTER



## LANDSCAPE AND ECOLOGY

### Ecology

#### Dormice

The site is lucky enough to have a small dormouse population, which is a rare and protected species. The site offers opportunity for planting a hazel and hawthorn coppice, managed to create suitable habitat to support and encourage the dormice to thrive - whilst sensitively allowing access to the community for walking.

#### Reptiles

In addition to dormice, another protected species on site are reptiles. We propose to create a sequence of basking areas for them which will comprise areas of long grass and log piles set within woodland glades on the eastern boundary of the site. Again access will be permitted through some of these spaces, helping create distinct character areas around the site.

Proposed mitigation measures will include:

- the enhancement of existing retained habitats to offset the loss of dense scrub;
- protection of retained habitats;
- sensitive use of lighting during construction and post-development to avoid impacts to bats and birds;
- clearance of habitat for nesting birds outside of the bird nesting season; and
- measures to prevent harm to mammals during construction.

The development proposals will also incorporate:

- increased native hedgerow planting to improve connectivity on site;
- provision for nesting birds within the new houses and for roosting bats on mature trees; and
- pond creation to enhance the site for amphibians.

### Landscape

Through the transfer of open space land into public ownership the site could provide many opportunities for sport and recreation. The Council propose to hold a separate consultation on these future potential uses which could include:

#### Woodland walks

Existing tree lines on the edges of the site could be reinforced to create a woodland edge, suitable of supporting both biodiversity and recreation. Circular walking and running routes could be created to allow for jogging, dog walking or family excursions. The trees could provide roosting and foraging opportunities for the resident bats.

#### SuDS (Sustainable Drainage Systems)

These spaces could be quiet and reflective areas, possibly with seating and naturalistic planting, enclosed by tree planting.

#### Linear Park – Disused Railway Line

The disused railway line to the south of the site could be transformed into a linear park. The possibility of wider connections to enhance the recreational, cultural and social benefits of the site exists as well as opportunity to provide interpretation into the history and context of the site and railway.

#### Play

There are opportunities for both formal and informal play throughout the site. A central space allocated for play could be provided with incidental natural play features created along the main routes of the public open space, linear park and woodland walks

#### Public open space

The site and various character areas could be connected by public open space, providing parkland for informal recreation, relaxation and communal facilities such as community growing gardens.



## HOUSING TENURE

The proposal is for up to 100% affordable housing on this site, but we are still considering the best type of affordable tenure to deliver in this area. At least 70% of the allocated affordable housing will be affordable rent, to meet the housing needs of people with a local connection to Kings Worthy. The remaining 30% could be a combination of shared ownership and discounted market sale.

Please take a card to let us know your preference and/or register your interest.

### **What is Affordable Rent?**

Affordable rented homes would be managed by WCC; the rents charged would be up to 80% of the cost of open market rent. These homes are allocated to those in need with a connection to Kings Worthy.

### **What is Shared Ownership?**

Shared ownership homes allow a purchaser to buy part of the equity in a property and pay rent on the remaining equity. If their income increases they can buy further equity shares up to 80%.

### **What is Discount Market Sale?**

DMS properties are sold at a fixed percentage below their open market value, with the discount protected in perpetuity through an agreement with WCC.

These proposals seek to provide a high-quality, affordable-led development alongside the transfer of a significant amount of land for community use as public open space.

### **What does it mean to have a strong local connection to Kings Worthy?**

1. You usually live in the parish of Kings Worthy
2. You used to live in Kings Worthy and still have close family living there
3. You work in Kings Worthy

It is proposed that priority is given to applicants who meet one of the requirements for at least 3 years. If there are more applicants with at least 3 years' local connection than there are properties to be allocated, those in the greatest housing need will be prioritised.



## NEXT STEPS

We aim to gather all of the feedback from this consultation to finalise proposals for the site and submit our planning application by September 2018. This will include the details of the scheme in terms of appearance, landscaping, layout and scale. Subject to obtaining planning permission, we anticipate construction would start around Spring 2019.

### Leaving your feedback

Thank you for taking the time to attend this exhibition, we hope to have answered many of the questions that you have about this project. If you would like more information, then please ask one of the project team here today. We are committed to working with the communities around this development and we welcome your view on our proposals.

You can provide these in a number of ways:

1. **Fill out a feedback form provided here today**
2. **Leave a post-it on the masterplan in the middle of the room**
3. **Email your views to: [NDelivery@winchester.gov.uk](mailto:NDelivery@winchester.gov.uk)**

Please ensure that your feedback reaches us by **Tuesday 31st July 2018**.

If you would like to be kept informed and wish to register your interest, please sign up to do using the forms provided.



## POSSIBLE COMMUNITY BENEFITS

	Picnic area with level access			Retention of pathways forming comprehensive dedicated footpath routes with natural margins	
	Introduce low-key sculptural elements to help with wayfinding.			Benches & dog waste bins	
	Improvement of redundant railway line for integration into 'Watercress Way' route			Improvements made to the existing BMX track	
	Shortly mown area for picnics, kite-flying and informal play			Fitness trail	
	Wildflower & ecology enhancing landscape areas to include bat boxes, owl boxes & bird boxes			Fencing & restrictions to prevent motorcycle access	
	'Village Green' area close to new homes for informal recreation			A range of affordable housing to meet local need	



## THE TEAM



HOUSING FOR   
WINCHESTER



**Gillings**  
Planning



**JOHN WENMAN**  
ecological consultancy



# YOUR THOUGHTS

*Please provide your thoughts on the proposal to develop 35 new affordable homes broadly on the same footprint as the 25 affordable homes which currently have outline planning permission, in return for gaining the whole of the remainder of Top Field in public ownership.*