

SOUTHBROOK COTTAGES Q&A FEEDBACK

This document has been produced following the Presentation on Friday 14th August 2020 to provide responses to questions that were asked in relation to the proposal to build 6 new affordable apartments in Micheldever.

For ease the Q&A document has been split into 3 main areas as these were the main themes on the day of the event.

DESIGN

Comments were raised about whether apartments are suitable in a village setting.

Response:

The proposal to build apartments at Southbrook Cottages is a direct response to Housing Need in the area. Of the 22 households currently on the Hampshire Home Choice housing register with a local connection to Micheldever, 14 need one bedroom accommodation and 5 need 2 bedroom accommodation. In addition, the Housing Needs Survey completed recently also found a significant need for 1 bed dwellings (6 households) and 2 bed dwellings (8 households). A significant issue in rural villages is that young families and individuals on low incomes are priced out of the housing market and therefore have to leave their local community. There is an identified housing need for small dwellings in Micheldever, which this scheme seeks to address to enable people to remain in their community.. The buildings have intentionally been designed to reflect the scale, mass and materials of the other houses on the street and in the village, to look like terraced houses.

Comment: Whether it is possible for the Council to explore only building 1 bed dwellings.

Response:

Similar to the response above. The Council considered only building one bed dwellings. However the housing need registered on Hampshire Home Choice and indicated by the Housing Need Survey suggested it was important to also include 2 bed properties to properly address Housing Need in Micheldever.

Comment: Balconies & Privacy

Response:

The balconies have been designed to include screens on the sides to discourage the loss of privacy to the immediate neighbours. Following concerns raised by neighbours, it has been decided that these will be solid screens, rather than the slatted screens as shown at the consultation event. This will further reduce overlooking and noise impacts. The screens will be included to both the North and south of the scheme to ensure privacy is maintained to all neighbours.

Comment: Whether a two storey building is appropriate for this site?

Response:

The building is designed to be in keeping with the rest of Southbrook Cottages both in shape and appearance. The scale and mass of the building has been carefully designed so that it is no larger than the neighbouring houses. The front of the building has been divided into three bays by the position of windows and entrances so that it resembles a run of three terraced houses.

Comment: Size of the two storey building/potential overshadowing

Response:

A solar study of the building has been undertaken to understand the impact of overshadowing on the gardens to the north. The Solar Study will be included in the Design and Access Statement submitted along with the planning application. The building has been designed so that it has the minimal amount of impact, however some overshadowing is inevitable. The studies show that the greatest impact will be late morning in Autumn and Spring. During the summer months, only the outbuildings at the end of the garden received shadow and during the winter, the building will only add marginally to the shadows cast by the tall existing trees around the site.

Parking

At the Consultation event residents' feedback included requests to review the current communal parking arrangements. A proposal will be submitted to our Estate Improvement Programme for a feasibility assessment to be undertaken.

Following feedback from residents and the Parish Council, Winchester City Council will be taking steps to engage with residents on how parking can be improved on Southbrook Cottages. The Parking Consultation was due to take place in Autumn of 2020. However the decision has been made to bring this forward before progressing the plans for Southbrook Cottages. You will be contacted to complete a survey to give us your views on how the parking can be improved.

The ideas and feedback that have already been given on parking will be included in the Parking Consultation.

Thank you for your feedback.