

CABINET (LOCAL DEVELOPMENT FRAMEWORK) COMMITTEE

15 July 2008

WINCHESTER DISTRICT DEVELOPMENT FRAMEWORK - CORE STRATEGY ISSUES
AND OPTIONS – INITIAL FEEDBACK ON CONSULTATION

REPORT OF HEAD OF STRATEGIC PLANNING

Contact Officer: Jenny Nell Tel No: 01962 848 278 email jnell@winchester.gov.uk

RECENT REFERENCES:

CAB 1568 - Winchester District Local Development Framework – Core Strategy ‘Issues And Options’ – 6th December 2007

EXECUTIVE SUMMARY:

This report provides Members with initial responses from the recently concluded Core Strategy Issues and Options consultation, together with feedback from workshops held with the Winchester Strategic Partnership and young people.

The role of the Core Strategy is to set out the spatial vision and objectives for the District over the next twenty years set in the context of the Regional Spatial Strategy which requires the Winchester District to deliver some 12,240 dwellings in the same period, it is also the spatial expression of the Council's Sustainable Community Strategy. Therefore a key requirement of the Core Strategy is to set out the spatial strategy for the area in terms of the amount and locations for growth and change. The ‘preferred’ options will be the result of a balanced judgement based on sound and robust technical evidence, the results of the Sustainability Appraisal and the evidence from the views of the local community and stakeholders.

At this stage only an overview of responses is available due to the volume and complexity of the range of responses received. It must be noted that some of the comments in the report are based on partial data as some 3000 plus responses have been received to the issues and options paper, and at the time of writing approximately 80% of responses had been recorded. These responses all require further analysis and testing against the technical evidence and assessment against the Sustainability Appraisal, which has a key role in providing sound evidence and is an integral part of the plan making process, to ensure that the outcomes are aiming towards achieving sustainable development.

Further reports will be made to this Committee after the detailed assessment and testing of the proposed options, together with any alternatives that have come to light through the consultation process, to establish a ‘preferred’ option to be consulted on later in the year.

RECOMMENDATIONS:

To note the report pending further analysis of the consultation responses and assessment against the evidence and the sustainability appraisal.

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REPORT OF HEAD OF STRATEGIC PLANNING

DETAIL:

1 Introduction

- 1.1 This report provides Members with initial feedback from the recently concluded issues and options consultation. CAB 1568(LDF) set out the draft issues and options paper for a public consultation period for 6 weeks from 3rd January 2008 until 15th February, under Regulation 25 of The Town and Country Planning (Local Development) (England) Regulations 2004. Responses could be submitted via questionnaires either on-line or paper or through written submissions. In addition, a series of workshops were arranged during January to allow both the community and stakeholders to debate the issues and options. An important aspect of this part of the process is to reveal if there are any other options which are both realistic and deliverable, as well as to invite views on the options identified.
- 1.2 Planning Policy Statement 12 'Local Development Frameworks', guidance set out at the time the key legislative processes to be followed and advised - that it is essential to achieve local ownership and legitimacy for the policies that will shape the future distribution of land uses within a local authority area by involving the community at an early stage in the preparation of LDF documents. Furthermore that this involvement should be tailored to engage the appropriate parts of the community at the various stages. One of the main principles of local development frameworks is that they are spatial rather than purely land use plans and to achieve this there is recognition in the guidance that there is a need for a participative approach – to consider the needs, issues and aspirations of communities and stakeholders within an area, to provide a basis for making difficult choices and to build commitment to delivery.
- 1.3 The process of preparing the issues and alternative options falls within the production phase of LDF preparation, following on from the evidence gathering and early community and stakeholder input. Advice in PPS12 emphasised the consultative nature of this stage, rather than a formal 'statutory' consultation. As a minimum, Local Authorities are required to consult with the 'specific consultation bodies' and 'general consultation bodies', as listed in the Council's Statement of Community Involvement (SCI). Due to the complex nature of the District and the many challenges facing it, the Winchester Core Strategy Issues and Options consultation was made more widely available for public comment.
- 1.3 At the Committee meeting on 5th February, Members were given a verbal update on the workshops in terms of the overall number of people that attended and some of the main issues that were raised, which included :-
- A concern about the ability of existing infrastructure to cope with the anticipated growth;

- Concern about the requirement to protect the environmental assets of the District;
- Understanding of the necessity for more affordable housing, but some confusion about what was meant by the term;
- In the South of the District, concern about the impact of major growth at the strategic development areas of Hedge End and north Fareham;
- Mixed views across the District about the options presented.

- 1.4 The following sections of this report provide initial feedback from the Issues and Options consultation, but due to the scale of response more details will follow in subsequent reports when the detail of the responses has been analysed. At this stage it is impossible to pre-empt what a preferred option may constitute as this process is complex and needs to be assessed in light of the range of technical evidence already gathered, any additional evidence required, and assessment against the Sustainability Appraisal which is a key tool to ensure that the emerging preferred options are aiming towards sustainable development and the creation and maintenance of sustainable communities.
- 1.5 The key purpose of the Core Strategy is to express a spatial vision for the District over the next twenty years and the mechanisms for achieving this set in the context of both national and regional planning guidance. In terms of regional planning guidance this is contained within the emerging South East Plan, the draft of which requires the Winchester District to provide for some 12,240 new dwellings upto 2026. The Governments proposed modifications to this Plan following receipt of the Panels Report to the Examination in Public is imminent and will need to be taken into account during the preparation of the Winchester Local Development Framework including the Core Strategy. The Core Strategy must also align with the priorities expressed in the Council's Sustainable Community Strategy, to ensure the creation and maintenance of sustainable communities. The Sustainable Community Strategy will benefit from the responses to this consultation exercise which can be used to inform its refresh currently in progress.
- 1.6 Since undertaking this exercise the Government has published revised guidance in respect of Local Development Frameworks in the form of revised PPS12 'Local Spatial Plans' and amended regulations 'The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008', which came into force on 27th June 2008. Members were made aware of these emerging changes at the meeting on 5th February through report CAB 1613 (LDF) 'Streamlining Local Development Frameworks', where a response was agreed to the consultation document to be submitted to DCLG by 19th February 2008. A report detailing the implications of the revised guidance and procedures for the Winchester District Development Framework is set out elsewhere on this agenda (CAB1695(LDF)refers). In terms of the Core Strategy greater emphasis is placed on this document as the lead element of the LDF, together with a requirement to ensure that sufficient land is allocated and deliverable to meet the Governments housing requirements.

2 Community and Stakeholder Participation

- 2.1 The six week consultation period commenced on 3rd January 2008, but both the document and response forms were available from mid December 2007.
- 2.2 Publication of the Issues and Options paper was announced through various media coverage, including the Councils' magazine 'Perspectives' which is issued to every

household in the District. Press Releases and e-bulletins were published during late 2007 and early 2008 and a public notice was published in the local press. In addition, letters were sent to many consultees in accordance with the adopted Statement of Community Involvement, and statutory consultees were forwarded copies of the document. The document was also sent to libraries and made available for inspection at the City Council offices.

- 2.3 To support publication of the document a number of community workshops were held around the District during January 2008. These were publicised via the website, invitations and posters were forwarded to each Parish Council and local libraries.
- 2.4 The Councils website had a number of lead articles about the document with links to the consultation document and a questionnaire, which could be completed directly on line or returned to the Strategic Planning Team by 5pm on Friday 15th February 2008.
- 2.5 In addition to the general community workshops, a specific discussion was held with the Winchester District Strategic Partnership at its Executive Board meeting to debate the broad impact of the spatial options on service provision across the District. A couple of small workshops have also been undertaken with young people, further details of these are set out below.

3 Community and Stakeholder Feedback - Workshops

- 3.1 Seven workshops were held around the district during January, these attracted over 1000 people. A workshop report has been compiled which provides details of the publicity and includes the notes taken at each of the workshops, this document is set out at Appendix A to this report.
- 3.2 The purpose of the workshops was to **inform** the community and stakeholders of the new LDF process, purpose of the Core Strategy and the Issues and Options paper, to enable participants to have a better understanding and to feel more informed, to respond. At this stage the Council was not looking for consensus as to which of the spatial options identified should go forward to the next stage, but to highlight the challenges facing the District over the next 20 years and how these may be dealt with, to ensure that the right amount of development occurs at the right place at the right time.
- 3.3 Each workshop was held in an evening for a two hour period and commenced with a presentation by Council officers followed by tasks which included discussion on those matters that were important to the local community and how the options presented in the Issues and Options paper could address a range of matters over the next twenty years. Participants were asked to consider what type of place they wanted their town/village to be in the future and how matters may change and could be accommodated.
- 3.4 It was emphasised that the Core Strategy was a strategic document and at this stage did not contain detail about a number of the smaller towns and villages in the District, but was looking as to what role some of the settlements may have in the future, particularly with the need to identify land for some 12 240 dwellings up to 2026. Following this general discussion, participants debated the advantages and disadvantages of the identified potential strategic allocations affecting their community.

3.5 The following summarises the main issues recorded at each of the events (see Appendix A for full workshop report) :-

Bishops Waltham – 8th January 2008

- Acknowledgement that there are limited development opportunities on brownfield sites and it may be necessary to consider some greenfield options;
- Recognition of the need for family accommodation in terms of both affordable and market housing, and that the density and design of schemes must reflect the locality;
- With regard to community facilities, retail and leisure provision, there was concern that these needed to be improved and extended prior to further development;
- With wider infrastructure again this needs to be improved to 'catch up' with past development, car parking and the availability of public transport requiring specific attention;
- Recognition of the opportunity to promote tourism and for 'selective' economic growth to sustain the local economy;

Whiteley – 10th January 2008

- Concern about existing road and transport infrastructure (including provision of car parking) and the impact any further development would have on this, but acknowledgement that development may present opportunities for improvement;
- With regard to community facilities, retail and leisure provision these all require expansion and improvement, suggestion of the need for a community 'hub' - a shared space to ensure an efficient use of all facilities;
- Acknowledgement of the need for family housing in addition to accommodation for older persons, and affordable housing to be distributed amongst other housing.

Denmead 15th January 2008

- Acknowledge the need to 'recycle' previously used land but comment that both design and density are important, as is greenspace; with the need to increase provision of housing for the elderly over the next 20 years;
- Need to be more energy efficient and require developers to meet targets set, better walking and cycling routes need to be provided to link places i.e Denmead and Waterlooville;
- With new development need to extend public transport services and provide adequate car parking;
- Community facilities appear adequate but recognise need for more sports provision;

Alresford 16th January 2008

- Support the use of brownfield sites before expanding onto greenfields, suggestions for growth include the relocation of Perins School and the industrial areas to the edge of the town and redevelop these sites so that the new development is close to existing facilities;
- Must have the right mix of affordable housing to encourage diverse and mixed communities;
- New residential schemes to reflect surrounding character, but need to explore higher densities;

- Recognition of the need to reconcile employment uses in certain locations, but acknowledgement of the need for a balance of employment and housing, need to explore types of jobs available and subsequent impact on the local economy;
- Community facilities, retail and leisure provision should be retained and improved as necessary, recognition that these are used by surrounding areas;
- Some infrastructure is at capacity and needs to be upgraded, infrastructure for new development must be developer funded.

Winchester 17th January 2008

- Different ways of providing affordable housing needs to be explored to ensure that provision is maximised;
- Design and density need to be flexible to suit different sites;
- Capacity of infrastructure particularly roads needs further investigation, with increasing emphasis on providing alternative means of transport to the car to address congestion, carbon reduction etc and developers must fully fund increased infrastructure requirements;
- Winchester economy is complex but must have clear forward view – what is the role of Winchester?
- Carbon reduction and renewable energy are matters to be included in all forms of development not just housing;
- The setting of Winchester is important and need to balance greenfield vs brownfield opportunities;

Littleton 22nd January 2008

- Infrastructure must be provided at the outset of new development and linked to existing provision;
- Concern that economic growth is actually required in Winchester as this is being provided in the PUSH area;
- Reducing car use is key to carbon reduction so need to explore opportunities for maximising alternatives;
- Family homes are required and more affordable housing;

Wickham 24th January 2008

- Concern that the existing infrastructure could not cope with further growth and that some parts of the infrastructure are already at capacity, any new development must have adequate parking facilities;
- Recognition of the need to retain the 'gap' between Wickham and growth at Fareham, together with the retention of existing green areas;
- Due to the high level of existing social housing there is recognition of the need for more market family housing;
- In terms of economic growth Wickham offers traditional, specialist shops with tourism potential, but need to balance this with the requirement to act as a service centre for surrounding areas;

4 Community and Stakeholder Feedback – Individual Representations

- 4.1 In addition to the workshops, individual representations to the Issues and Options document were received through a variety of mechanisms including an on-line and paper questionnaire, together with numerous letters and petitions. Over 3000 representations were received, which includes 413 on-line questionnaires, some 700 standard responses from people interested in the options for Winchester Town and 300- 400 standard responses respectively from the communities of Wickham and Bishops Waltham on the options for these towns.

An independent survey has also been undertaken by the Liberal Democrats and submitted to us. However, due to Data Protection legislation these responses (over three hundred in total) cannot be individually recorded. These response will however be taken into account along with the other consultation feedback and evidence when examining the options in more detail.

- 4.2 The questionnaire that accompanied the issues and options paper was designed to allow a quick yes/no, agree/disagree type response to the individual options, in addition space was given for more detailed comments. It must however be noted that responses should not be considered as a vote, whilst these results indicate a community view many other factors need to be taken into account prior to the preparation of a 'preferred' approach.

Many representations have been received that did not follow the standard questionnaire format, consequently these responses have been assessed and questionnaire numbers attributed to the points made. Many responses were also very detailed raising matters beyond the scope and content of the Core Strategy. Only matters that are relevant to the Core Strategy have been recorded.

- 4.3 The following presents the results of those questions seeking support or otherwise for a particular option. Many responses included supplementary comments or alternative options and a more detailed analysis will be presented to future meetings of this Committee. At this stage, without further analysis of the evidence base or the results of the Sustainability Appraisal, it would be premature to give a detailed response to these comments. Appendix B to this report sets out the Core Strategy Issues and Options questionnaire together with an indication of the level of responses to certain questions. These responses are expressed as percentages and the actual number of respondents to that part of the question is also included to give an understanding of the level of response. It must however be noted that the results can be influenced by large numbers of responses that are not necessarily from the location concerned.

- 4.4 The summaries below give an overview to these results, prior to more detailed assessment and analysis.

The Vision and Strategic Objectives:-

One of the main purposes of the Core Strategy is to provide a strategic framework for the future spatial development of the district. This will include expressing a vision for where the District wants to be in the future, together with strategic objectives and key policies that are required to deliver the vision.

The proposed spatial vision stated :-

“Winchester District will evolve and develop as a vibrant and sustainable place to live, work and do business by harnessing the talent and vitality of our diverse communities. New enterprise will deliver sustainable solutions for housing, commerce, transport and other services, whilst promoting and enhancing the District’s rich historical townscape and wider rural landscape”.

This generally received a favourable response and whilst there are many very specific comments in terms of the precise wording, the spirit of the statement appears to have received a positive response. This is also the case for the strategic objectives which cover a range of matters which lead the way for the core policies to be established.

The Spatial Strategy:-

The results indicate that respondents do not concur with the proposed spatial split for the District of :-

- Winchester Town
- The Market towns and the rural area
- The southern part of the District that lies within the Partnership for Urban South Hampshire (PUSH)

This was derived from the evidence base with an intention to allow a clearer focus on the different needs, characteristics and pressures within these three areas, and the recognition that part of the District lies within an area identified in the Regional Spatial Strategy (RSS) for growth.

These results are surprising considering the limited number of ways the District could be spatially divided. This element will require further analysis bearing in mind the importance of the role of Winchester Town and the complications of part of the District being within PUSH, however it is fundamental that the spatial development strategy proposed through the Core Strategy reflects and supports the RSS as failure to do so will render the Winchester Core Strategy unsound.

THE SPATIAL STRATEGY: WINCHESTER TOWN

The strategy for Winchester Town proposed two options, ‘planned boundaries’ vs ‘step change’ and the issues and options paper highlighted the main features of each. The initial results show support for the ‘step change’ option, and greater support for strategic development allocations at area 1 (North of Winchester including and beyond the existing boundary of the MDA at Barton Farm) and Area 4 (south of Winchester), rather than at area 2 and 3 west and south-west of Winchester respectively.

In addition, several hundred responses were received that disagreed with option 1 and 2 and suggested an alternative of prioritising development on brownfield sites and dispersal amongst other settlements to avoid the release of any greenfield sites, this alternative option will need to be tested and assessed.

At this stage further work is required to assess these options not only against the evidence base but also the sustainability appraisal. Work is underway with regard to the Strategic Housing Land Availability Assessment (SHLAA) which is reported elsewhere on this agenda (CAB1697(LDF) refers), to establish the amount of housing potential that exists and how much remaining land will be required to be allocated for growth over the next 20 years. The proposed modifications to the South East Plan will also be crucial to this assessment.

THE SPATIAL STRATEGY: MARKET TOWNS AND RURAL AREA

The Issues and options paper reflected the Council's approach to partnership working by focussing on 'hubs' as larger centres which people can look to for their social life, leisure, education, some retail and a range of services including employment opportunities, on the basis that these form community hubs which then serve a cluster of surrounding smaller settlements and communities.

Evidence suggested that two levels of hubs existed within the District and the purpose of these distinctions is to ensure that these communities remain sustainable and support growth and change not only for the people that live and work within them, but also for those residents that live in the small rural settlements in close proximity and use the hubs for their day-to-day needs so reducing the need to travel. The distinction between the key and local hubs being not just about differences in population but the 'package' of facilities on offer and their vitality and viability.

The proposed key and local hubs were :-

Key hubs	Local hubs
Alresford	Denmead
Bishops Waltham	Colden Common
Wickham	Kings Worthy
Whiteley	Waltham Chase
	Swanmore

In terms of the proposed spatial options for both the key and local hubs – three basic options were proposed on the basis of a) to remain within the existing development boundaries, b) to allow for some growth to ensure that the role and function of the hub is maintained and that there are some opportunities to become more sustainable and c) to develop beyond existing boundaries in a sustainable and planned manner.

The results are inconclusive as to the levels of growth for each of the hubs, but there is an initial view that the hubs chosen in the categories of 'key' and 'local' are not necessarily the right ones. This response suggests that further work is required to establish the right level of hubs in terms of their location and function, this will need to reflect the findings of the sustainability appraisal, other initiatives that are being explored in these settlements such as town plans/market town health checks and the requirements of the RSS (Policies BE5 and BE6) in terms of the role of small market towns and rural settlements, and the overall contribution these will be required to make to the housing requirements for the District.

An exception to the above is the role and function of Whiteley, where initial results indicate a strong support for growth.

A number of options were also proposed, to address issues beyond the proposed key and local hubs to reflect the rural nature of the District and the fact that there are many smaller rural settlements. The existing adopted local plan has a settlement hierarchy which allows for redevelopment and infilling within nominated settlements. The option proposed the retention of this approach or the identification of some limited growth to sustain rural communities which already had a certain level of facilities, the responses indicate support for the latter approach and this will require further work to establish the parameters that will need to be put in place to ensure that growth is managed and occurs in the most sustainable locations.

Affordable housing in the rural parts of the District is a critical issue which has been greatly debated in recent years. The options suggested retaining the existing approach of requiring 30% on sites of 5 dwellings or more or increasing the requirement to 50% on all sites, the results are inconclusive and the preferred approach will need to be subject to further investigation and rigorous analysis in terms of viability testing to ensure that what is proposed is deliverable. In relation to this matter is how to deal with rural exception sites, there appears to be greater support for option 2 which suggests exploring more creative ways of trying to deliver affordable housing in rural areas. Again this will require substantial work to assess whether the suggested approach is both feasible and deliverable.

Redundant rural buildings have under existing local plan policy been permitted to be converted for employment provision, the results of this option support consideration of this source of building for affordable housing purposes where there is a demonstrable local housing need. This will again require significant testing to ensure that this feasible, deliverable and sustainable.

THE SPATIAL STRATEGY: PARTNERSHIP FOR URBAN SOUTH HAMPSHIRE (PUSH) AREA

The initial section in the options paper addressed the proposed Strategic Development Area (SDA) at Hedge End which lies partially within the Winchester District, and requested consideration of a range of matters that will need to be covered by the proposed Area Action Plan for the SDA. The list whilst not exhaustive highlighted those matters of greatest importance to express the aspirations of the Winchester District, and included :-

Issue 1: Acknowledge the sensitive environment of the District;

Issue 2: Promotion of sustainable transport to reduce the impact on rural roads;

Issue 3: Maximising the generation of on-site renewable energy and sustainable construction techniques to reduce carbon emissions;

Issue 4: Ensuring the provision of both physical and social infrastructure, including greenspace;

Issue 5: Ensuring that the SDA provides a range of services and facilities to serve its community

The responses indicate a general agreement that these matters are all important, these results will form a useful base to commence preparation of the Area Action Plan that will cover the detail of this proposal.

Winchester District has a separate RSS housing requirement for that part of the District that lies within PUSH (6740 out of a District total of 12 240). Development options for growth within the PUSH part of the Winchester District are more challenging bearing in mind its rural nature and the relationships with the urban areas adjoining the District boundary, four options were therefore presented:-

Option 1: Major Expansion of Bishops Waltham, Wickham and Knowle.

Option 2a: Increase the planned density of dwellings within the area already allocated as a reserve site at Waterlooville;

Option2b: Expansion of Waterlooville further to the west to take advantage of the facilities already existing or in the planning process;

Option 3: Concentrate growth at Whiteley.

The responses indicate that option 1 is least favoured, whereas both 2 (a and b) and 3 receive a more positive response. The role and function of both Bishops Waltham and Wickham will need further exploration with regard to their hub status and potential for growth. The further potential at West of Waterlooville needs investigating as does the concentration proposal for Whiteley, these will need to be assessed against the sustainability appraisal and the habitats regulations appropriate assessment as both areas lie close to sensitive sites which are protected for their nature conservation interest.

Due to the amount of development required in this part of the District it is likely that a hybrid of options may need to be taken forward to ensure that there are sufficient sites available for development over the 20 year plan period.

CORE ISSUES

CLIMATE CHANGE

The issues and options paper explored two broad potential approaches to climate change. One of these was based on meeting the various statutory requirements for reducing carbon dioxide emissions. The second more challenging and aiming to move towards achieving a 'low carbon' District. The technologies to deliver more energy efficient buildings are still developing and whilst the Code for Sustainable Homes is now operative, it is still voluntary. PUSH has recently adopted a Sustainability Framework to be used by local authorities in the PUSH area as a basis for developing local policies.

The responses indicate a small preference to follow the minimum requirements, however as this matter is changing rapidly this topic needs further evidence and assessment, prior to generating a preferred approach.

TRANSPORT

Transport and connectivity are inextricably linked with issues around climate change and bring together many concerns regarding: accessibility to services/facilities,

particularly in the District's rural areas; reducing air pollution; commuting patterns within and around the District and the role and future development of public transport.

One option is to maintain current approaches but to try to make these more effective, with the aim of discouraging car use, mainly by making the alternatives more attractive. The other proposes a more radical approach to include possible congestion charging, car free developments etc.

The option to retain the existing approach has received the most favoured response, it will however be necessary to examine other approaches being introduced to assess their potential for the Winchester District to ensure that the District is moving in the right direction in terms of reducing car use and carbon emissions.

HEALTH AND WELL BEING/INCLUSIVE SOCIETY/FREEDOM FROM FEAR

AFFORDABLE HOUSING

As mentioned previously affordable housing is a key concern within the District, the earlier options examined affordable housing purely within the rural areas, the following options attempt to maximise the delivery of affordable housing across the district :-

Option 1: In new developments, there may be alternative measures of achieving affordable housing rather than a percentage requirement as at present. This may be based on the number of habitable rooms or, floor space, or site area.

Option 2: New non-residential developments should provide contributions to affordable housing.

Option 3: Fully flexible approach - The need for affordable housing should be negotiated on a site by site basis.

Option 1 received a favourable response to explore the alternatives to a percentage calculation for affordable housing on new developments, this will need to be explored further with regard to the Housing Market Assessment and its Viability Report to ensure that if this informs a preferred approach it is deliverable and viable.

Similarly option 2 received a favourable response and again this will need to be tested and methods of implementation explored.

Option 3 proposed a fully flexible approach suggesting the affordable housing on each site is calculated taking into account local circumstances etc, this also received a favourable response and the results will need to be considered against the findings of option 1 and 2 and tested further. A known drawback of a fully flexible approach is the lack of certainty, which is offered by the other approaches and this will need to be balanced against matters such as viability and delivery etc.

HOUSING MIX

As with affordable housing it is important to get the mix of new dwellings right to address the needs of the local communities, past policy approaches have been to direct the provision of houses to smaller units in response to the over provision of larger units. Recent evidence indicates that there is now an increasing requirement for more 'family' type housing. The options therefore explored a range of mechanisms :-

Option 1: Retain the existing approach of providing 50% small units (1 or 2 bed) on all sites.

Option 2: Change the requirement so that 50% of dwellings should be medium sized (2 or 3 bed).

Option 3: The approach should be fully flexible, with each site being assessed individually to respond to market need.

A fully flexible approach has received the most favourable response followed by, option 2 a 50% requirement for medium sized units. The uncertainties of a fully flexible approach need to be tested, together with any other alternative mechanisms suggested which are not evident through this initial examination.

HOUSING FOR GYPSIES AND TRAVELLERS

This element received support for option 1 to improve existing facilities across the District including the Tynefield site, however, a review of evidence in relation to this specific group of the community is underway (see CAB 1693 (LDF)) elsewhere on this agenda), and the results of this will be pertinent to the approach to be followed through the Winchester Core Strategy.

ECONOMIC PROSPERITY

Tourism

Economic prosperity and economic growth are primarily dealt with through the spatial development options, the options in this section concentrate on the tourism industry and examine some potential approaches to become a low carbon economy.

Three options were expressed :-

Option 1: The existing approach in the adopted Local Plan to tourism allows for the sustainable development of tourism facilities in the settlements and the countryside.

Option 2: Tourism should be promoted more actively in the District;

Option 3: Only tourism which offers 'green' credentials should be actively promoted. This tourism does not rely on car borne customers, and develops facilities that are self-sufficient in terms of energy production and offer local produce.

The levels of response suggest that the existing approach should be followed, although these need to be examined against the sustainability appraisal and tested considering other tourism initiatives occurring across the District.

Business and climate change

Linked with the above, options to promote a 'greener' tourist economy these options explored whether economic promotion should concentrate on those users and uses

that offer greater 'green' credentials. The responses do not offer a conclusive opinion and this option will be subject to further assessment and testing as to its implications and deliverability.

HIGH QUALITY ENVIRONMENT

Shaping settlement patterns and gaps

Of the options presented the responses are in favour of retaining the existing approach rather than to introduce an alternative mechanism, although a number of responses also indicate that there should be a review of boundaries and/or the number of gaps designated. This matter requires further consideration and investigation.

Open space, recreation and 'green infrastructure'

Two options were presented in relation to open space, recreation and 'green infrastructure':-

Option 1: Continue the existing approach in the adopted Local Plan.

Option 2: The existing standards for open space provision should be extended to include parks, allotments, indoor facilities and greenspaces as recommended by the Open Space, Sports and Recreation Study. This would include introducing a new standard for 'green infrastructure'

Responses favour option 2 which is in accordance with the revised Open Space, Sports and Recreation Study recently completed, which promotes a wider range of standards to encompass green infrastructure which is now recognised as an invaluable resource for both health and well being and biodiversity.

INFRASTRUCTURE AND IMPLEMENTATION

New development can put additional pressure on all elements of infrastructure, including transport, education and the supply of essential 'utilities' such as water, three options were proposed to explore the different ways of dealing this important issue:-

Option 1: retain the existing system of developer contributions.

Option 2: A tariff system should be introduced to secure financial contributions from all developments based on floor size or site size.

Option 3: A combination of the above.

The initial results support option 3, which offers a pragmatic approach to allow infrastructure to be both negotiated on a site by site basis together with a combination of a standardised contribution such as open space and transport contributions which are currently sought from developments.

The issue of infrastructure requires further investigation and testing with regard to viability and delivery, as there is now an increased emphasis on site delivery that needs to be demonstrated through the Core Strategy.

Exceptions to Developer Contributions

This option explored whether there should be any exceptions to making developer contributions depending on the type of development. The results give favourable support to option 1 which requires all forms of development regardless of scale must contribute as necessary. This will need to be assessed further together with the responses above to ensure the timely delivery of infrastructure.

5 Winchester District Strategic Partnership Executive Board 15th May 2008

5.1 The purpose of the meeting was to allow the members of the Executive Board to discuss the LDF Core Strategy Issues and Options document from a service provision perspective, to highlight any shortcomings in the existing provision of services and what additional facilities may be required to accommodate the different levels of growth proposed through the options.

5.2 Members were given the opportunity to discuss the broad growth options for Winchester Town and those for the rest of the District. The key findings are :-

5.3 Comments on Options for Winchester Town:-

- Option 2 gives more opportunities to create social cohesion
- Need to consider opportunities for community development and for new communities to develop a sense of community belonging
- Option 1 is too dense – traffic/crime issues
- More transport opportunities with option 2
- Large scale housing (000's) developments will require additional health facilities whereas smaller scale developments can be absorbed into existing provision, however the type of housing, social mix and age profiles of developments will be critical to the nature of provision.

5.4 Comments on Options for the rest of the District :-

- Primary Care – key services need to be assessed with regard to capacity, however there is not a lack of doctors or dentists, access is the issue. Development offers an opportunity for joined up service provision to include the PCT, children and adult services = healthy services. Development must include provision for ALL ages.
- Concern that in the more rural areas access to services is a key issue, small villages must retain facilities
- From an education perspective both key and local hubs are able to accommodate options 2 and 3 – incremental slow change will assist with falling schools roles.
- Need to retain strategic/local gaps and protect the environment.

6 Feedback from Young People

6.1 To encompass a wider view, officers undertook two workshops with young people, the first with 8-9 years olds at a Winchester primary school and the second workshop with the Youth Council on 23rd June 2008.

- 6.2 The younger children were asked to discuss the concept of building within the existing boundary of Winchester Town vs building on the edges, and what were the potential advantages/disadvantages to each approach. They were then asked to consider each of the potential strategic allocations around Winchester Town, the results of these exercises are set out in full at Appendix C to this report. Both exercises raise some interesting views, which in many ways reflect some of the findings of the wider community interests.
- 6.3 At the Youth Council meeting similar exercises were undertaken but with a District wide emphasis given the representation from secondary schools across the District.
- 6.4 The first exercise allowed the students to consider the pros and cons of the spatial development options for both Winchester Town and the Key Hubs, they were then asked to consider if they were planning a large new development what their priorities would be. The results are appended at Appendix D and again reflect a number of the wider findings of the community.

7 Technical Evidence

- 7.1 In addition to these responses, whether through individual contributions or group discussions, additional technical evidence is also being sought to advise on the most appropriate and sustainable way forward for the District. Evidence gathered to inform the preparation of the Issues and Options report is set out at <http://www.winchester.gov.uk/CommunityAndLiving/CommunityAdvice/CommunityStrategy/General.asp?id= SX9452-A7834780&cat=5498>, this work is now being supplemented where necessary to ensure that the emerging 'preferred' options are deliverable and robust. In particular additional work has recently been commissioned to examine the transport impacts of development across the District and an additional study to examine the renewable energy potential is in the process of being commissioned. The existing technical studies are being assessed and further work instigated if necessary to 'test' the options.
- 7.2 This technical evidence is a key requirement to ensure that the Core Strategy is determined as sound. A balanced judgement will be required taking into account this evidence together with the feedback from the community and stakeholder consultation, however, the results of the Sustainability Appraisal will be influential as to the most sustainable approach to be followed.

8 Conclusion

- 8.1 These initial findings require significant further analysis and assessment against the technical evidence base and the sustainability appraisal. This will also involve analysis of the detailed comments made and some analysis of locational responses to determine whether this feedback is representative of the local community.
- 8.2 Further reports will then be made to this Committee with a series of recommendations offering a 'preferred' approach, which will also need to take into account the proposed modifications to the South East Plan. It is anticipated that further consultation on the 'preferred' options document will be undertaken early in 2009.

OTHER CONSIDERATIONS:

9 STATEMENT OF COMMUNITY INVOLVEMENT :

- 9.1 The Council's SCI adopted in January 2007, provides specific guidelines for consultation on development plan documents (dpd's) and identifies a number of techniques that could be used for the various dpd's.
- 9.2 The workshops undertaken as part of this campaign were attended by a wide range of participants including the general public, local groups/organisations, parish councils, stakeholders (statutory and non statutory consultees) and members and officers of the City Council. Similarly the document was made widely available and whilst methods to respond were targeted towards a prepared questionnaire all forms of written representations have been accepted.

10 CORPORATE STRATEGY (RELEVANCE TO):

- 10.1 The LDF is a key corporate priority and will contribute to achieving the Council's vision through the outcomes set out under providing better services.

11 RESOURCE IMPLICATIONS:

- 11.1 Meetings of the Committee can be serviced from within existing resources in the City Secretary and Solicitor's Directorate. The resources for undertaking work on the LDF have been approved as part of the budget process.

BACKGROUND DOCUMENTS:

None

APPENDICES:

Appendix A : Core Strategy Issues and Options Workshop Report 2008

Due to its size, Appendix A is attached for Committee Members, Group Leaders and Chairman of Principal Scrutiny Committee only. A copy is also available in the Members' Library and on the Council's Website, via the following link:
<http://www.winchester.gov.uk/CouncilAndDemocracy/ElectedRepresentatives/Committees/CommitteeMeeting.asp?id= SX9452-A7840608&committee=15084>

Appendix B : Summary of responses to the Issues and Options paper

Appendix C : Primary School workshop notes

Appendix D : Youth Council workshop notes

Winchester District Development Framework

Core Strategy – Issues and Options

Workshop Report 2008

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Introduction

On 6th December 2007 the Council's LDF Cabinet Committee approved the Core Strategy Issues and Options document for public consultation. The six week consultation period commenced on 3rd January 2008, but both the document and response forms were available from mid December 2007.

Publication of the Issues and Options paper was announced through various media coverage, including the Councils' magazine 'Perspectives' which is issued to every household in the District - see Appendix A. Press Releases and e-bulletins were published during late 2007 and early 2008 – see Appendices B and C. In addition, a public notice was published in the local press - Hampshire Chronicle and The News (Appendix D).

In addition, letters were sent to many consultees in accordance with the adopted Statement of Community Involvement, and statutory consultees were forwarded copies of the document. The document was also sent to libraries and made available for inspection at the City Council offices.

The Councils website had a number of lead articles about the document with links to the consultation document and a questionnaire, which could be completed directly on line or returned to the Strategic Planning Team by 5pm on Friday 15th February 2008.

To support publication of the document a number of community workshops were held around the District during January 2008. These were publicised via the website, invitations and posters (Appendix E) were forwarded to each Parish Council and local libraries.

Nearing the close of the consultation period during February 2008, an e-bulletin was issued which highlighted the initial feedback received from the workshops and included a reminder about the 15th February consultation deadline and mechanisms for making representations.

Throughout the consultation period there was significant media interest an example of some of the coverage is set out at Appendix F.

This document sets out a record of the main issues raised at each event, participants were made aware that verbatim records would not be taken and that they needed to submit their own independent comments. This report does not include any feedback from the many individual representations received.

Purpose of the Workshops

The purpose of the workshops was to **inform** the community and stakeholders of the new LDF process, purpose of the Core Strategy and the Issues and Options paper, to enable participants to have a better understanding and to feel more informed, to respond either via completion of the questionnaire or through written representation. At this stage the Council was not looking for consensus as to which of the spatial options identified should go forward to the next stage but to highlight the challenges facing the District over the next 20 years and how these may be dealt with, to ensure that the right amount of development occurs at the right place at the right time.

Workshop Format and Programme

Each workshop was held in an evening for a two hour period and commenced with a presentation by Council officers to include such matters as :-

What is the LDF – put in context of the Regional Spatial Strategy and PUSH (Partnership for Urban South Hampshire) strategy

What is the Core Strategy

What are issues and options

What you have told us – key messages from the Live for the Future events (held during January – March 2007) covering sustainable communities and what needs to change

How the issues and options had been developed – including the evidence base and the spatial split across the District and how this has been derived

Explanation that there may be alternative options which also need to be identified and explored

After the presentation, participants in smaller groups lead by a facilitator, were given the opportunity to debate those matters that were important to them and their community and how the options presented in the Issues and Options paper could address these matters over the next twenty years. Participants were asked to consider what type of place they wanted their town/village to be in the future and how matters may change and could be accommodated.

It was emphasised that the Core Strategy was a strategic document and at this stage did not contain detail about a number of the smaller towns and villages in the District, but was looking as to what role some of the larger settlements may have in the future, particularly with the need to identify land for some 12 240 dwellings up to 2026.

Workshop Tasks

Two tasks were included:-

Task 1) this involved the use of ‘topic’ cards which had been prepared for each of the spatial areas in the Core Strategy, outlining the main features such as affordable housing, transport, renewable energy etc. Each ‘topic’ card contained the two or three variations of the options for the various spatial areas in the core strategy. Participants were requested to choose some 4-5 topics which they as a group felt were important in their area and then asked to debate them.

Facilitators stimulated the debate by asking :-
how would they deal with this matter in their area?
what does it mean to them and future generations?
What levels of development will have to happen for this to be provided? – who pays/provides?
What are the implications/costs of requiring this (or not) to ensure development happens in the right place at the right time?

Task 2) Most of the spatial options in the Core Strategy were supported by potential strategic land allocations, this task asked participants to record what were the advantages and disadvantages of each of the broad areas identified :-

Area 1		Area 2		Area 3	
Pros	cons	Pros	cons	Pros	cons

Attendance

Each workshop was well attended and in some cases new venues had to be found at short notice to accommodate the numbers wishing to attend. Whilst participants were asked to register on arrival (to ensure that we could contact them later with updates on progress etc) a number failed to do so and consequently the numbers shown below are the minimum that attended. Over all some 1000 people in total attended the workshops.

Date	Venue	Time	Attendance
Tuesday 8 th January 2008	Jubilee Hall Little Shore Lane Bishops Waltham	7 - 9 pm	121
Thursday 10 th January 2008	Solent Hotel Rookery Avenue Whiteley Fareham	7 - 9 pm	52
Tuesday 15 th January 2008	All Saints Church Hall Hambleton Road Denmead	7.30 – 9.30 pm	80
Wednesday 16 th January 2008	Perins School Pound Hill Alresford	7.30- 9.30pm	206
Thursday 17 th January 2008	Guildhall Broadway Winchester	7.30- 9.30 pm	118
Tuesday 22 nd January 2008	Littleton Millennium Hall The Hallway Littleton	7 – 9 pm	60
Thursday 24 th January 2008	Wickham Community Centre Mill Lane Wickham	7 – 9 pm	244

The following sections are the notes recorded at each of the events, for each venue where different groups discussed the same topics, the matters are recorded under the topic, rather than per group.

Bishops Waltham Workshop - Jubilee Hall, Little Shore Lane on 8th January 2008

General Comments :-

- Step change option supported but only if infrastructure is adequate – will help to support local businesses and improve services (public transport)
- Inequity as to how the district has been looked at in the document – there are few options for Winchester Town but there is more opportunity for growth
- Evidence based studies considered flawed
- Need to retain 'gaps' to maintain character of individual villages.
- Some villages to take small development so do not stagnate

Brownfield vs greenfield:-

- Limited opportunity for brownfield development
- Greenfield better if well planned – may offer better facilities
- Not on one site – disperse sites
- Prefer option for greenfield until less pressure on brownfield sites
- Select brownfield sites which are not green – be highly selective
- Have to use both greenfield and brownfield

Housing Density:-

- Limited opportunity for high density housing
- Density to be site lead
- 40dph is excessive out of character
- recognise need more land for development if at lower densities
- no high rise – 2 storey ideal, terraced town houses ok
- need gardens important for children's health
- acceptable to be more dense in right place but design important and needs to fit in with surroundings
- higher density could provide more sustainable transport

Affordable Housing:-

- mix needed – size of properties is important
- family housing needed to keep families in Bishops Waltham
- support option for flexible delivery depending on nature of site/scale of development
- need contributions from small sites
- balanced approach for local people with local connections
- how confine to those who need them?
- Shared equity schemes
- Parking is important and must be accommodated
- Many people who need affordable housing are not eligible
- Locate affordable housing in centre close to facilities
- Provide larger dwellings for large families

Community Facilities:-

- need better public transport – buses
- need better dentists, doctors
- need improved road network
- best option is to improve and retain facilities and provide additional where possible
- more facilities for young people needed – evening destination, music venue
- nursery school provision
- need to provide more school places
- facilities need to be in right place i.e play areas near to housing
- cater for needs of projected population
- need for indoor sports facilities – not required if sustainable transport is available
- need allotment provision
- open space and biodiversity

Retail and Leisure Provision:-

- well catered for in Bishops Waltham
- ensure growth in retail and leisure in line with development (existing permissions)

Car Parking in new Development:-

- shortage of car parking how will it be improved?
- Development to include adequate parking – no on road parking
- Provide parking for longer periods
- Short term only for visitors and shoppers
- Need additional public car parking – long and short term

Infrastructure:-

- Need integrated public transport systems – cheaper, reliable
- Need cycle facilities to link to Botley Station
- Consider traffic management
- Cycling – link disused rail line to bus routes
- Rural transport – shuttle buses
- Need infrastructure before development – need evidence this will happen – infrastructure must catch up with past development
- Rail network
- Water resources – source capacity
- Drainage capacity
- Need shopper bus service
- Existing transport infrastructure insufficient – buses too expensive and services being cut, need bus passes that cut across bus companies
- Too many cars on the road
- Re-think railways

Economic Growth:-

- Tourism potential, - Palace, national park, public houses,
- Need more facilities for more home working
- Need appropriate/selective economic growth – small scale
- Significant economic growth to more sustainable locations
- Need more long term car parking for employment

Renewable Energy and Carbon Reduction:-

- Sustainable design of buildings
- Local energy generation not practicable
- Need reduction in commuting
- Maintain tree cover and green spaces – no building in back gardens
- Provide local community facilities to reduce the need to travel

General Comments on proposed Strategic Allocations :-

- Bishops Waltham cannot grow anymore – more will break up the community which is the backbone of society
- Area 2 is worst of all sites
- Concern will create a dormitory settlement
- Disagree with all sites – no more development
- Choose smaller communities that need to grow not one that is at capacity

Area 1 ;

Pros	Cons
Least detrimental to the area	Impact on water treatment and supply
Least encroachment into the gap	Impact on sewerage treatment
Natural extension to the village – follows the built up area	Increase traffic to school
Good for economic development – light industrial – to replace what has been lost	Will reduce strategic gap with Curdridge
Close to major road	Access issues
Might stimulate better public transport	Area floods – drainage issues
	Loss of attractive countryside
	Too far from town centre to walk
	Will cause urban sprawl
	Site highly visible
	Area of current employment
	Impact on archaeological features
	Will breach village boundary
	Would increase car usage
	Would create ribbon development
	Too close to Hedge End SDA

Area 2 :

Pros	Cons
Large available site	How access the site
Visual impact – new development would be hidden	Increased traffic pressure on Winchester Road – extra traffic unacceptable
Best site for a business park	Conflict with priory and recreational facilities in the area
	Drainage and flooding issues
	Impact on landscape - vistas
	Impact on Priory Park playing fields – where would these be relocated to?

Area 3 :

Pros	Cons
Close to town centre – better to access facilities	Proximity to SSSI – impact on this
Best of 3 options	Impact on Shore Lane junction
Site already has permission for housing	Very small area
Is adjacent to a brownfield site	Danger of getting too close to Waltham Chase
	Traffic – poor access

Other settlements/options discussed at this event:-

Rural Settlement hierarchy:-

- Need to define criteria for selection in more detail e.g public transport – at what time of day, infant vs primary school
- Need to look at capacity of the facilities, not only whether they are present
- Must maintain character of individual villages

Hedge End SDA:-

- Is the SDA a given?
- The SDA should not be in Winchester District
- Deliverability – are the landowners in agreement?
- Need to retain open countryside, importance of local wildlife – Durley can be the green space for the SDA
- Hedge End has a number of vacant units
- Need to look at health provision comprehensively
- Motorway is already at capacity – individual developers will not deal with this – need regional infrastructure up front funded by government
- Need comprehensive assessment of road network, local roads and key roads need to be in place first.

- More development at Whiteley could improve roads?
- SDA must link with rail station – do not leave a gap between this and the development, need better selection of destinations from the station
- Need low cost housing aswell as social rented
- Houses must have larger gardens and be more traditional

Whiteley Workshop - Solent Hotel on 10th January 2008

General Comments :-

- Growth centred on Whiteley would increase transport issues
- Flooding on areas not developed – if developed would increase flooding
- Limited land available would create high density development
- Development would have significant impact on quality of life
- Some development possible but needs to be located in 'right' place
- Spread new development around to minimise impact on every community
- Accept more development if acts as a catalyst to remedy existing problems
- Need sympathetic development
- Place making – landmarks, legibility of area

Transport/Roads/rail/sustainable transport:-

- Access must be improved if serious about residential and economic growth
- Need an additional access to the east of Whiteley
- Some roads thought to be in private ownership which could cause issue with improvements
- Needs bus lanes and park and ride
- Need footbridge south of the motorway
- Lack of buses in evenings and on Sunday
- Move railway station
- Cycle/walking restricted/difficult in some areas, need more, safer access to other areas.
- Traffic calming and speed restrictions needed
- Improve bus service / access to train station and airport link
- Public transport low frequency of service and doesn't take you where you want to go
- Encourage incentives to reduce the need to commute
- Green travel plan website, car share etc more information on where people come from/travel to.
- Park and ride
- Cycle path

Infrastructure:-

- Need right level of physical infrastructure delivered at the right time in the right place – before housing development
- Lack of existing infrastructure
- Road links essential
- Developer contributions need to be tied into planning permission

- Need assurances that infrastructure/facilities will be provided when houses built

Community facilities :-

- Lack of primary and secondary schools
- Primary school is over subscribed
- People leave Whiteley as it lacks good schools
- Lack of a library
- Lack of facilities for young people
- Limited or no room to expand existing facilities
- Lack of community centre and associated facilities, including a church
- Doctors would not accommodate a huge increase in population
- Can improve facilities but can we get people to work in them i.e GP's?
- Presence of a secondary school would encourage families to stay in Whiteley
- Parks provided are not suitable for population and need greater policing
- Need early provision of community facilities to build a heart of a community – explore community ambitions early on.
- Need community hub – shared space – efficient use of facilities

Car parking in new developments :-

- Parking for commercial premises – most people drive to work – lack of parking provision
- No parking – not an accessible location

Housing Density :-

- Increase in density should not increase number of flats and smaller properties
- Family accommodation is needed
- Need for older persons/retired accommodation, but not institutionalised sheltered accommodation
- Prefer 40dph or less
- Need to vary/mix the densities

Retail and leisure provision:-

- Need for a community swimming pool
- Need for new indoor leisure facilities – linked to secondary school
- Evening economy – up market pubs/restaurants
- Need local shops for the community – chemist, banks
- Redevelopment of Whiteley centre would have positive change for Whiteley
- Need suitable pubs that people can walk to safely
- Little adult entertainment facilities
- More local facilities, more choice

Affordable housing:-

- 15% maximum affordable housing would be more acceptable
- must be distributed amongst other housing
- affordable housing to include key worker, shared ownership/equity – no social housing
- affordable housing over shops – target employees
- need local jobs for people in affordable housing – transport issue
- sheltered housing locate closer to amenities
- adaptations for elderly
- be eco-friendly and affordable to live in
- 40% policy

Economic Growth:-

- not enough employment opportunities for people 16-21yrs

General Comments on proposed Strategic Allocations :-

- area 3 not supported because of its position and problems with traffic
- area 1 and 2 supported providing optimum number of houses are delivered that ensure the missing infrastructure is delivered
- question capacity of sewage treatment works
- impact of construction traffic – how access site(s) – exacerbate traffic issues
- area 1 preferred providing Whiteley Way was extended
- area 3 preferred could create links to better roads and to Wickham and Knowle
- area 3 has capacity for 2000 houses if needed

Area 1 ;

Pros	Cons
Closest to Whiteley Way	No existing infrastructure
Easier for existing communities to access schools etc	Is it sufficiently big enough to provide schools etc?
Botley Road is accessible	Must sort out transport with Area 2
Easy access to countryside etc	Traffic impact on Botley road – already congested
Adjacent to existing housing	Impact of construction traffic
If developed with area 2 more likely to resolve existing transport problems	Social housing
Locate school in area 1 – provide links to existing and new development	

Area 2 :

Pros	Cons
Proximity to railway station	Can't develop this area until area 1 built
Easy access to countryside	Only develop with area 1 – may lead to acceptance of larger housing numbers
Botley Road is accessible	Only one access road – traffic overload
Easier for existing communities to access schools etc	
Opportunity to resolve road/rail issue	
Need hotel	
Social housing preferred in this area	

Area 3 :

Pros	Cons
Less impact on Whiteley during development	Isolated from existing development and existing facilities
Loss of existing facility (golf course)	Not part of Whiteley more Segensworth
Less sustainable	Close to motorway – noise impact
Possible access from motorway service area	Worsen congestion in Segensworth
Could be used for employment purposes - manufacturing	Lose strategic gap
	Access poor
	Lack of link to rest of community – would become self-contained
	Would require improvements to junction 10 on M27
	Not good location for secondary school

Alternative sites suggested :-

- none were raised at the event

Other settlements/options discussed at this event:-

Wickham :-

Sustainable transport :-

- buses need government funding
- bus use may increase with less car parking, improved frequency of service and cheaper fares, but must link with other forms of transport i.e trains.

Housing Density :-

- max 40 dph – prefer an average of 40 dph
- need more family housing in Wickham

Sustainable Construction:-

- larger scale development will give greater benefit
- scope for both options 1 and 2

General Comments on proposed Strategic Allocations :-

- must retain a green wedge between Wickham and Fareham

Area 1 :

Pros	Cons
Difficult access	Land not available as is on long lease
Close to town centre	

Area 2:

Pros	Cons
Preferable to area 1	

Alternative sites suggested :-

- land east of Mill Lane – adjacent to new affordable housing

Denmead Workshop - All Saints Church Hall on 15th January 2008

General Comments :-

- No growth for Denmead
- Denmead is a village and wants to remain so
- Is a local hub not a key hub
- Has reached its optimum limit
- Commuting issue
- Local people should set out their vision for the future
- Re-use farm buildings whether for residential or employment
- Must retain gap between Denmead and Waterlooville
- Industrial park is empty – jobs don't come
- Frenchies Field is within the flood plain
- Recycle old land
- PPS 3 development is piecemeal and should be related to other provision

Renewable Energy:-

- Need to provide CHP schemes locally
- Need higher targets – aim high and deliver what you can – need more government incentives
- Force developers to build more energy efficient buildings in the first place
- Do not want a wind turbine on every house
- Denmead could make a contribution but need more information as to the options available

Carbon Reduction:-

- Improve clean transport
- Need more energy efficient housing
- Encourage micro generation in new developments
- Ground source heat pumps
- Cycling routes and facilities
- More recycling – pressure on retailers/packaging
- Put jobs and shops near where people live
- Internet
- Prefer option that sets more challenging targets
- Provide cycle and walking routes – Denmead to Waterlooville
- Councils should 'lead' the community

Infrastructure:-

- WCC do not ask for enough money through S106 agreements
- Current infrastructure is not sufficient or properly maintained
- Need long term contributions to cover management and maintenance – on going costs (over 30 years) must be taken into account
- Transport – need alternatives in place bus/rail

- Need better public transport services – more frequent and better routes, safe and reliable, need to tempt people out of their cars
- Taxi tokens need to be reinstated
- Drainage problems in the area – drainage systems not designed for modern needs
- Flooding increasing
- Good green network but need for more to link with other places
- Water conservation needed and concern over waste water disposal
- Rural roads used as rat runs – this will increase
- Good bus service
- 3 village halls are inadequate – need to consolidate
- B2150 is too busy
- Faith schools at capacity
- Schools big enough
- Need a secondary education facility
- Prefer option to apply a new roof tax/tariff to all new developments regardless of scale

Brownfield vs greenfield:-

- Prefer brownfield – but design and density are important

Car parking in new development :-

- Unless public transport is sufficient car parking will be required in new development – does not run at times when it is needed
- consider underground car parking
- major firms make employees car share and sometimes provide a bus
- Current parking provision for new development is insufficient to serve needs of users
- Extend bus service from West of Waterlooville
- Lack of adequate car parking leads to dangerous parking and parking on local roads

Affordable Housing :-

- Already enough affordable housing in Denmead
- Need greater proportion of housing for the elderly over next 20 years
- Integrate affordable housing in sites
- Have more flexible housing – lifetime homes
- More shared equity needed
- Key workers – not enough registered social landlords participate with this scheme
- 50% is too high
- reserve affordable housing for local people – via a local lettings scheme

Housing Density :-

- Need fully flexible density policy
- Retain gardens – greenspace is important
- Prefer option to achieve an average of 40 dph

- No blocks of flats
- Do not build above 2 storey
- Geranum Gardens is an acceptable density

Community Facilities :-

- Need more play space and general sporting facilities
- Keep open space
- Lack of football facilities – use Little Frenchies Field
- Lack of indoor facilities
- Need to retain play space outdoor space within development limits
- If there is more development need more health facilities
- Has two good schools
- Good facilities at present
- GP at capacity
- Potential for new sports hall/pavilion adjacent to Kidmore Lane car park
- Remove restrictions at Baptist Church

Economic Growth:-

- Business rates are key for centre of Denmead to remain viable for businesses
- Changes of use restricted so leaves empty shops

Alternative sites suggested :-

- Whiteley is a better option – Whiteley north
- Winchester should takes its fair share of development and provide affordable housing to contribute to the districts needs
- Denmead – industrial site Forest Road
- Swap Little Frenchies Field with another site for example Carpenters Field

Other settlements/options discussed at this event:-

West of Waterlooville :-

General comments:-

- Waterlooville already struggling to absorb West of Waterlooville
- Expansion will fill the Denmead Gap
- Loss of identity
- Concern over pylons
- No further growth

Alresford Workshop - Perins School on 16th January 2008

General Comments:-

- Promote the heart of Alresford – develop and build on economic strengths
- Population in Alresford could decline
- Concern will merge with Bishops Sutton
- Increasing development in the town will cause more social problems
- Incremental changes have allowed social changes to adapt alongside – sudden expansion would lead to more social issues
- Let Alresford grow with less negative impact on the environment
- Favour consolidation of hub option with upper limit of 300
- Housing needs to be phased and of the right quality
- Need to maintain social integrity
- Mid option 150 would be acceptable compromise
- Old Alresford should be considered part of the town
- expand modestly not a step change
- What are we trying to create? – tourist toy town vs. market town – need to balance needs of tourism with needs of a market town
- much better to build small developments with 40-50% affordable housing if Alresford has to become a key hub
- large developments would ruin the town and change its character completely

Greenfield Vs Brownfield:-

- Support Brownfield sites
- Redevelop industrial estates near town centre for housing and move industry to bypass – on greenfields
- More freedom for the town if sites are released
- If have greenfield development would encourage more car journeys as further away from centre
- Estates of no benefit to the town
- Relocate Perins to release land
- Put business development on greenfield
- Build more flats – ok for higher density
- Have underground cars parks
- If have brownfield – development will be very dense
- Is greenfield really that bad? – depends on amenity value – poor grazing could be used without loss of amenity
- Need mix brownfield/greenfield

Community Facilities:-

- Retain and improve existing facilities
- Agree with option to improve and expand existing facilities as required
- Happy to share facilities with surrounding areas
- Lack of facilities for younger people
- Need a cohesive strategy to use all facilities appropriately

- Good facilities for older generation – not much for 20/30 yr olds
- Allotments are important – tie with health matters and carbon footprint
- Need for a large 'village' hall which could also be the base for cultural activities – theatre etc

Retail and Leisure Provision:-

- Retain existing leisure provision
- Town centre can't develop because of presence of listed buildings
- Must keep pace with change
- Youth provision – swimming pool
- Good range of shops
- Scale in Winchester for new provision
- Less than 300 houses will not make a difference to retail and leisure provision
- Limited car parking reduces retail attractiveness – station car park will be lost in 10 years
- Encourage specialist shops
- Need swimming pool
- Need cinema/social centre for whole community
- Must not lose East Street retail provision
- Shops in Dickenson Walk struggle

Economic Growth:-

- Unprofitable businesses are taking up valuable space in Alresford
- Loss of skills of low profit industries – need jobs for people without qualifications
- High profit businesses do not require large space/footprint
- What facilities could promote Alresford economy
- The Dean – mixed use – need to resolve this
- Redevelop The Dean so HGV's avoid town centre and relocate on the edge
- Is Prospect Road industrial area in the right place – redevelop for housing?
- Need to consider how to attract well paid employment
- Business park on outskirts would attract business
- Maximise use of brownfield land by moving existing businesses to edge of the town
- Role of service industries
- Must improve cycle routes
- Aim for niche markets – success with starter industries this must continue
- Good existing balance between tourism and commerce – small hotel might be beneficial
- Light industrial and offices
- Home working
- New employment premises
- Development can be a driver of improvements of community facilities

Affordable Housing:-

- 50% requirement is too high
- need to build right mix – in a recent development not all the shared ownership was taken up
- maximise use of flats over shops
- affordable by whom? – based on what – waiting list, local people, social need, income?
- Should aim for 40 – 50 %
- Not a priority for Alresford
- 40% requirement is too high - should be 25%
- keep threshold at 5 houses
- agree to 50% requirement
- people can't afford to live near to where they work
- young people need affordable housing
- all sites need to take a share – but depends on size – other ways to provide via tariffs
- encourage diverse and mixed communities
- need to vary the design
- need to link affordable housing to local jobs and economic growth
- clarify 50% requirement 50% of land or development
- must prove genuine need – local connections
- need 2 or 3 bed houses to attract people to live/work in Alresford
- housing should be for people who live and work in Alresford
- most people commute in and Alresford residents commute out
- bring back Council housing – need policy for controlled rented housing

Car Parking in New Development :-

- must have 2 spaces per house
- must have parking in town centre – impact on shopping and tourism
- parking is a way forward
- even affordable housing needs car parking
- look at traffic management rather than getting rid of cars
- need restrictions to limit changes of use of garages to dining rooms etc.
- public transport must be improved
- must have minimum provision but not no parking provision
- parking for new development should not spill onto main/surrounding roads

Infrastructure:-

- need the housing but do not get the money to subsidise the infrastructure
- public transport not adequate as it is – not necessarily the solution – people need cars
- not adequate at present
- sewage works at capacity
- drainage system old

- water supply is currently at capacity in this area and more development would put greater pressure on this resource
- existing facilities at capacity – need to upgrade
- development tax is a good thing
- education – expand school, question ability to cope with growth
- new development must reduce water use and impact on drainage system
- road systems must be in keeping with the character of the place
- issue of what actually is needed over next 20 years and what is needed to now.
- Need to be creative about infrastructure
- Need to apply roof tax/tariff to secure provision
- Train service to Winchester
- Need bus service to Alresford then fast service/shuttle bus to Winchester
- Bus fares need to be reduced
- Roads at capacity
- Agree with option for developers to provide some infrastructure whilst collecting a tariff for the rest
- Lack of parking
- doctors, dentists etc at capacity
- lack safe play areas
- need cable/broadband to reduce commuting
- need better integrated transport – links with Winchester to be able to commute to work

Housing Density:-

- cram them in but provide truly accessible facilities
- increase density reduces amount of greenspace and changes character of Alresford
- use greenfield land and keep lower density housing to maintain character
- density needs to be flexible to accommodate for different sized buildings and varying numbers
- some developments at 45 dph include greenspace and redevelopment of existing buildings
- development must be based a surrounding character
- mis-conception that high density is bad
- agree with option for average of 40dph
- high density is fine where appropriate and of good design
- Alresford is not a town for flats

Carbon Reduction and Renewable Energy:-

- more development = more CO2
- aim for higher targets/achieve lower – developer will pay
- more housing needs more public transport
- higher targets not realistic

- renewable energy costs more to implement therefore house prices will go up, but if more built with renewable energy provision price will go down
- developers not putting in enough carbon reduction and renewable energy facilities

General Comments on proposed Strategic Allocations :-

- no development on area 1
- no development on area 2
- concern more development will create need for large supermarket

Area 1 ;

Pros	Cons
Near both junior and secondary school	Impact on listed building
Close to town centre	Steep gradient – flooding at bottom of hill
Not amenity land at the moment	Difficult access from both Sun Land and Tichborne Down, narrow roads, junctions, bridge
Site is hidden	Expensive site to drain due to nature of land
Good for East Street economy	Encourage further development into Bishops Sutton – lose identify of towns and villages
Least invasive option	Need significant changes to road structure
Provide public car park as part of development	Impact on local facilities
Planned mixed development	Impact on school - safety
Preferable to area 2	Too far from centre so would need to drive
Keeps Arlebury Park	Loss of landscape character, character will change
Scope to move schools – release land	Impact on Alresford identity
Possible access from bypass	Multiple high power phone masts already in this area
Possible to develop half site only ? adj A31 – need to improve Tichborne Down	How contain further growth?
North of the ridge	Loss of agricultural land
Leave clear areas of green space	'new' new Alresford must be big improvement with infrastructure provided?
Improve infrastructure – petrol station/garage, full-time police station, re-open railway etc	Easier to develop

Landbank – easier to develop – lesser of two evils	Impact on protected trees and wildlife
Improve access	Would need to cross railway line/cutting
Planned development rather than creeping development	High infrastructure costs
Open roads	More pressure on community facilities
Has fixed boundary – natural extension to Alresford	Unsuitable geography
Limit development to north part of the site – north of the railway line	

Area 2 :

Pros	Cons
Easy access to bypass and access to main trunk roads	Next to riverside walk
	Impact on SSSI, heronry, listed building
Flatter, easier to develop	Negative impact on the main gateway into the town
Opportunity to move school (to Cardew House) / site 1 and redevelop site	Loss of school playing fields, town council offices, community buildings/facilities
Central site, relatively contained	Access onto already busy road
Preserve attractive entrance to the town	Valuable landscape setting
	Intrusive site
	Stifle recreation potential
	Negative impact on character of The Avenue, one of best vistas
	Increase in traffic
	Traffic calming on Jacklyns Lane
	Pollution into the Itchen
	Impact on hydrology of area
	Lack of available infrastructure – gas, drainage
	Detrimental impact on tourism
	Planning vandalism

Alternative sites suggested :-

- consider Micheldever – negotiate with Government and trade off housing figures elsewhere
- consider a new settlement and avoid ruining existing settlements
- relocate business uses south of the A31 bypass
- consider land north of Sun Lane, north of B3047

- land to west of New Farm Road
- east of Broad Street
- redevelop Police station
- relocate Perins school to area 1 and redevelop school site
- new school at Pearsons Field (modern and sustainable) and relocate all three schools together
- build on golf course

Other settlements/options discussed at this event:-

Rural Areas outside Alresford:-

- there should be no such thing as a windfall site in the outlying areas
- when an application is made a site should be declared as a reserve site – including development of redundant farm buildings
- need consultation on correct housing mix and design
- need development to include at least 2 car parking spaces per property as is no commuter transport
- need improvements to adjoining roads to avoid accident black spots
- a link to a cycle-way to Alresford
- open space funding and spend agreed with parish council
- quality materials to be used
- drainage should be part of planning approval not building regs
- access local infrastructure and refuse planning permission if will overload

Winchester Workshop - The Guildhall on 17th January 2008

General Comments :-

- Concern about change to the historic city and its setting, major development would cause major disruptions
- Doubt over whether development would impact on economic growth or commuting
- Smaller villages around Winchester need to take larger share of housing growth to avoid the need to release the reserve sites and limit the impact on the City's cultural heritage
- In favour of larger developments with appropriate infrastructure (schools, health) rather than piecemeal development around the city
- Who is going to live in the new dwellings – commuters?
- Can Winchester cope with this amount of development
- Concern about mistakes in the past re design, mix, infrastructure
- Winchester will have to take most of the numbers – but concern about scale of development
- Need to retain cultural character of the area
- Improve mix of community – need more affordable housing
- Well being of future communities
- Concern step change will create another Basingstoke
- Prefer 'organic growth' not step change – explosive growth that damages Winchester heritage and landscape and tourism income
- Development near jobs
- Small scale development to preserve character
- Step change approach may not be the best if we are to cope over next 20 years
- Impact on character – Chilbolton Avenue
- What is the long term limit of Winchester?
- Winchester – wealthy commuter town – will see more commuting not less
- What's the relationship between the growth areas in PUSH, Basingstoke and development in Winchester – could there be a reversal of commuting as a consequence?
- Take into account the National Park – maximise this recreational resource.
- All the easy options have been taken
- Move civil services out of Winchester (local government, police etc)
- Object to imposition of housing numbers without consultation
- Spread the housing requirement across the 4 areas or possibly between areas 1 and 4

Brownfield vs Greenfield:-

- Consider that the number of houses could be provided by using brownfield sites in the town area
- General opposition to large housing increase on greenfield sites due to impact on infrastructure in particular impact on existing town facilities
- Gardens not always the best choice – could be better to use Greenfield land
- Brownfield in Winchester means back gardens have to further into rural area to find more brownfield sites
- Brownfield increase cost of land in town
- Need balance sensible choices of Greenfield with some brownfield
- Concern loss of agricultural land for food production
- Need to consider military sites

Affordable Housing:-

- Need to reduce site thresholds to ensure opportunities for affordable housing on smaller development sites was not lost
- 40% requirement is too low
- need to stop developers building at just below the site threshold for providing affordable housing –site thresholds must be lower
- need key worker housing
- integrate affordable housing – no ghettos
- must allocate sites specifically for affordable housing
- need flexible system – address need at time of development and location of development
- how does affordable housing work? – current criteria for affordable housing needs to change
- all development to make a contribution – including non residential (based on x sq.m = y no of dwellings)
- use system of bedrooms rather than dwellings to calculate requirements
- affordable housing must remain in perpetuity
- affordable family housing required – look at demographics
- aim higher than 40%
- university to ensure any expansion provides family housing and doesn't displace them
- footprint vs just number of dwellings
- need low cost market housing
- affordable housing should be designated for those that work in Winchester

Housing Density:-

- acknowledgement that high density with good design is achievable with no detriment to the people living within the units
- both options too extreme
- need to mix density and style to fit character of the area
- maximum density has to change

- avoid excessive density and tower block estates
- need to measure as habitable rooms per hectare
- review density policies in conservation areas/rural area – consider below 30dph
- design not density issue – terraced works well in Winchester
- town houses provide both space and density

Carbon Reduction and Renewable Energy:-

- pursue innovative energy regeneration schemes
- can only rely on building regulations to achieve higher standards
- it is our duty to reduce carbon
- all development should include an element of eco friendly
- eco doesn't have to be expensive
- City Council must lead the way
- Energy conservation is key to achieving 20% target
- Zero carbon for all new build
- Renewable energy to be provided in social housing – help towards fuel poverty
- Not just a housing issue needs to be addressed across the board – free eco buses
- 20% reasonable – will be achieved by force

Open Space/green space:-

- concern over loss of Greenfield sites and open space around the edges of the town
- need to maintain in perpetuity
- erosion of green space with town
- different types of green space some more valuable than others
- setting is important – makes Winchester special
- no development on parks and important open space

Housing Mix:-

- build less 1 bed units – plan for the future – larger houses give more flexibility
- need more 3 bed units – retain families

Infrastructure:-

- needs funding – government to provide to ensure housing delivery
- public transport funding essential to retain services
- need ring road around Winchester to relived congestion in central area
- need park and ride for north Winchester – on what site?
- Need to have bus priority measures to increase use
- place tariff on developers to achieve this and spend with a time limit
- remove concessions on public transport
- pump prime developments
- must be dramatic with big options
- require green travel plans for all businesses and co-ordinate

- provide in advance and integrated approach – need to provide attractive alternatives to the car – competes with the car
- need to address congestion
- need to include provision for old people
- address local places of worship
- look at radical options
- safe cycle paths and footpaths
- keep people on the outskirts – avoid coming into the centre of the city
- need co-ordinated approach – developers and the Council to ensure appropriate infrastructure
- capacity schools, doctors
- improve choice of schools
- fund through front door tax not roof tax i.e flats
- provide community facilities alongside development
- how many houses require a new school?
- need a proper contribution towards infrastructure – not the minimum
- preference for option 2
- avoid areas of flood risk
- congestion issues
- small developments need to pay their share
- have no infrastructure and reduce inward migration?
- Larger developments will enable infrastructure – pass cost onto developer

Car parking in new development:-

- reduce car parks and increase park and ride
- need to provide parking public transport is not regular/late enough
- increase off-road parking
- provide enough more not less, can't do less unless change culture
- build on town centre car parks for housing and create underground car parks

Economic growth:-

- affordable rents
- flexible space
- smart growth – recycling
- demolish Brooks
- empty shops – learn from the Brooks Centre
- commuting – how much do commuters add to the Winchester economy?
- growth is crucial
- move rail station to junction 11
- keep Winchester the sort of place people want to visit – this could be skewed by more development
- use skilled workforces that are able to live in Winchester
- target types of industry that will not upset the character
- will the provision of buildings be the same with changing technology

- what is Winchester trying to be – County town, administrative centre? – will these alone generate economic growth
- knowledge based industries rather than more traditional industries – is this research based?
- Winnall is no longer industrial – now storage
- Promote knowledge based industries – good location
- How has Winchester changed over last 40 years? – public sector growth rather than business
- Can economic growth be supported by infrastructure?
- More travel – function of education, technology
- Sustainability of employment
- Winchester must grow to satisfy the service sector – need corporate sector, banking to reduce commuting
- Winchester has an aging population – changing patterns of work
- Relationship between housing and economic growth

General Comments on proposed Strategic Allocations :-

- Distribute across all areas – including rural settlements beyond town boundary
- Option 4 preferred by some groups
- Combination of areas 1 and 4
- Areas containing brownfield should take priority
- Must be piecemeal approach – no one large area of development
- Rely on brownfield sites

Area 1 : North Winchester (Barton Farm)

Pros	Cons
Create extension to committed figures at Barton Farm	Flood risk
Closer to centre of Winchester than other options	Natural gap between Winchester and Kingsworthy – loss of local gap
Larger numbers may provide for extra infrastructure roads, schools etc	Unspoilt farmland – loss of quality agricultural land – not sustainable
Would require major transport infrastructure	Greenfield site
Most obvious geographical area	Transport issues north/south roads – Andover Road
Good access to A34 and M3	Too far to walk to town centre
Economies of scale – open space, welfare – create a community, organise roads strategically	Loss of landscape - visual impact
Extension from Barton Farm to 'greater' Barton Farm could protect other areas	Loss of amenity – dog walking
Properly planned not piecemeal	Only 1 parking space per unit
Preferable to infill which destroys character	

Help to reduce transport	Impact on junction 9 needs to be resolved
	Kingsworthy become sustainable – build a station and reduce cars going into Winchester
	Impact on surrounding villages
	Not easy access to M3

Area 2 : West Winchester (Teg Down)

Pros	Cons
As long as adequate bus provision is provided	Too far from motorway
? access via Dean Lane	Poor access – impact on Sarum road
Fills in an area	Most scenic of all options – loss of attractive landscape – countryside feel to site
Should be an outer ring road – to link areas 2,3,4 to avoid need to travel into Winchester – ease congestion	Existing phone masts
Green gap	Golf course a constraint
Include park and ride	No existing route
	City centre congestion
	Traffic on Stockbridge Road
	Unsustainable unless destroy Winchester character
	Vital green lung
	Concern about building near SINC
	Create ring road to avoid Romsey Road

Area 3 : South-west Winchester (Pitt Manor)

Pros	Cons
Good communications – reasonable access	Loss of golf course
Close to strategic road network	Too far from motorway
Less visual impact	Poor access
Local facilities – shops, schools, GP	Congestion onto Romsey Road
Close to university and hospital	Too far from facilities in town centre
Expand existing reserve site at Pitt Manor	Chilbolton Avenue
	Loss of Pitt as separate settlement
	No natural boundary
	Visual intrusion

Area 4 : South Winchester (Bushfield Camp)

Pros	Cons
Access to M3	Wildlife interest
Bus access park and ride	Do not extend south of road – impact on local gap
Part brownfield site	Roads in locality very congested – would need improving
Good for business	Visual impact
Access/proximity to Shawford station	Loss of gap between Shawford, Compton and Winchester
Enclosed site	Loss of recreational space
Have choice of routes into the town	
Site has potential access to Winchester –close to local services	
Not as attractive – less loss of visual amenity	
HCC farmland should be considered for development	
Park and ride will allow non cars into the city	

Alternative sites suggested :-

- Bull Farm – Kingsworthy

Other settlements/options discussed at this event:-

Rural/villages:-

- Need to consider MOD land
- potential for large-scale planning at S.Wonston, Worthy Down, Barton Stacey, Micheldever rather than small scale additions to achieve adequate infrastructure
- impact of growth in PUSH and Winchester on rural areas in between
- more traffic generators to edge of Winchester
- how provide alternatives to the car? – cycleways, LRT

Littleton Workshop - Littleton Memorial Hall on 22nd January 2008

General Comments :-

- Winchester character is unique but it has to change
- How much can Winchester change without losing its community feel, welcoming town centre?
- Development has created the place – new needs will have to stand the test of time
- Design issues are important – things have been added
- Any development should be cohesive
- Historic core
- Merits of 'step change' – obtain critical mass, but can new businesses be attracted, impact on environment?
- development with a purpose
- Why is Winchester not a world heritage site?
- Defined vision/character for Winchester
- Need sympathetic development
- Development must be sympathetic to its surroundings and to scale not necessarily traditional
- Move Council offices out of Winchester to release land for housing
- Integration of new and existing communities – spread development about and achieve mix of communities/culture
- Winchester losing its historic city character due to the increase in modern development
- Concentrate development in one area
- Concern if concentrate development in one area and policy changes will be difficult to stop what has been started.
- If concentrate development in on area then all the problems will be in one area
- Avoid new development deteriorating the character of the locality as this can damage tourism
- Keep development/growth close to city boundaries
- Lack of things for younger people/students – need to think about facilities for these rather than just houses
- Suggest step change rather than a radical change = 3rd option

Infrastructure:-

- Trip/traffic generation where's is going?
- Flooding- flood risk increasing with climate change
- Infrastructure must be planned at outset, put in first then development
- Money/roof tax has to be collected first
- Pressure between government demands and developers needs
- More park and ride
- Consider underground car parking
- One-way system around the town centre
- Schools provision

- Capacity of health facilities
- Drainage issues – too much concrete
- Transport
- Water supply for new development
- Adequate open space provision
- Open space/green space is essential
- Need to consider infrastructure beyond development boundaries to put links in to existing services i.e links to the motorway
- Need infrastructure before retail and leisure provision
- Must have sufficient off road car parking in new development
- Need more public transport and lower cost park and ride
- All development should provide open/green space

Economic Growth:-

- Growth in culture and tourism development
- Net commuting is an issue
- Freedom of movement to avoid town centre
- Existing economy is good – so why change it?
- Do more to attract local businesses
- No need for economic growth this is happening in PUSH area
- New jobs – create in commuting – not high priority
- If more economic development in PUSH – jobs will be there – flaw in argument that people commute into Winchester for low paid jobs

Carbon Reduction:-

- Social decision to not use cars due to costs, time etc
- Go for higher target
- Not the people and houses but the cars are the problem
- Need to lead to encourage people not to use their cars – provide good alternatives
- Need more local food production – organic food
- Ecological assessment
- Allow higher densities for eco-friendly homes
- Combined heat and power
- Extend park and ride
- Too much carbon emissions by removing trees
- Make it easier to walk and cycle
- Extend public transport
- Developers must work to stricter greener standards
- Need sustainable use of materials, heating methods etc
- Building regs need to meet higher standards and planners must lead
- Create wind farm on Olivers Battery
- Biggest reduction in carbon will be reducing gridlock in the city

Brownfield vs greenfield:-

- Problem is lack of brownfield
- Need to plan for development on MOD land
- Large settlements always build on greenfields
- Develop central area not greenfields
- Prefer Greenfield over brownfield – unlikely to get affordable homes with brownfield development
- More brownfield sites will come forward in the future i.e. military barracks, prison and will provide enough over next 20 years
- Don't use agricultural land for development

Housing Mix :-

- Reduce threshold for affordable housing
- Family homes
- Need to address under occupancy of houses

Affordable Housing :-

- Affordable homes for families crucial
- Need local lettings policies for Winchester properties

General Comments on proposed Strategic Allocations :-

- What about Micheldever?
- Could the major development areas around Winchester consist of existing reserve site at Barton Farm and Bushfield Camp area would this achieve the numbers?
- Area 4 – acceptable to Badger Farm if is existing Bushfield site.

Area 1 : North Winchester (Barton Farm)

Pros	Cons
Development acceptable up to Wellhouse Lane	Too far from city centre for people to walk to work
Provision of affordable/sustainable housing	Loss of farm, farmland, wildlife areas
Park and ride to north side of the city	Flood risk – insurance issue for new dwellings
Site could provide school, needed medical facilities, local shops/services, employment, affordable housing for those in Littleton	Loss of green/open space
	Traffic issues/congestion – pressure on Andover Road
	Pressure on services
	Close gap between Winchester and Kingsworthy
	Poor cycle access to city centre

Area 2 : West Winchester (Teg Down)

Pros	Cons
Not a real option	Loss of amenity – golf course, walking
	Poor access
	Loss of valuable landscape
	Impact on wildlife – Crab Wood
	Impact on archaeology
	Access – Romsey Road

Area 3 : South-west Winchester (Pitt Manor)

Pros	Cons
	Loss of attractive landscape
	Congestion on Romsey Road
	Impact on wildlife
	access
	Pitt swallowed up

Area 4 : South Winchester (Bushfield Camp)

Pros	Cons
Use for residential only	Loss of wildlife
Good access + park and ride	Amenity area
Near to Shawford railway station	Visual – approach to Winchester
cycleways	Concern will fill gap between local gap and Compton
South facing site – solar panels = carbon reduction	Too far to walk or cycle if site extends beyond A3090
Close to amenities	Existing traffic problems in this area
Partially brownfield	
Has no great amenity value	
Access to Southampton airport	
Access to M3	
Cycle/pedestrian access?	

Alternative sites suggested :-

- Redevelop council offices site
- Wait for more brownfield sites to come forward i.e prison, military sites;
- Relocate hospital and other emergency services to Barton Farm site and redevelop these sites for much needed housing including key worker housing, as these are within the centre of the city would encourage low car use, and would get a new first class hospital in return.

Other settlements/options discussed at this event:-

Littleton :-

- Option 2 'settlement hierarchy' (page 51) - include church, pub within list of facilities, remove 'significant' from employment – Littleton needs to be allowed to develop or else it will decline and younger generation will move away
- Affordable housing + exception sites (page 52) – not viable to mix affordable housing with private housing; affordable housing needs good management and to be close to public transport.
- Settlement boundaries – need to consider 'marginal' sites

South Wonston :-

- Option 2 'settlement hierarchy' (page 51) - has a number of facilities but no local employment so people commute out. Need to create a 'heart' to the village instead of continuing with ribbon development.

Wickham Workshop - Wickham Community Centre on 24th January 2008

General Comments :-

- Protect historic centre – rural historic village
- Is a destination in its own right
- Large village rather than small town
- Not a key hub should be a local hub
- Tourism attraction as a gateway to the National Park, if destroy this Wickham will decline
- No more growth – small friendly community – need to retain community identity
- Needs green buffer to surround village – need to protect 'gaps'
- Overall concern on impact of Fareham SDA – transport, infrastructure capacity, loss of green wedge etc
- Can't consider Wickham on its own need to assess with other options
- 1000 dwellings not realistic
- maximum of 150 dwellings
- accept some development – natural growth incremental to the size of the village
- 200 – 400 new dwellings over next 20 years – maximum
- if not enough brownfield to accommodate growth – no development on greenfield and stay within present boundaries
- 300 houses is too small to bring infrastructure improvements but will ruin the character of the town – need option to retain character of Wickham
- instead of large development areas have a greater number of smaller areas – avoid large housing estates
- create a bypass around east of the village to allow for some development
- accept some development – too much growth will destroy village character
- no development to the south of the village
- car dependency defines lifestyle

Infrastructure (including leisure/recreation):-

- Wickham does not have range of infrastructure to warrant key hub status
- Lack of local current employment opportunities
- Poor sewerage and drainage systems – increase in flooding
- Lack of local secondary schools, 16-19 yrs provision is poor
- Lack of medical provision – already have poor health conditions, lack of a hospital
- Roads easily congested – congestion in village centre
- Need to cope with SDA and visitors to Wickham with additional cars to the village centre – lack of car parking leading to more congestion

- Lack of recreational/sports facilities – need more playing fields + swimming pool
- Community centre is well used and regularly booked by organisations from outside the village
- Improve public transport services – services now poor with limited links to other areas
- Existing facilities need to be maintained and managed
- More development will require a new school
- Must have new facilities and employment with new development
- Improve local roads i.e Mayles Lane leading to Knowle
- Better links to rail station – reopen Knowle Halt?
- Any new development must have adequate on-site parking provision
- Extend cycle track into Fareham
- Green infrastructure is essential and existing ‘green’ areas which come into the village must be retained
- Improve street lighting
- Need integrated communications at present car is the only option

Carbon Reduction:-

- Crucial
- Don't have to sacrifice eco design with affordability

Brownfield vs greenfield:-

- Retain strategic gap between Wickham and Fareham – need strategic buffer to the south
- Maintain village status – large village rather than a town
- Retain tight village envelope
- Preserve historic character
- Only controlled expansion on the edge of the village
- 1000 new homes is too many
- avoid Whiteley type expansion
- encourage expansion in existing areas i.e Whiteley, West of Waterlooville
- encourage small enclaves of development
- preference for brownfield rather than greenfield
- build on greenfield to avoid ribbon development along A32 on brownfield sites
- lack of brownfield sites in Wickham

Retail and Economic Growth:-

- threat of large supermarkets if grow too much
- now a glorified ‘food hall’
- lack of range of shops
- how will the town accommodate new retail development to support new housing
- lack of town centre car parking

- have traditional specialist shops which are part of the attraction of the village – village has a commercial heart
- act as a service centre for those around the area – need to retain critical mass to support the services
- restrict industry to a minimum
- don't want to be a dormitory town
- concern over tourism related economic growth which drives out local retailers
- lack of employment opportunities

Affordable Housing :-

- need more market housing as is an area with high Index of Multiple Deprivation, already have high proportion of social rented housing
- need more 3 bed family housing – create a range of housing
- allocate affordable housing to local people – first priority
- encourage shared equity schemes
- shortage of agricultural workers dwellings
- Wickham is too expensive
- Integrate affordable housing with existing and market housing
- Need exception sites for the local community – greenfield housing for locals
- Must not exacerbate existing housing problems in Wickham – need mix of housing - families etc
- Need affordable 'start up' homes

Housing Density:-

- 40 dph too much
- need mix of densities and take account of space for car parking
- traditional family dwellings – plan for car use

Car Parking in New Development :-

- car parking should be provided
- small garages to encourage small cars
- should not provide new homes unless public transport is improved
- need also cycle facilities – non at present
- HGV's use village as a short cut – need to reclassify local roads to discourage use
- Create car parking under housing and commercial developments
- Need 2 spaces per household
- Lack of existing parking provision

General Comments on proposed Strategic Allocations :-

- avoid golf course – do not wish to lose a recreational facility
- area 2 favoured over area 1

Area 1 : land south west of Wickham

Pros	Cons
Not likely to close 'gap'	Access difficult – minor road, very narrow
Site relatively flat	Impact on golf course – loss of valuable recreational facility, local employment and economic driver of local economy
	Lack of drainage
	Loss of greenfield land
	Need improvements to sewerage works
	Need to demolish houses to gain access to the site
	Greenfield site – therefore not acceptable
	Site too close to the river
	No access to infrastructure
	Too close to sewerage works
	Site too large
	Possible archaeological issues
	Loss of public footpaths

Area 2 : land north of Wickham

Pros	Cons
A small amount of development could fit into this site below the 'track'	Impact on landscape – site very visible, will generate more light pollution
Better than area 1	Traffic – create more traffic congestion onto Winchester Road; access very poor
Not used as a recreational area	Floods easily – clay soils
Arable land	Loss of greenfield land
Can walk to the village centre without crossing a main road	Access via Mill Lane is liable to flooding
Good access onto A334	Greenfield site – not acceptable
Adjacent to an existing housing estate	Possible archaeological and nature conservation issues
	Site important as it separates Wickham from Shedfield
	Slope and geology makes building very difficult
	Development in this location would require additional recreational facilities

Alternative sites suggested :-

Small area to north of Mill Lane 'rounding off' existing development;

Expand Knowle, Whiteley and West of Waterlooville

Other settlements/options discussed at this event:-

Knowle :-

- buffer zone/gap is important;
- how important is the nature of the facilities?

Extracts from 'Perspectives'
Autumn 2007 :-

Appendix A

Live for the Future...



local development framework **core strategy**

The new planning system introduced in 2004 has provided an ideal opportunity to take a fresh look at the Winchester District and how you wish it to develop over the next 20 years.

Earlier in the year we asked what you thought needed to change to make the District and the communities you live in more sustainable.

This information along with a whole range of facts and figures being gathered by the City Council will be used to prepare an 'Issues and Options' paper to be published in December, with comments invited from the beginning of January for six weeks.

This document will explore, in general terms, the levels of development that will need to be accommodated across the District; the type of economy we wish to promote, and the role of the various towns and villages in providing services, housing, and facilities for local people. In addition there is an increasing need to address the issue of climate change to see how Winchester District can reduce our carbon emissions.

So if you're interested in the future planning of the District keep your eyes open for the Core Strategy Issues and Options Paper – this will not give all the answers to where we want to be in 20 years time but will explore a range of matters from housing and jobs growth; protection of the built and natural environment; movement patterns across the district and how we can reduce our carbon footprint - you will have a range of options to comment on and you'll be able to suggest alternatives.

Go to www.winchester.gov.uk/liveforthefuture for more details where you can also sign up for our LDF e-bulletin to keep track of the process and find out when you can get involved.

Spring 2008 :-

local development framework

core strategy issues and options

UPDATE

The Issues and Options workshops held in January attracted record numbers of people who wanted to have their views heard on the options for development of the Winchester District over the next 20 years. Over 1,000 people attended seven meetings across the district and their views will be used alongside responses to our questionnaire to inform the next stage of the process, called Preferred Options.

Look out for the Preferred Options paper which will be available in the summer for consultation. This document follows the process of refining the possible options to preferred options, supported by what you have told us, other research we have done, and a sustainability appraisal.

The preferred options will then be considered by the Council's Cabinet for approval in the summer.

We produce a regular electronic bulletin to keep people up to date with what is happening. If your details are on the database you will already be receiving this. If you would like to be added to the database please email your details to ldf@winchester.gov.uk.

If you do not use email, write to Elaine Bonnen at our Colebrook Street office, or telephone her on **01962 840 222**, and we will send you an update.

1. Published 29 November 2007

“Core Strategy - Issues and Options for the Winchester District

Winchester City Council has responded to residents' views about the future of their District in the latest document of the Local Development Framework.

The Core Strategy Issues and Options paper raises some challenging questions about how the District will develop over the next 20 years. With over 12,000 houses specified for the District these are real issues that residents and businesses need to think about now, in order to find the best solution for where they live and work.

Cllr George Beckett, Leader of the Council said, "The process of producing the Local Development Framework offers us the opportunity to look at the issues we face and the potential options we have to deal with them. The upcoming consultation is the chance for residents and businesses of the Winchester District to start thinking about the realities and challenges of the changes coming over the next two decades and how to make the best of the opportunities presented to us".

The report is going to Local Development Framework Cabinet on 6 December and then will be open for consultation until 15 February 2008. Residents are also encouraged to come along to one of five workshops being held across the District where they can feed in their views. Go to the [Live for the Future - Consultations](#) page to book your place at these events or call 01962 840 222.

All meetings start at 7pm and will finish by 9pm.

8 January Bishop's Waltham,- Jubilee Hall
10 January Whiteley, - Solent Hotel
15 January Denmead, - All Saints Church Hall, Hambledon Rd
16 January Alresford,- Old Goods Shed
17 January Winchester City,- The Discovery Centre

The report is about high level strategy, and makes suggestions as how we deal with some challenging issues but there may be alternatives and we'd like to hear about these - so it is important to get involved.”

Date published: 29/11/2007

2. Published 2nd January 2008

“This year make your New Year’s resolution make a difference.... get involved and have your say

There has never been a better time to have your say about how the District of Winchester should change and grow over the next 20 years, so why not get involved and help Winchester City Council to make the best choices for where you call home.

The City Council has put together a document called the Core Strategy 'Issues and Options' which is full of possibilities for how the District could change in the future. We need residents and communities to comment, make suggestions and show how we can make improvements to the District in terms of housing, employment, transport and infrastructure. These are all only suggested options and there may be alternatives, but we must recognise that there will be changes over the next 20 years. For example we must meet our required housing numbers of 12,240 new dwellings across the District, and ensure that the plans will be sustainable when assessed.

There are lots of ways you can get involved - all the documents are on our website www.winchester.gov.uk/liveforthefuture where you can also use our on-line consultation form to submit your comments about the whole document or just the areas you are interested in. Alternatively you can write into the City Council with your comments. Or why not come to one of our LDF workshops around the District, all you have to do is sign up online or call 01962 840 222.

All events are from 7pm-9pm in the following venues

- 8th Jan 2008 - Jubilee Hall, Bishops Waltham
- 10th Jan 2008 - Solent Hotel, Whiteley
- 15th Jan 2008 - All Saints Church Hall, Denmead
- 16th Jan 2008 - The Old Goods Shed, Alresford
- 17th Jan 2008 - The Discovery Centre, Winchester
- 24th Jan 2008 - Wickham Community Centre, Wickham

The consultation is open from the 3rd January until 15th February 2008. This is the future of your District so we hope to hear from you soon.”

Read the [Issues and Options](#) Report , Date published: 02/01/2008

3. Published 9 January 2008

“Excellent Response to LDF Workshops

A new date has been added to the series of workshops being held on the Local Development Framework, after a surge of interest by local residents.

Four of the seven 'Live for the Future' workshops are now fully booked including Winchester, Bishops Waltham, Alresford and Wickham. Places are still available at Denmead and Whiteley and at a newly arranged event in Littleton at the Millennium Memorial Hall.

Almost 300 people have signed up to attend the workshops which start in Bishops Waltham tomorrow (January 8) where they will get the chance to give their views and opinions on how the District should change in the future.

More importantly, however, these workshops will provide attendees with the detailed overview they'll need to complete the current consultation on the Core Strategy Issues and Options paper.

This paper is full of possibilities for how we can make improvements to the District in terms of housing, employment, transport and infrastructure. They are all only suggested options and there may be alternatives, but we must recognise that there will be changes over the next 20 years. For example we must meet our required housing numbers of 12,240 new dwellings across the District, and ensure that the plans will be sustainable when assessed.

The consultation is available to complete online and will be open for comment until February 15 2008.

The workshop dates are as follows:

- 8 Jan 2008 - Jubilee Hall, Bishops Waltham - **FULLY BOOKED**
- 10 Jan 2008 - Solent Hotel, Whiteley
- 15 Jan 2008 - All Saints Church Hall, Denmead
- 16 Jan 2008 - Perins School, Alresford - **MORE SPACES NOW**
- 17 Jan 2008 - The Discovery Centre, Winchester - **FULLY BOOKED**
- 22 Jan 2008 - Littleton Millennium Memorial Hall - **NEW**
- 24 Jan 2008 - Wickham Community Centre, Wickham - **MORE SPACES NOW**

For more details go to www.winchester.gov.uk/liveforthefuture.”, Date published: 09/01/2008

4. Published 24th January 2008

“City Council pleased with response to LDF workshops held so far

A total of almost 700 residents have attended the seven public workshops which have so far taken place about the new Local Development Framework and the Issues and Options for the Winchester district .

With two events still to go, Winchester City Council is thanking residents for their time and interest in this important issue and hopes that people will put their comments down in writing to help inform the next stage of the process.

Cllr George Beckett, Leader of the Council said, "I am really pleased with the excellent response. With nearly 700 people attending so far with 2 events to go it shows there is a genuine interest in how the new Local Development Framework process will work for the Winchester District, and this input from members of the public really is most helpful.

"We have listened to constructive and sometimes difficult debates across all the venues and have received a good deal of positive feedback from many of them. We hope that the remaining two venues are equally well attended and we encourage people to have a look at the options and make a written response to the overall plan either by writing to us, emailing us or filling in the questionnaire".

The remaining two venues are:

22 Jan 2008 - Littleton Millenium Memorial Hall

24 Jan 2008 - Wickham Community Centre, Wickham

Both events start at 7pm, but please register your interest if you wish to attend either on the website or by calling 01962 840 222.

The City Council is still asking people to comment in writing on the proposals and this can be done by letter, email, or by completing a questionnaire. The document and questionnaire can be downloaded from our [LDF pages](#) ; an on-line questionnaire is also available. Paper copies of the document can also be viewed or purchased at Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Deadline for comments is Friday 15 February.”

Date published: 24/01/2008

5. Published 4th March 2008

“City Council says ‘thank you’ for LDF response

Winchester City Council would like to thank everyone who has commented on the Local Development Framework Issues and Options. Over 1,000 people came out in all weathers to the workshops held in January to pass on their views on the issues and options facing their areas over the next 20 years.

The Council has also received over 2,000 completed questionnaires, emails and letters with your responses to the Issues and Options document, as well as more than 400 responses through the online questionnaire on our website.

All the responses need to be logged and summarised, and acknowledgements will be sent out as each is entered on to the system, this will take some time so people should not worry if they have not yet received an acknowledgement letter.

Cllr George Beckett said, "I am delighted with the level of response we have had to this consultation, and appreciate the time people have taken to learn about and understand the new process. All the comments received will be taken into account in assessing the various options set out in the document, along with professional assessments. A Sustainability Appraisal of the options and further technical work will also be needed to assess the various potential locations for development."

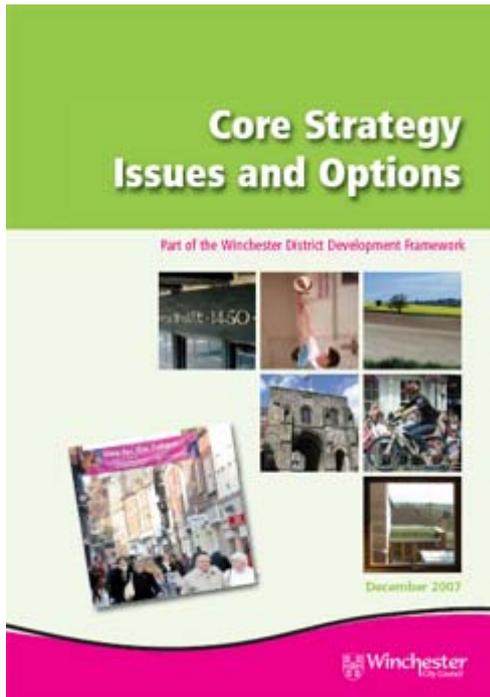
Summaries of the key points made at each of the public workshops, which give a flavour of the many and varied points raised, have been compiled and are available from the LDF pages on our website www.winchester.gov.uk/LDFworkshops

The Council has already received suggestions for sites to be considered, but would still like to hear from landowners, developers, public authorities or individuals from the wider community who have sites to suggest for development. Sites will continue to be accepted for consideration until 31st March 2008.

These will be subject to assessment to decide whether they should be included in a draft Site Allocations Development Plan Document to be published early in 2009.

The next version of the Core Strategy will contain more detail and draft planning policies for the development of the District over the next 20 years and will be published in the late summer of 2008 for consultation.” Date published: 04/03/2008

Help get more people involved - [Forward to a friend](#)



The above document can be downloaded in full by clicking on the image (1MB). It is also available to purchase in paper format for £10 plus £2.50 p&p. It can be viewed in libraries and in the WCC reception. All parish councils will receive a paper version.

[You can also download a key facts document about the LDF by clicking here.](#)

Latest news...

On 6th December the Council's Cabinet (LDF) Committee agreed to the publication of the Core Strategy Issues and Options paper for consultation purposes.

The Core Strategy takes its lead from the South East Plan, the Regional Spatial Strategy (RSS) covering this area, and will have to conform to its strategies and policies. The prime challenge that the South East Plan poses for the District is the need to accommodate an additional 12,240 dwellings over the next 20 years, it is within this context that the Issues and Options paper has been prepared.

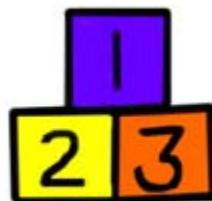
The Core Strategy is a high level document covering the whole of the Winchester District. It looks forward to 2026 and sets out a vision and a series of objectives of how we wish to see the District change and what type of place it will become.

How you can get involved

Dates for the LDF Issues and Options workshops are as follows.

Everyone is welcome and we would like to see as many people there as possible.

Since the last newsletter a further date has been added



Issues and Options Paper

The Issues and Options paper does not go into detail of how each place may change but explores options as to how this may happen. It is important for the City Council to examine all realistic, alternative options as failure to do so may mean that we will have to repeat this exercise. The options presented are for consultation, the City Council

at Wickham

- 8th Jan 2008 - Jubilee Hall, Bishops Waltham
- 10th Jan 2008 - Solent Hotel, Whiteley
- 15th Jan 2008 - All Saints Church Hall, Denmead
- 16th Jan 2008 - The Old Goods Shed, Alresford
- 17th Jan 2008 - The Discovery Centre, Winchester
- 24th Jan 2008 - Wickham Community Centre, Wickham

All events start at 7pm and have full disabled access.

To register to attend please [click here](#).

The official consultation opens on January 3rd 2008 but the questionnaire is already available to complete.

The consultation will run until February 15th 2008.

We want to reach as many people as possible with our Live for the Future campaign, so why not encourage friends, family and colleagues to get involved.

[Forward this email to them](#)

is not promoting any particular options at this stage.

The Issues and Options paper does not include options for everything – only those matters that require change in order to ensure that subsequent development takes place in the right location to maintain and create sustainable communities.

[To read the paper click here.](#)



Development Provision and Allocations Document

To support the Local Development Framework's Core Strategy, work is about to begin on a Site Allocations Development Plan Document. This will introduce and identify site-specific designations to meet the need for housing, employment, retail, community, leisure and transport provision within the District. Suitable sites to meet these needs will be the subject of detailed assessment and public consultation.

The Council would like to hear from landowners, developers, public authorities or individuals from the wider community. If you have a site to suggest please use the link to find out more about this part of the process and how to register your interest.

[For more details click here](#)

Online Questionnaire

We would welcome your views on the options we have identified. There may also be other options – please complete our questionnaire.

[Click here to access the online questionnaire](#)



Next Steps

The next E-bulletin will be in late January, after the workshops have taken place. This will give headline findings from the sessions and provide an update on the consultation.

Consultation will be carried out under Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004, and in accordance with the Council's adopted Statement of Community Involvement.

[Unsubscribe](#)

[Forward this mailing to a friend](#)

Help get more people involved - [Forward to a friend](#)



Live for the Future...

Issue 6



A huge thank you...

... to everyone who attended our series of workshops held in January. Over 1,000 people came out in all weathers to participate and pass on their views on the issues and options facing their areas over the next 20 years.

We have also been inundated with completed questionnaires and emails/letters with your responses to our Issues and Options document.

How you had your say...

We received more than 400 responses through the online questionnaire on our website.

You also sent us about 2,000 paper questionnaires, letters and emails.

These need to be logged and summarised, and we will send acknowledgements as we do this. Please bear with us as this will take some months.

We have produced some summaries of the key points made at the public



Do you have a site to suggest?

The Site Allocations Development Plan Document will follow on from the core strategy.

Thank you to all those who have submitted sites for consideration already. The Council would still like to hear from landowners, developers, public authorities or individuals from the wider community who have sites to suggest for development.

We will continue to accept sites for consideration until 31st March 2008.

These will be subject to assessment to decide whether they should be included in a draft document to be published early 2009.

[For more details click here](#)

workshops which give a flavour of the many and varied points raised.

[Bishops Waltham – 8th January](#)

[Whiteley - 10th January](#)

[Denmead - 15th January](#)

[Alresford - 16th January](#)

[Winchester - 17th January](#)

[Littleton - 22nd January](#)

[Wickham - 24th January](#)

What you can do next...

Winchester City Council is working with Hampshire County Council to develop an [access plan for Winchester](#).

The plan will be aimed at shaping the way we move in and around the town and at making the best use of the highways and public spaces.

The results will also inform the Local Development Framework.

We are holding a public exhibition at the Saxon Suite - Winchester Guildhall - where you can drop in on the following dates to find out more:

- Friday 7th March 2008 (1pm to 6pm)
- Saturday 8th March 2008 (10am to 1pm)

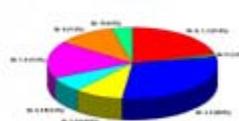


Affordable Housing Supplementary Planning Document

At its meeting on 5th February 2008 the Council's LDF Committee approved this document as a Supplementary Planning Document.

It sets out in detail the Council's affordable housing objectives and how to achieve them.

[View the document](#)



Annual Monitoring Report

The 2007 Annual Monitoring Report (AMR), reports on the performance of adopted planning policies throughout the period 1st April 2006 – 31st March 2007.

The report contains information on a number of 'Core Indicators' which are specified by Government and on other 'Local Indicators' derived by the Council and directly relevant to the planning policies outlined in the Winchester District Local Plan Review.

[To find out more click here](#)



Proposed South Downs National Park

The Public Inquiry into the proposed South Downs National Park was reopened on Tuesday 12th February 2008, following further public consultation in relation to four specific issues.

For more information and a history of the Inquiry go to the [Defra website](#)

You can also complete our [online questionnaire](#) (it's a lot shorter than the LDF one!)



Next Steps

A document containing more detail and draft planning policies for the development of the district over the next 20 years will be published late summer 2008 for consultation.

Everyone who has provided us with their email address will automatically be informed of this, unless they have requested otherwise.

[Unsubscribe](#)

[Forward this mailing to a friend](#)

Planning and Compulsory Purchase Act 2004

Winchester City Council Core Strategy Issues and Options
(part of the Winchester District Development Framework)

The Core Strategy Issues and Options paper is the first development plan document to be prepared under the Winchester District Development Framework – the new style of planning document which will gradually replace the Winchester District Local Plan. The Core Strategy will set out the strategic planning framework for the District and all subsequent documents within the District Development Framework must comply with it.

The consultation on the Issues and Options paper for the Core Strategy commences on the 3rd January 2008 for 6 weeks. This is your opportunity to comment on the strategic options for the District, or to suggest alternatives. All comments must be received by **5pm on Friday 15th February 2008**.

There are lots of ways you can get involved – all the documents are on the Council's website www.winchester.gov.uk/liveforthefuture where you can also use the on-line consultation form to submit your comments about the whole document or just the areas you are interested in. Alternatively, you can make comments in writing to the City Council at the following address:-

Head of Strategic Planning
Winchester City Council
City Offices
Colebrook Street
WINCHESTER
SO23 9LJ

There will be a series of LDF workshops around the District; please register in advance online or call Tel: 01962 840 222.

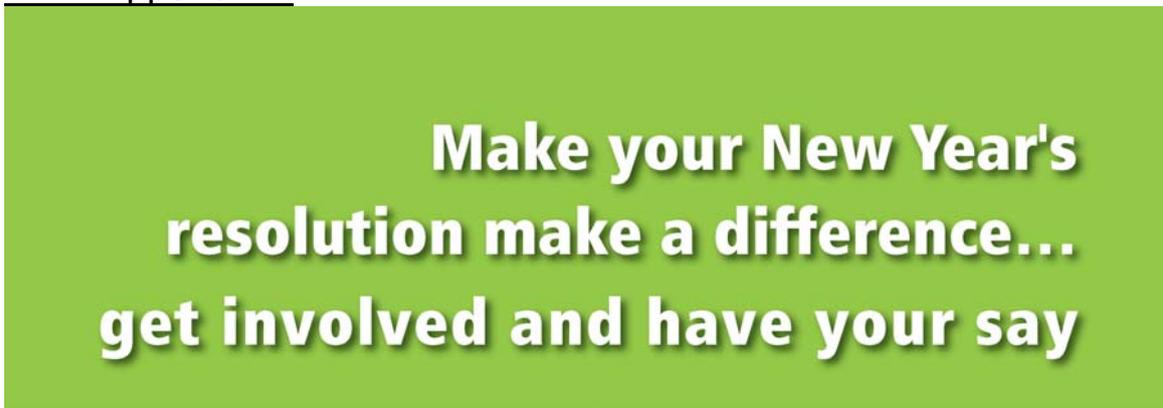
All events are from 7pm-9pm in the following venues

- 8th Jan 2008 - Jubilee Hall, Bishops Waltham
- 10th Jan 2008 - Solent Hotel, Whiteley
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- 16th Jan 2008 - The Old Goods Shed, Alresford
- 17th Jan 2008 - The Discovery Centre, Winchester
- 24th Jan 2008 - Wickham Community Centre, Wickham

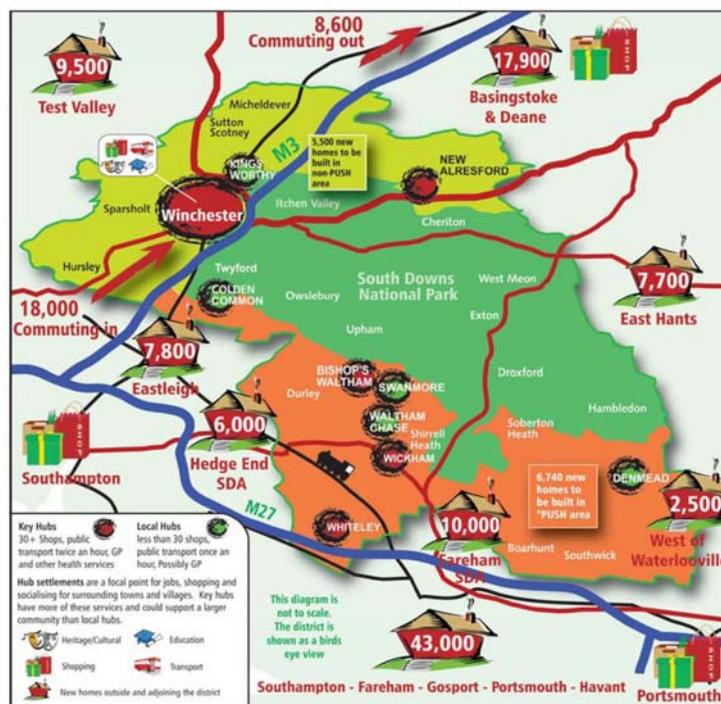
Paper copies of the document can be inspected or purchased at Winchester City Council, City Offices (price £10 plus p&p). Your comments will be considered by the City Council along with the other responses received and the results of the Sustainability Appraisal and evidence base studies.

Steve Opacic, Head of Strategic Planning, 03 January 2008

Issues and Options Poster
Appendix E



The Local Development Framework is about the future of your district in terms of housing, infrastructure, business and sustainability. To find out more visit www.winchester.gov.uk/liveforthefuture or call 01962 840 222 where you can also sign up for one of our workshops.



8th Jan 2008

Jubilee Hall,
Bishops Waltham

10th Jan 2008

Solent Hotel,
Whiteley

15th Jan 2008

All Saints Church
Hall, Denmead

16th Jan 2008

The Old Goods Shed,
Alresford

17th Jan 2008

The Discovery Centre,
Winchester

24th Jan 2008

Wickham
Community Centre

* PUSH The Partnership for Urban South Hampshire

This map shows the number of houses and future development required in and around the district over the next 20 years. Help us rise to the challenge.



Press Cuttings
Appendix F

The News 3rd January 2008

The News, Thursday, January 3, 2008 11

Chance to have your say over the future

by Chris Broom
The News

RESIDENTS are being given the chance to have a say how their district should grow over the next 20 years.

Winchester City Council needs people to comment, make suggestions and show how it can make improvements to the district in terms of housing, employment, transport and infrastructure.

And it has put on a series of workshops. It has put together a document called the *Core Strategy Issues and Options*, which is full of possibilities for how the district could change in the future.

Housing is one of the major issues that needs to be looked at – space needs to be found for 12,240 new homes across the district, and it also needs to ensure the plans will be sustainable.

All the documents are on www.winchester.gov.uk/liveforthefuture, where residents can use the consultation form to submit comments about the whole document or just areas they are interested in. Or they can write in to the city council.

To sign up to one of the workshops, either do it online or call (01962) 840222.

They will all take place from 7pm-9pm in the following venues:

- January 8 – Jubilee Hall, Bishop's Waltham;
- January 10 – Solent Hotel, Whiteley;
- January 15 – All Saints Church Hall, Denmead;
- January 24 – Wickham Community Centre, Wickham.

The consultation is open from today until February 15.

Echo 11th January 2008

Echo 11/1/08 Pg. + PR

Residents have a say on homes plan

WHITELEY residents turned out to a public meeting last night to look at plans for up to 12,000 new homes across the Winchester City Council district.

More than 50 people attended the second of a series of seven meetings at the Solent Hotel to air their views on plans that could see up to 4,000 new homes built in Whiteley alone.

Their views will help to shape the council's response to Government demands for new housing.

George Hollingbury, deputy council leader, said: "We've looked at the issues and gathered evidence but we need residents' opinions."

The consultation will finish on February 15. Another public meeting will take place at Wickham Community Centre on January 24 at 7pm.

Hampshire Chronicle 17th January 2008

New venues to host popular LDF meetings + PR

ORGANISERS have had to find new venues to host Local Development Framework meetings after a surge in interest from residents.

The city council has added a new date for Littleton, and moved consultations in Winchester, Wickham and Alresford to new venues, to accommodate more people.

A meeting was held at Perins School, Alresford, last night (Wednesday), and others will be held at King Alfred Hall, Winchester Guildhall, on Thursday, January 17; Littleton Millenium Memorial Hall, on Tuesday, January 22; and Wickham Community Centre, Wickham, on Thursday, January 24.

They form part of a district-wide consultation, which gives residents the opportunity to debate strategy and influence where development takes place over the next 20 years.

H.Chronicle 17/1/08 Pg. 3

Winchester News Extra 24th January 2008

EXTRA. 24/1/08 P1

SHAPING THE FUTURE

By staff reporter

AROUND 800 residents have now made their views known on a 20-year strategy to influence development in the Winchester district.

City council chiefs are putting together a masterplan to cover everything from house building to carbon emissions.

They released a draft version just before Christmas, and are now inviting residents to have their say.

Five public workshops were originally planned across the district, but demand upped it to seven.

The opening event at Bishop's Waltham was fully booked, and larger venues had to be found at Alresford and Winchester.

On Tuesday evening, the penultimate workshop took place at Littleton Millennium Memorial Hall.

Around 70 residents attended, and many raised concerns that the district's infrastructure could not cope with around 12,000 extra homes by 2026.

Some called on the city council to lobby Westminster to get the target reduced, while others warned of Winchester being plunged into gridlock.

Concerns were also raised about the number of homes being built in back gardens, with Chilbolton Avenue in Fulford given as a prime example.

Rod Biles, from Oliver's Battery, added: "The premier road in Winchester has been completely destroyed."

However, some argued that Winchester needed more housing.

Following the Littleton event, the council estimates that around 800 people have commented on its masterplan, also known as the local development framework.

Cllr George Beckett, who leads the authority, said: "This input from the public really is most helpful."

+ PR

The News 23rd January 2008

+ PR

The News, Wednesday, January 23, 2008 11

Residents engage in housing debates

COUNCIL leaders say talks about where houses could be built in the future have been a success.

Almost 700 residents have attended seven public workshops about 12,000 new homes across the Winchester district, which includes Wickham, Whiteley and Denmead.

Council leader George Beckett said: 'I am pleased with the excellent response. It shows there is a genuine interest in how the new development framework process will work for the Winchester district, and this input from the public is most helpful.'

'We have listened to constructive and sometimes difficult debates across all the venues and have received a good deal of positive feedback.'

The council is still asking people to comment in writing on the proposals by letter, e-mail, or by completing a questionnaire.

The document and questionnaire can be downloaded from www.winchester.gov.uk

The Echo 22nd January 2008

City of the future

PEOPLE in Winchester have been packing out public meetings to discuss its future over the next 20 years.

More than 600 people have so far attended a series of workshops to discuss the city council's blueprint for development across the district, including more than 12,000 new homes.

Some 120 people attended the meetings at Winchester Guildhall on Thursday, while 220 were in Alresford, 135 in Bishop's Waltham, 96 in Denmead and 54 in Whiteley.

Two more events are planned: at Littleton 49 people have booked a place and 108 had done so for the one in Wickham.

ECHO. 22/1/08. P9

+ PR

Appendix B

The Core Strategy issues and option questionnaire has been updated to include the percentage of responses to those parts that relate to general issues. Further reports and analysis will be required for the more detailed responses which are not included at this stage.

N.B the following details only represent those respondents who completed these specific questions.

THE VISION

The Core Strategy will provide a vision which sets out how the District wishes to change in the future and what type of place it will become over the next twenty years. The Council's proposed Spatial Vision is:

“Winchester District will evolve and develop as a vibrant and sustainable place to live, work and do business by harnessing the talent and vitality of our diverse communities. New enterprise will deliver sustainable solutions for housing, commerce, transport and other services, whilst promoting and enhancing the District’s rich historical townscape and wider rural landscape”.

1a.	Is this an appropriate vision for the next 20 years?				
	<i>(Please tick one box to indicate how strongly you agree or disagree with this vision).</i>				
	Strongly Agree	Agree	Neither	Disagree	Strongly Disagree
	19%	43%	13%	15%	9%

Total responses = 600

THE STRATEGIC OBJECTIVES

The vision and strategic objectives provide a clear forward direction for the District. To enable the vision to become a reality the following strategic objectives are proposed:-

Objective 1: Creation of an economy that promotes the varied talents of the District, building on the creative and knowledge based industries that exist, whilst developing the agricultural, tourism and cultural assets of our historic towns and villages and valued landscapes, by ensuring that there are a range of sites and premises available for businesses to set up and expand to meet their full potential and provide jobs to use the skills of the District’s population;

Objective 2: Provision of a range of housing types and tenures to address the varied housing needs of the Districts’ population whilst reducing carbon emissions;

Objective 3: Protection and enhancement of Winchester District’s most valuable environments, whether these are urban or rural or involve the built or natural environments, to ensure that the changes we are seeking maintain the District as a special place;

Objective 4: For the District to mitigate against impacts of and adapt to the impacts of climate change, through promoting lifestyles and maximising the use of technologies that are available to reduce waste and carbon emissions,

Objective 5: Provision of the necessary services and support facilities in the right places at the right time, including health, education, shopping etc, to ensure our existing and new communities are attractive and safe places to live and work, and encourage sustainable transport alternatives that reduce the use of the private car and enable people to live close to where they work;

Objective 6: Maximise new opportunities for walking, cycling, sport and recreation/play to promote healthy lifestyles and to reduce the need to use the car.

2. Do the above 6 objectives deliver the vision?						
<i>(Please tick one box for each objective to indicate how strongly you agree or disagree with this vision).</i>						
		Strongly Agree	Agree	Neither	Disagree	Strongly Disagree
2a.	Objective 1	10%	63%	11%	8%	8%
2b.	Objective 2	12%	56%	14%	11%	6%
2c.	Objective 3	52%	36%	6%	4%	2%
2d.	Objective 4	21%	59%	12%	5%	1%
2e.	Objective 5	24%	58%	9%	7%	2%
2f.	Objective 6	31%	52%	9%	4%	3%

- Total responses to objective 1 = 562
- Total responses to objective 2 = 550
- Total responses to objective 3 = 556
- Total responses to objective 4 = 545
- Total responses to objective 5 = 561
- Total responses to objective 6 = 547

THE SPATIAL STRATEGY

The South East Plan is the Regional Spatial Strategy covering the Winchester District. It puts an emphasis on existing urban areas and requires amongst other matters, land to be provided for some 12,240 dwellings in the Winchester District over the next twenty years.

These factors have led us to explore the varying role and function of the District’s towns and villages and to consider the potential which different parts of the District can offer in terms of growth, sustainable development and achieving the kind of settlement network that helps to reduce the amount people have to travel in order to meet everyday needs.

Evidence gathered in a number of ways and taking account of the availability of local employment, public transport, services and facilities, has led us to suggest a broad division of the District into three areas. This division is intended to allow a clearer focus on the different needs, characteristics and pressures within these three areas:-

- **Winchester Town**
- **The Market towns and the rural area**
- **The southern part of the District that lies within the Partnership for Urban South Hampshire (PUSH)**

3a. Is this an appropriate way to sub-divide the District?

1 (please tick one box)

Yes 42%

No 58%

Total responses = 885

THE SPATIAL STRATEGY: WINCHESTER TOWN

From the District's 12,240 housing requirement, the South East Plan specifies that the non-PUSH (northern) part of the District will need to provide some 5,500 new dwellings.

Winchester Town's position, important role as a hub for facilities and services, retail and economic growth potential (confirmed by recent studies which emphasise the town's attractiveness to retailers and businesses) and commuting patterns, together with the South East Plan's recommendation to increase its housing provision, all suggest that all the options must include major housing provision in Winchester. This includes the 'reserve' sites of Barton Farm, Pitt Manor and Worthy Road/Francis Gardens.

Two options are identified for Winchester Town:-

Option 1 Planned Boundaries

Under a 'planned boundaries' option, the only extensions to the planned boundaries of Winchester would involve the current 'reserve' major development area at Barton Farm being brought forward, together with the two local reserve sites at Pitt Manor and Worthy Road/Francis Gardens. However, other development and growth opportunities would be limited to within the current boundaries, resulting in other larger settlements, nearby having to offset this by absorbing additional development.

Option 2 Step Change

Under the 'step-change' option, a series of options for strategic allocations are proposed, in addition to the release of the major development area at Barton Farm:

4a. Bearing in mind the housing requirement in this part of the District (5,500 dwellings between 2006 and 2026) and the evidence detailed in the Issues and Options paper, which of the 2 options do you prefer?

(Please tick one box).

Option 1 15%

OR Option 2 **83%**

Total responses = 954

If you prefer the ‘step-change’ approach for Winchester Town, there are 4 strategic growth options for housing and/or business/commercial purposes:

- **Area 1** (North of Winchester (including and beyond the existing boundary of the MDA at Barton Farm))
- **Area 2** (West of Winchester)
- **Area 3** (South-west of Winchester)
- **Area 4** (South of Winchester)

5a. Please tick one box to indicate the area you think is most suitable for major development. *(Please tick one box)*

Area 1 **77%**

OR Area 2 **3%**

OR Area 3 **4%**

OR Area 4 **15%**

Total responses = 322

THE SPATIAL STRATEGY: MARKET TOWNS AND RURAL AREA

The housing requirements for Winchester District will not be fully met through the options within Winchester Town suggested above.

Having looked at the District’s wide range of settlements, the ways in which these interact and the local services/facilities which many provide, the Council is suggesting a hierarchy of settlements which can guide the LDF in addressing District-wide local development needs (keeping a clear focus on improving sustainability). The purpose of these distinctions is to ensure that these communities remain sustainable and can serve the small rural settlements in close proximity.

It is proposed that two types of ‘hub’ settlements should be identified, ‘Key Hubs’ and ‘Local Hubs’. The distinction between the key and local hubs is not just about differences in population but the ‘package’ of facilities, their vitality, viability, and the availability of choice to avoid the need to travel.

It takes account of a number of factors including: - range of shops and services, provision of education, health, sports and cultural facilities, employment opportunities plus public transport provision.

‘Key Hubs’: Accessible service centres where the presence of a range of services and facilities can: support a concentration of economic and social activity and opportunities for significant further change; act as a focus for a surrounding cluster of lower-order settlements and; reduce the need to travel by car.

The following 4 settlements are proposed as Key Hubs within the District;

- Alresford
- Bishops Waltham
- Wickham
- Whiteley

'Local Hubs': Settlements with a lower level of service provision than the key hubs, which may have the capacity to accommodate change and provide access to improved local services within the surrounding area and, thereby, contribute to the aim of reducing dependence on travel by car.

The following 5 settlements are proposed as Local Hubs within the District;

- Denmead
- Colden Common
- Kings Worthy
- Waltham Chase
- Swanmore

6a. Are the suggested Key Hubs and Local Hubs correct? *(Please tick one box)*

Yes **23%** No **77%**

Total responses = 1317

Options for Key Hubs

The following 4 settlements are suggested as **Key** Hubs within the District;

- Alresford
- Bishops Waltham
- Wickham
- Whiteley

There are 3 options for change and/or growth for these Key Hubs;

PLEASE NOTE: THERE ARE ADDITIONAL OPTIONS FOR KEY HUBS WITHIN THE PARTNERSHIP FOR URBAN SOUTH HAMPSHIRE AREA (PUSH); See **QUESTION 14**

Option 1: Current Planned Boundaries: - Key Hubs should **maintain their existing boundaries**. This would allow development only within the existing boundaries and would include the release of Local Reserve Sites (Policy H2 of the adopted Local Plan).

Option 2: Consolidation of the Key Hub role: - Key Hubs should allow for some **limited growth** (up to 150 dwellings) outside the existing boundary. This would offer opportunities for sustainable development outside the existing boundary and seek to maintain the role and function of the hub.

Option 3: Step Change: - Key Hubs should be able to **grow substantially** (at least 300 dwellings) beyond their existing boundaries. This would involve sustainable and planned development to create a new specialist/niche role for the Key Hub settlements by being a local focus for economic and commercial activity.

7. Which of the 3 options listed above is the most appropriate for the future development of each **Key Hub**?
(Please tick one box for each Key Hub)

7a.	Alresford	Option 1	22%	Option 2	63%	Option 3	15%
7b.	Bishops Waltham	Option 1	26%	Option 2	60%	Option 3	14%
7c.	Wickham	Option 1	63%	Option 2	30%	Option 3	6%
7d.	Whiteley	Option 1	5%	Option 2	5%	Option 3	90%

Total responses to Alresford option = 922

Total responses to Bishops Waltham option = 953

Total responses to Wickham option = 906

Total responses to Whiteley option = 1244

Options for Local Hubs

The following 5 settlements are proposed as Local Hubs within the District;

- Denmead
- Colden Common
- Kings Worthy
- Waltham Chase
- Swanmore

There are 3 options for the development of Local Hubs

Option 1 Current Planned Boundaries: - Local Hubs should **maintain their existing boundaries**. This would allow development only within the existing boundaries where there is either an existing permission, for redevelopment of an existing site or for infilling between existing sites

Option 2 Consolidation of the Local Hub role: - Local Hubs should allow for some **limited growth** (up to 100 dwellings) outside the existing boundary. This would seek to strengthen the role of Local Hubs in the local community by supporting the retention of local services and facilities and would include the release of Local Reserve Sites (Policy H2 of the adopted Local Plan).

Option 3 Step Change: - Local Hubs should be able to **develop significantly** (up to 200 dwellings) beyond their existing boundaries in a step change approach to become a Key Hub. This would include promoting sustainable development to enable the Local Hub to grow with a corresponding level of facilities and services.

8.	Which of the 3 options listed above is the most appropriate for the future development of each <u>Local Hub</u> ? <i>(Please tick one box for each Local Hub)</i>						
8a.	Denmead	Option 1	54%	Option 2	26%	Option 3	19%
8b.	Colden Common	Option 1	25%	Option 2	39%	Option 3	35%
8c.	Kings Worthy	Option 1	30%	Option 2	35%	Option 3	35%
8d.	Waltham Chase	Option 1	41%	Option 2	32%	Option 3	27%
8e.	Swanmore	Option 1	60%	Option 2	29%	Option 3	10%

Total responses to Denmead option = 460
 Total responses to Colden Common option = 403
 Total responses to Kings Worthy option = 397
 Total responses to Waltham Chase option = 421
 Total responses to Swanmore options = 416

Options for the Rural Area (beyond Winchester Town and the Key Hubs and Local Hubs)

The options for addressing the pressures and concerns affecting the District's rural area are more limited. The Core Strategy is intended to deal with strategic matters and, therefore, given the mixed and relatively dispersed character of the rural area, such matters are more difficult to incorporate effectively within the Strategy.

Nevertheless, protecting and enhancing the quality of the natural environment and the countryside, the importance of maintaining local services and local employment and the critical challenge of delivering affordable housing are all issues which need to be considered. Therefore, the following questions explore options for the main issues affecting the rural area:

There are two options for future development in the settlements within the Rural Area:-

Option 1: The Rural Area should **only allow for redevelopment or infilling within the settlements** as defined in Policy H.3 of the adopted Local Plan (Cheriton, Compton Down, Corhampton, Droxford, Hambledon, Hursley, Itchen Abbas, Knowle, Littleton, Micheldever, Micheldever Station, Old Alresford, Otterbourne, South Wonston, Southdown Southwick, Sparsholt, Sutton Scotney, Twyford, West Meon).

Option 2: The Rural Area should allow for **some limited growth** and change within settlements with 2 or more of the following facilities: primary school; GP surgery; convenience store/post office; significant local employment provision; at least an hourly public transport service.

9a. Which of the 2 options above is the most appropriate for the rural settlements?
 (Please tick one box)

Option 1 **34%**

OR Option 2 **66%**

Total responses = 483

There are two options for **affordable housing** provision in the Rural Area:-

Option 1: The affordable housing targets in the Rural Area should remain as specified in the Local Plan at the existing requirement for 30% affordable housing on sites of 5 or more dwellings (or above 0.17ha);

Option 2: The requirements for affordable housing in the Rural Area should be increased to a requirement of 50% affordable housing (35% social rented and 15% intermediate) on all sites, either through on-site provision or financial contributions;

10a. Which of the 2 options above is the most appropriate for delivering affordable housing within the Rural Area? *(Please tick one box)*

Option 1 **52%**

OR Option 2 **48%**

Total responses = 493

Current policies allow for 'rural exception' sites to be developed for purely social housing to meet an identified local need. These are small sites, within and adjoining existing villages, which the Local Plan would not otherwise release for housing, which may be developed specifically for affordable housing, to meet local needs in perpetuity.

There are two options for **rural exception sites**:-

Option 1: Retain existing approach to allowing rural exception sites for the delivery of 100% affordable housing to meet local needs (as described above).

Option 2: Explore more creative ways of delivering affordable housing by allowing a small percentage of market housing (25%) on a site to enable the provision of a higher proportion of affordable housing (75%);

11a. Which of the 2 options above is the most appropriate for delivering affordable housing in the rural area through rural exception sites? *(Please tick one box)*

Option 1 **42%**

OR Option 2 **58%**

Total responses = 455

There are two main options for the use of **redundant rural buildings** in the rural area:-

Option 1: Retain the existing approach to employment provision within the rural area by relying on the conversion of redundant rural buildings purely for employment purposes;

Option 2: Relax the existing approach to make it easier to convert or redevelop rural buildings for employment uses and/or allow redundant rural buildings to be converted to affordable housing units where there is a demonstrated local need;

12a. Which of the 2 options above is the most appropriate for the future development of rural buildings in the Rural Area? *(Please tick one box)*

Option 1 **20%**

OR Option 2 **80%**

Total responses = 511

THE SPATIAL STRATEGY: PARTNERSHIP FOR URBAN SOUTH HAMPSHIRE (PUSH) AREA

A main purpose of the South Hampshire sub-region is to address specific cross boundary issues that cannot be dealt with by individual authorities. The preferred strategy for this area is to improve its economic performance and principally focus growth and necessary infrastructure improvements on the cities of Portsmouth and Southampton.

Because of its character and strong functional links with the urban areas beyond our boundary, this part of the District is very different from the more central and northern parts. There is already a Major Development Area (MDA) in the south-eastern corner of the District - known as 'West of Waterlooville'. In addition, the PUSH strategy identifies the broad location of two Strategic Development Areas (SDA): within Fareham Borough, to the north of the M27 (10,000 homes) and; to the north and north-east of Hedge End (6,000 homes).

The Hedge End SDA will straddle the boundary between Winchester District and Eastleigh and will need to be jointly planned and prepared for. This work has not yet commenced, but will need to express the aspirations of the District.

5 issues are suggested for consideration within the Hedge End Area Action Plan.

Issue 1: Acknowledge the sensitive environment of the District;

Issue 2: Promotion of sustainable transport to reduce the impact on rural roads;

Issue 3: Maximising the generation of on-site renewable energy and sustainable construction techniques to reduce carbon emissions;

Issue 4: Ensuring the provision of both physical and social infrastructure, including greenspace;

Issue 5: Ensuring that the SDA provides a range of services and facilities to serve its community.

13. Please tick one box to indicate how important it is to consider each issue within the Hedge End Area Action Plan?		Very Important	Important	Neither	Unimportant	Very Unimportant
13a.	Issue 1: Environment	46%	26%	23%	3%	0
13b.	Issue 2: Transport	74%	21%	3%	1%	1%
13c.	Issue 3: Renewable Energy	37%	48%	11%	2%	1%
13d.	Issue 4: Infrastructure	67%	27%	3%	1%	1%
13e.	Issue 5: Impact on Settlements	65%	29%	4%	1%	1%

Total responses to issue 1 – environment = 463

Total responses to issue 2 – transport = 458
 Total responses to issue 3 – renewable energy = 442
 Total responses to issue 4 – infrastructure = 450
 Total responses to issue 5 – impact on settlements = 450

Partly because of their respective locations and important service functions, both Bishops Waltham and Wickham will be directly affected by the sub-regional strategy and the scale of new development it proposes. A critical question for both of these settlements is what role do they wish to have to support/respond to the PUSH strategy? Because of the scale of development required in the PUSH area, there is an option for these settlements to expand beyond their present key hub status.

Expansion at Knowle also forms part of this potential option and could benefit from its relationship with the Fareham SDA and enable Knowle to gain improved sustainability through more direct access to a wider range of local services and facilities.

At West of Waterlooville there may be scope to expand beyond the currently permitted area for 2,000 homes and the already identified ‘reserve site’ extension for a further 1,000 dwellings.

At Whiteley, there is a lack of certain key facilities (e.g. secondary school and through access road). There may be an opportunity for Whiteley to contribute to the PUSH target and, in addition, a concentration of growth here could improve the settlement’s self-sufficiency and overall sustainability. This may offer the opportunity to use facilities and services at Waterlooville, which is better served than the settlements in the southern part of Winchester District. (See Maps 8 -12 for an illustration of the proposed strategic allocations to deliver these different options).

There are 4 strategic options for development to meet development requirements within the PUSH area:-

Option 1: Major Expansion of Bishops Waltham, Wickham and Knowle. This would include allocating greenfield sites to accommodate around 1000 new dwellings in each of these settlements, with a 40% affordable housing requirement, new employment sites and new facilities and public transport provision;

Option 2a: Increase the planned density of dwellings within the area already allocated as a reserve site at Waterlooville;

Option2b: Expansion of Waterlooville further to the west to take advantage of the facilities already existing or in the planning process;

Option 3: Concentrate growth at Whiteley. This would include the provision of mixed use development; essential transport infrastructure (including the completion of the Whiteley Way); a mix of dwellings (with a 40% affordable housing requirement); greenspace; community facilities; evening economy; and new commercial/business units.

14. For each of the options listed above, please tick one box to indicate how strongly you agree or disagree with the option.

Strongly Agree	Agree	Neither	Disagree	Strongly Disagree
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14a.	Option 1	8%	2%	2%	4%	82%
14b.	Option 2a	60%	20%	9%	6%	3%
14c.	Option 2b	45%	21%	10%	6%	18%
14d.	Option 3	82%	12%	3%	1%	1%

Total responses to option 1 = 1436

Total responses to option 2a = 1241

Total responses to option 2b = 960

Total responses to option 3 = 1187

CORE ISSUES

The following questions are based on the aims of the Council's Sustainable Community Strategy and explore what these mean in spatial planning terms across Winchester District. The first of these relate to the critical issues of climate change and transport.

CLIMATE CHANGE

There are two broad potential approaches to climate change. One of these is based on meeting the various statutory requirements for reducing carbon dioxide emissions. The second is more challenging and would seek to move further towards achieving a 'low carbon' District. However, the technology needed to provide a low carbon development may increase the cost of developing and consequently increase property prices or rents and affect economic growth.

Option 1: Should Winchester District **only aim to meet the minimum requirements** for tackling climate change? This would include:-

- carbon reduction targets of 26-32% by 2020;
- adopting the national Code for Sustainable Homes Level 6 by 2016;
- require new developments to produce 10% of their energy on site from renewable sources
- require new developments to have more locally based recycling, composting and waste management;
- adopt national standards for water efficiency, sustainable drainage and flood protection.

Option 2: Should Winchester District be more ambitious in tackling climate change and **aim to exceed the minimum** climate change targets? This would include:-

- setting more stringent carbon reduction targets;
- adopt PUSH targets (or higher) for the whole District: Code for Sustainable Homes/BREEAM Level 3/Very Good now, Level 4/ Excellent by 2012, Level 6/ Excellent by 2016.
- require new developments to produce, for example, 20% of their energy on site from renewable sources;
- have more emphasis on waste reduction, waste management on site and biomass plants;
- adopt the more stringent PUSH targets for water efficiency, sustainable drainage and flood protection.

15a. Which of the two options above is the most appropriate for addressing climate change issues for the District? *(Please tick one box)*

Option 1 **57%**

OR Option 2 **43%**

Total responses = 509

TRANSPORT

Transport and connectivity are inextricably linked with issues around climate change and bring together many concerns regarding: accessibility to services/facilities, particularly in the District's rural areas; reducing air pollution; commuting patterns within and around the District and; the role and future development of public transport.

One option is to maintain current approaches but to try to make these more effective, with the aim of discouraging car use, mainly by making the alternatives more attractive. However, current policies appear to have had only a limited effect and a more radical option may be needed.

Option 1 Transport: **Maintain and improve current transport policies**. This would include:-

- Providing bus lanes in urban areas, improving bus stops, frequency and seeking lower fares;
- Providing short-stay car parks in centres and long-stay car parks or park &ride on the edge of centres;
- Minimise car parking provision in new developments;
- To require larger commercial development to produce travel-plans;
- Provide wider footpaths, new cycle lanes and bus lanes particularly in the larger settlements.

Option 2 Transport: **Change transport policies more radically**. This option would include:-

- Infrastructure improvements funded by transport charges to secure better public transport services; more bus quality partnerships; rail and station improvements (possibly including new stations where viable);
- Extending preferential charging rates for low-emission vehicles in car parks and residential parking schemes;
- Only allow minimal parking in new developments and no parking provision for new developments in the most accessible areas; less long-stay parking in central car parks; more rigorous limits on parking provision in non-residential development;
- Taxing existing private car parks to encourage redevelopment for more beneficial uses;
- Introducing congestion charging, carbon rationing and other measures in congested and polluted areas and at peak times; more traffic free areas; remodel more roads as 'shared space'.

16a. Which of the two options above is the most appropriate for addressing transport issues for the District? *(Please tick one box)*

Option 1 **74%**

OR Option 2 **25%**

Total responses = 486

HEALTH AND WELL BEING/INCLUSIVE SOCIETY/FREEDOM FROM FEAR

The strategic objectives include: providing a range of housing types and tenures according to the needs of the District’s population, whilst reducing carbon emissions; improving the supply of affordable housing; providing accessible services and facilities where needed and; reducing the need to use the car in combination with sustainable transport alternatives and the promotion of healthier life styles.

AFFORDABLE HOUSING

There are 3 options for affordable housing

Option 1: In new developments, there may be alternative measures of achieving affordable housing rather than a percentage requirement as at present. This may be based on the number of habitable rooms or, floor space, or site area.

Option 2: New non-residential developments should provide contributions to affordable housing.

Option 3: Fully flexible approach - The need for affordable housing should be negotiated on a site by site basis.

17a. In new developments, should there be alternative measures of achieving affordable housing?

(Please tick one box)

Yes **79%**

OR No **21%**

17b. Should new non-residential developments provide contributions to affordable housing?

(Please tick one box)

Yes **66%**

OR No **33%**

17c. Should the need for affordable housing be negotiated on a site by site basis?

(Please tick one box)

Yes **85%**

OR No **15%**

Total responses to 17a = 429

Total responses to 17b = 431

Total responses to 17c = 471

HOUSING MIX

In terms of housing mix, an issue that has come to light through community consultation is the lack of mid-sized dwellings, adding to the problem of retaining families within both the larger and smaller settlements and further contributing to the increase in commuting.

There are 3 options for Housing Mix

Option 1: Retain the existing approach of providing 50% small units (1 or 2 bed) on all sites.

Option 2: Change the requirement so that 50% of dwellings should be medium sized (2 or 3 bed).

Option 3: The approach should be fully flexible, with each site being assessed individually to respond to market need.

18a. From the 3 options above, which is the most appropriate for providing a suitable housing mix within the District? *(Please tick one box)*

Option 1 **5%**

OR Option 2 **21%**

OR Option 3 **74%**

Total responses = 533

HOUSING FOR GYPSIES AND TRAVELLERS

With regard to the issue of housing for specific communities, the Government has recently issued new guidance to local authorities for meeting the accommodation needs of gypsies, travellers and travelling show people. In areas where there is a recognised and quantified need, local housing authorities are now required to adopt a more positive stance on encouraging and, where necessary, providing additional sites for permanent and/or transit accommodation.

There is an identified need for more gypsy sites within the southern part of Hampshire, which includes Winchester. There are 3 options for dealing with the assessed need which may have to be met within the District:

Option 1: Existing facilities for gypsies and travellers should be improved and extended. This would include extending the existing Tynefield site in the south of the District.

Option 2: Permanent status should be given to some currently unauthorised sites for gypsies and travellers.

Option 3: New gypsy and traveller sites should be identified and allocated.

19a. From the 3 options above, which is the most appropriate for providing housing for gypsies and travellers needed within the District? *(Please tick one box)*

Option 1 **77%**

OR Option 2 **8%**

OR Option 3 **15%**

Total responses = 437

ECONOMIC PROSPERITY

Tourism

In terms of economic prosperity, there are few options that are unrelated to the proposed spatial options, especially those options which propose a step change in growth to deliver more sustainable communities and raise the profile of the District. One area that does warrant further consideration is the tourism sector, where maximising its benefits through further expansion needs to be balanced against possible harm to the District’s quality and character.

There are 3 options for tourism:-

Option 1: The existing approach in the adopted Local Plan to tourism allows for the sustainable development of tourism facilities in the settlements and the countryside.

Option 2: Tourism should be promoted more actively in the District;

Option 3: Only tourism which offers ‘green’ credentials should be actively promoted. This tourism does not rely on car borne customers, and develops facilities that are self-sufficient in terms of energy production and offer local produce.

20a. Of the 3 options above, which is the most appropriate for promoting tourism within the District? *(Please tick one box)*

Option 1 **48%**

OR Option 2 **25%**

OR Option 3 **27%**

Total responses = 516

Business and climate change

Regarding the issue of climate change in terms of the District’s economic, social and environmental wellbeing, there may be new opportunities to recognise and give added preference to those businesses that offer green ‘credentials’, as part of their contribution towards a low carbon economy.

There are 2 options for business and climate change:-

Option 1: All commercial uses with ‘green’ credentials should be actively encouraged. This includes businesses that offer some of the following:-

- Only use sustainable construction techniques and local materials and labour (during construction)
- Has a green travel plan that requires a substantial proportion of staff to travel to work by public transport (minimum/no car parking spaces are provided)

- Provides 100% on-site renewable energy,
- has facilities for recycling a range of materials (including specialist equipment when upgrades are installed) and uses recycled products where possible
- provides employees with training and opportunities to volunteer in the local community

Option 2: Only 'Exemplar' sites offering a full range of 'green' credentials should be actively encouraged. This means that new business that can satisfy all the requirements of Option 1 will be given preferential planning support to become exemplar sites within the District.

21a. Of the 2 options above, which is the most appropriate for promoting 'green' businesses within the District? *(Please tick one box)*

Option 1 **56%**

OR Option 2 **44%**

Total responses = 472

HIGH QUALITY ENVIRONMENT

Shaping settlement patterns and gaps

In terms of the natural environment, the adopted Local Plan identifies certain undeveloped areas between settlements that function as important 'gaps' and act as breaks to prevent the gradual merging together of built-up areas that are situated close to one another. These gaps are defined as being of 'Local' or wider 'Strategic' importance. The role and purpose of such gaps may need to be reviewed.

There are 3 options for shaping settlement patterns and gaps

Option 1: Maintain the existing approach in the adopted Local Plan, retaining the existing named strategic and local gaps;

Option 2: Consider the amendment and/or deletion of some of the strategic and local gaps;

Option 3: An alternative approach should be developed to maintain settlement patterns within the District.

22a. Of the 3 options above, which is the most appropriate for dealing with settlement patterns and gaps within the District? *(Please tick one box)*

Option 1 **70%**

OR Option 2 **21%**

OR Option 3 **9%**

Total responses = 523

Open space, recreation and ‘green infrastructure’

Two particular issues for the quality of the environment are, the impact of development on areas in which we live and the question of how to make the most effective use of the land that is available.

The 3 spatial strategies include various alternatives for housing densities, assumptions about the balance between making an efficient use of land, conserving important character and avoiding the unnecessary loss of undeveloped land.

There are 2 options for open space, recreation and ‘green infrastructure’.

Option 1: Continue the existing approach in the adopted Local Plan. This includes keeping standards for open space provision and the policies on countryside, biodiversity and open space protection as set out in the adopted Local Plan;

Option 2: The existing standards for open space provision should be extended to include parks, allotments, indoor facilities and greenspaces as recommended by the Open Space Study. This would include introducing a new standard for ‘green infrastructure’.

23a. Of the 2 options above, which is the most appropriate for providing open space, recreation within the District? *(Please tick one box)*

Option 1 **25%**

OR Option 2 **75%**

23b. Of the 2 options above, which is the most appropriate for providing green infrastructure within the District? *(Please tick one box)*

Option 1 **15%**

OR Option 2 **85%**

Total responses to question 23a = 547

Total responses to question 23b = 457

INFRASTRUCTURE AND IMPLEMENTATION

New development can put additional pressure on all elements of infrastructure, including transport and the supply of essential ‘utilities’ such as water. Issues relating to the provision and necessary improvement of these will need to be taken into account in determining preferred development options.

The Government has been leading the investigation of new mechanisms to improve financial contributions towards infrastructure and other costs, including affordable housing. Although there are some disadvantages, a tariff system for new developments is currently being favoured, particularly for its ability to secure contributions from smaller development schemes and over a wider range of infrastructure and services.

The current system does, however, permit large developments to make a direct provision of specific items of infrastructure, where appropriate, and this facility may need to be retained for certain situations.

Developer Contributions

There are 3 options for developers contributing to infrastructure provision.

Option 1: The existing system of developer contributions towards specific infrastructure needed by individual developments should be retained and improved. Developer contributions are currently negotiated on a site by site basis, as required under the Local Plan. e.g. open space or transport works.

Option 2: A tariff system should be introduced to secure financial contributions from all developments based on floor size or site size for example.

Option 3: A combination of the above options should be created. This would introduce a tariff system, but allow developers to offset this by providing specific infrastructure instead of a financial contribution.

24a. Of the 3 options above, which is the most appropriate method of developers contributing to infrastructure provision within the District? *(Please tick one box)*

Option 1 **20%**

OR Option 2 **12%**

OR Option 3 **67%**

Total responses = 500

Exceptions to Developer Contributions

There may be a need to allow exceptions to providing developer contributions for infrastructure provision with 2 possible options:-

Option 1: There are no exceptions – all forms of development regardless of scale must contribute to a tariff or other financial system

Option 2: Some exceptions are allowed. This could allow some land uses/proposals such as affordable housing to contribute less or nothing to infrastructure;

25a. Of the 2 options above, which is the most appropriate option for infrastructure provision within the District? *(Please tick one box)*

Option 1 **69%**

OR Option 2 **31%**

Total responses = 499

Primary School workshop 19th May 2008

Discussion about advantages / disadvantages of building within the existing boundaries of Winchester Town or building on the edge of the town.

Building within the built up area - comments made :-

- It will become overcrowded
- There would be no room for animals and flowers
- There would be more traffic
- Parking would be a problem
- Lose back gardens and open spaces
- More food delivery = more lorries
- More children so need more school places, making catchment areas smaller
- Would need more water
- If build on gardens will create privacy problems with neighbours

Building outside the existing built up area – comments made :-

New development would require :-

- Parks
- Doctors – medical facilities
- Places of worship
- Shops
- Allotments
- Places to work
- Places to walk freely
- Less traffic

The groups discussed the options for growth around Winchester as identified in the Core Strategy Issues and Options document:-

Potential options for greenfield development around Winchester ('step change' option):

- Area 1 (North of Winchester (including and beyond the existing boundary of the MDA))
- Area 2 (West of Winchester)
- Area 3 (South-west of Winchester)
- Area 4 (South of Winchester)

Note: land within or to the east of the Itchen floodplain is not considered capable of accommodating major development due to flooding issues and inclusion in the proposed South Downs National Park, although there may be small areas that are less constrained.

Comments made in relation to each area :-

Area 1 (North of Winchester (including and beyond the existing boundary of the MDA))

- The site is within walking distance of the railway station
- If developed would lose productive farm land

Area 2 (West of Winchester)

- Could retain some of the open space and build on the rest
- This area is near the park, rail station and schools

Area 3 (South-west of Winchester)

- This area is on the edge of the town so could be built on
- There are few houses here to be affected by new development
- Are existing schools nearby

Area 4 (South of Winchester)

- Near the cricket club
- 'wouldn't affect me'

Alternatives suggested :-

- area north of Dean Lane as this is close to facilities and would link with Littleton
- spread the development around all four areas so impact is reduced.

EXERCISE 1 RESULTS : OPTIONS FOR GROWTH**Winchester Town Option 1 :-**

Option 1= Concentration of development – within existing planned boundaries	
<i>to remain within its current planned limits - this includes existing sites with planning permission for development and sites reserved for future use through the adopted Local Plan.</i>	
<u>pros</u>	<u>cons</u>
Closer to work – do not have to commute out so much	congestion
Injection of taxes from younger working population	More flats
congestion	Will need new facilities
Preserve countryside and agricultural land	Will need more parking
Everything will be accessible – within walking distance	Will have a negative impact on a historical town - Detrimental to historical landmark buildings
Will result in high density developments with potential to create anti social behaviour due to proximity of people	Homes will be too close together and small with no gardens and no parking spaces
Opportunities to improve standard of housing and housing technologies	Possible impact on culture and tradition
Multiplier effect – stimulate urban development	Create more pollution as is further away from town centre - commuters
	Overcrowding
	More pressure on existing facilities
	Lack of funds from small scale developments to support growth in services
	Services will be stretched

Winchester Town Option 2 :-

Option 2 = Greater level of development – ‘step change’ release of greenfield sites	
<i>to raise the profile of the town through a step change in growth – to include large scale new development incorporating land to the north of the town as suggested by the South East Plan Panel, and other sites as appropriate.</i>	
<u>pros</u>	<u>cons</u>
More houses and not so many commuters	Pollution from more cars, with people driving into the city and to the motorways etc
An outcome could be better transport	Facilities and services too far away – further from city - more traffic
Create more job opportunities	Need to pay for transport infrastructure – money could be better spent on other infrastructure
Houses not flats, will create more pleasant environment with larger gardens etc	Potential crime increase due to increased population
Need better designed houses – not just squeezed into small spaces	Potential problem with unemployment – where will people work?
More varied types of housing could be provided (family housing)	
Small scale services could be funded through larger development as opposed to small developments	

Key Hubs Option 2 :-

Option 2 = limited growth – release of greenfield sites	
<i>Allow for some growth to ensure that the role and function of the hub is maintained and offer opportunities to become more sustainable</i>	
<u>pros</u>	<u>cons</u>
Growth = More facilities in smaller areas and therefore a greater co-dependence between villages and smaller settlements and less reliance on larger towns/cities further away.	Polluting Greenfield areas
Help stimulate growth in areas that may struggle otherwise	Potential to destroy the character and identity of the hubs by increasing the population or size of the settlements, while the character of the settlement is often the reason why most people want to live in these areas.
Need to drop house prices – to encourage people to live in these locations, more houses may lead to lower house prices?	But is this enough?
Helps reduce commuting out of smaller areas	Potential overcrowding
Greater opportunities – could bring in businesses and jobs	Will have housing growth but no leisure facilities – people will still have to commute
Will preserve countryside	
Everything remains accessible	
Spread development around all key hubs and reduce pressure at Winchester	
some development may keep house prices cheaper where populations are likely to grow in the future (children growing up, but wanting to live close to their families).	

Key Hubs Option 3 :-

Option 3 = greater level of development – release of larger greenfield sites	
<i>Key hubs would be able to develop beyond their existing boundaries in a sustainable and planned manner to create a new specialist/niche role for themselves by being a local focus for economic and commercial activity.</i>	
<u>pros</u>	<u>cons</u>
Economic growth	Potential increase in pollution
More job opportunities	Loss of greenfield sites
Live and work closer together	Loss of culture and tradition
Improved transport	Too far away from other facilities i.e. leisure
Cheaper houses	Less village like – destroy the community
More potential for development at Whiteley	High density does not create nice places to live

EXERCISE 2 RESULTS ; Priorities for new developments :-

(common items have been recorded together)

Number of references	Items
9	Provision of services – especially health, education and youth services, leisure centres Community welfare centre (youth clubs etc)
3	Emergency services hospital
	Hotel
	electricity
	Safe communities Social cohesion/co-operation
3 2	Bus stops Close to transport links Ensure there is public transport to help the environment Transport/ amenities access
	Space to build the new development
2	Job availability and create jobs for new residents Employment opportunities
5	Close to local shops/town centres, good access supermarket
2	Attractive houses with more outdoor space Houses must be big enough with room for extensions in required High quality housing
	Facilities and space to build some more
3	Affordability for first time buyers Ensure there are people to occupy the new houses Affordable for everyone
2	Renew old houses before building new ones Build houses in areas that do not affect the environment Urban renewal/considered sensitive planning
	Retain a sense of community and village life Keep it rural Preserve some areas of the countryside – nature reserves
	Developments must make a profit
	Pub Restaurant
	Local parks Nature reserves
2	Renewable energy availability