

CABINET – 14 MARCH 2012

THE OVERVIEW AND SCRUTINY COMMITTEE – 19 MARCH 2012

DISPOSAL OF HOUSING REVENUE ACCOUNT (HRA) LAND: 110 AND 112
CROMWELL ROAD, STANMORE AND LAND TO THE REAR OF 96 – 112
CROMWELL ROAD STANMORE REPORT OF HEAD OF STRATEGIC HOUSING

Contact Officer: Nick Fisher / Tel No: 01962 848201

RECENT REFERENCES:

None.

EXECUTIVE SUMMARY:

This report seeks approval for the disposal of two 3 bed semi-detached properties (110 and 112 Cromwell Road) and an area of disused land to the rear of 96 and 112 Cromwell Road to a Registered Provider (Radian Housing Association) to allow affordable housing to be built. The area of disused land has previously been used as allotments; however, it has been dormant for at least 10 years.

It is proposed that the two semi-detached properties that currently occupy the front of the site adjacent to Cromwell Road are demolished. It is proposed that 9 affordable housing units are to be erected on the site by Radian Housing Association. A pair of semi-detached properties will be erected at the front of the site (in a similar position to 110 and 112 Cromwell Road). Although tenure is to be agreed, these are likely to be shared ownership properties that are partially owned by Radian Housing Association and the occupant. The remaining 7 homes are likely to be for rent. The Council will have nomination rights to the dwellings, either directly, or via the appointed Zone Agents for shared ownership homes. It is anticipated that a local lettings policy will be used to ensure that at least 50% of the rented homes (this equates to three dwellings) will be occupied by families with a connection to Stanmore.

The proposal responds to the very high levels of unmet housing need in the District. As of December 2011, there were 4417 households across the District requiring housing or re-housing, with 242 with a connection to Stanmore alone. There is also a very strong demand for further family accommodation and the scheme will provide accommodation for families. The Stanmore Community Plan identifies this site as a site for new affordable housing.

Radian Housing Association is one of the Council's partners for the delivery of new affordable accommodation. They have been chosen to develop the site because they have a long standing record of successfully providing accommodation in the District and they have the capacity to deliver the scheme. The development of this site is part of Radian's Framework bid for development funding from the Homes and Community Agency (HCA). They have been working on this project since spring 2010, after the refusal of the previous planning application (the previous applicant was A2 Dominion Housing Association) and have carried out a great deal of pre-application work. Whilst the Council is exploring the possibility of erecting Council properties on land under its ownership, it should be recognised that Radian Housing Association have been working on this proposal for many months and have invested significant resources at their own risk. This work has been ongoing since well before the Council's own new-build plans were considered. Radian is able to lever in both their own resources and those of the HCA and are in a position, subject to the grant of planning permission, to start construction work in the late summer / autumn 2012. In light of this, continuing with this scheme as originally planned is recommended.

There is an exempt Appendix which considers the financial issues arising from the disposal of the site and includes proposals for compensating the Council's Housing Revenue Account (HRA) for the loss of income arising from this proposal.

RECOMMENDATIONS:

That, subject to the matter not being called in by The Overview and Scrutiny Committee:

1. The disposal to Radian Housing Association, for affordable housing development purposes, of 110 and 112 Cromwell Road, Stanmore and land to the rear of 96 – 112 Cromwell Road Stanmore, as outlined on the plan in Appendix 1 to the Report, be approved, subject to:
 - (a) terms and conditions to be determined by the Head of Estates;
 - (b) the consent of the Secretary of State (either by complying with the relevant requirements of General Consent A (Disposal of Land to Registered Providers of Social Housing) 2010 under Section 25 of the Local Government Act 1988 or a special consent if required);
 - (c) planning consent being granted for the development;
 - (d) nomination rights to seven of the homes being granted to the Council; with the remainder to be allocated through the HCA Zone Agents.
2. The Head of Landlord Services be authorised to take appropriate action to terminate the tenancies of the two dwellings affected by the scheme.
3. Approval be given for the restrictive covenants on any of the properties or other land adjacent to the development site to be removed as necessary to enable the development of the site for the purpose outlined in the report.

4. Delegated authority be granted to the Head of Landlord Services, in consultation with the Portfolio Holder for Strategic Housing and Landlord Services, to:-
 - a. agree any minor amendments to the project that may be required to ensure its viability;
 - b. agree an alternative Registered Provider to whom the disposal in 1) above can be made, should Radian be unable to proceed within a reasonable timescale.

CABINET – 14 MARCH 2012

THE OVERVIEW AND SCRUTINY COMMITTEE – 19 MARCH 2012

DISPOSAL OF HOUSING REVENUE ACCOUNT LAND: 110 AND 112 CROMWELL ROAD, STANMORE AND LAND TO THE REAR OF 96 – 112 CROMWELL ROAD STANMORE

REPORT OF HEAD OF STRATEGIC HOUSING

DETAIL:

1 Background

- 1.1 There is a significant need for new affordable housing, both in the District as a whole and in the Stanmore area in particular. As of December 2011, there are 4417 households on the Council's housing register list. This represents a 69% increase in applicants over the last 18 months. There are currently 2510 applicants on the Hampshire Home Choice Register who have indicated Stanmore as an area of choice and would require a 1, 2, 3 or 4 bedroom property. Of these, 320 require three-bedroom accommodation and 494 require a two-bedroom property. 242 applicants have a connection with the Stanmore area of Winchester.
- 1.2 The purpose of this Report is to seek approval for the disposal of the Cromwell Road site to Radian Housing Association. The terms of the disposal will include the demolition of the existing houses on the site, and the construction of 9 new affordable homes to address local housing need.
- 1.3 The site was initially identified as a potential site for affordable housing as part of the John Thompson study commissioned by the Council in 2002, to prepare a neighbourhood development programme for the Stanmore and Highcliffe areas of Winchester. The site is also identified in the Stanmore Community Action Plan 2010-2015. Action point 5 of the Housing aims states that the allotment site should be re-developed for affordable housing:-

Action point 5 – “ Negotiate agreement to secure affordable housing for Stanmore people for future housing developments – starting with Cromwell Road Development”.
- 1.4 A planning application to develop the site for 10 affordable housing units submitted by A2 Dominion Housing Association was refused by the Planning Development Control Committee in December 2010. The application was refused on the grounds that the proposed layout with gardens to the front of the houses, adjacent to a belt of mature trees would lead to serious overshadowing of the garden areas and also ground floor windows. These circumstances could lead to future pressure to prune the tree belt.
- 1.5 The previous scheme proposed tall mesh fencing upon the boundaries of the front gardens and this was not considered to be visually acceptable. The

application was also refused on the grounds that there was not sufficient space for landscaped amenity areas to enhance the visual and environmental character of the area. Since the refusal of the planning application, extensive pre-application discussions have taken place between the Council, Radian Housing Association and their Architects. The revised scheme that will be submitted to the Council (as local planning authority) is considered to overcome the previous reasons for refusal. The revised scheme proposes gardens that are now located to the rear of the dwellings, away from the mature tree belt, and the windows serving the dwellings have been positioned so that the properties will receive adequate levels of daylight. The tall mesh fencing at the front of the dwellings has been removed from the scheme and the layout incorporates greater amounts of space between buildings and satisfactory amounts of landscaped areas.

- 1.6 The land to the rear of 96 – 112 Cromwell Road has been previously used for allotment gardens: however, this use has not taken place for at least 10 years and the site was handed back to the Council by the Winchester Allotment Society in 2006. There has been no firm interest to re-use the site for allotments since the site fell dormant. It is considered the site is not well suited for allotment use because the mature trees upon the northern boundary create significant shading of the land and the fact that the site is not served by a vehicle access or running water.
- 1.7 Whilst the site has been previously used as allotments, it is the case that the site is not statutory allotment land. This is because it was not originally purchased by the Council for this purpose. The land can be considered to be a temporary allotment site and it is not protected from disposal in the same way as a statutory allotment site. Secretary of State consent for disposal is therefore not required.
- 1.8 The land used for allotments is overgrown and in a disused condition. Until recently, many of the back gardens serving the Cromwell Road properties had been extended by the occupants (without permission from the Council) and encroached upon the land. This situation has now been rectified by the Council. The land has also been used for illegal fly tipping. The rubbish on the site was cleared by the Council and A2 Dominion Housing Association, prior to the submission of the previous planning application.
- 1.9 The disused allotment section of the site is rectangular and flat. There is a large bank of trees upon the Northern boundary that are protected by Tree Protection Orders and these trees will not be removed. The smaller trees and bushes within the site (the majority of which are self seeded) are not protected by Tree Preservation Orders and are not considered to be worthy of retention.
- 1.10 It is proposed to demolish 110 and 112 Cromwell Road to create an access to the land to the rear. Both of these dwellings are Council-owned, three bed-roomed semi-detached dwellings. They are both currently let on a short term tenancy basis and the occupants are fully aware of the Council's intentions to demolish the properties and redevelop the site for housing.
- 1.11 Radian Housing Association has been chosen to develop the site because they are one of the Council's partners for the delivery of new affordable housing.

Radian has a proven track record of delivering new accommodation and they will be able to construct a high quality scheme. Radian will lever in its own funding and it is likely that the new units could be occupied during the summer of 2013. Whilst the Council is examining the possibility of delivery Council Housing on its own land, it is the case that Radian have carried out a great deal of pre-planning application work and are in a position to deliver the site in a shorter timescale than the Council would be able to do so, if the Council ceased working with Radian and commenced work on a scheme to deliver Council housing.

2 Affordable Development Scheme

- 2.1 Radian Housing Association, with their architects, has been working at risk to design a scheme that meets both the Council's and the Homes and Communities Agency's quality standards. The proposal is for nine dwellings, with seven dwellings likely to be for affordable rent and the remaining two dwellings at the front of the site being for shared ownership. Access to the site is achieved by demolishing 110 and 112 Cromwell Road and creating a vehicles access and two smaller semi-detached dwellings in their place. The proposed sizes of the proposed dwellings are shown below (although this may be subject to change):

House Type	Number
3 bed house (5 person)	7
2 bed house (4 person)	2

- 2.2 There is a pressing need for family accommodation and the Council anticipates that all of the proposed accommodation will be occupied by families. It should be noted final details of the scheme, including tenure, are subject to final approval by the Council. The scheme will also be subject to any requirements imposed if planning permission is granted. Detailed pre-application discussions have taken place between the Planning Management Team and Radian. It is considered that the revised scheme for nine units has a good prospect of gaining an officers' recommendation for approval, although it should be noted that the application will go through the normal determination process and there is therefore no guarantee that planning permission will be granted. One of the recommendations of this report is for delegated authority to be given to the Head of Landlord Services, in consultation with the Portfolio Holder for Strategic Housing and Landlord Services, to agree any changes to the scheme that may be required to ensure its viability and to change the scheme if so required to secure planning permission.
- 2.3 The Council will secure nomination rights to seven of the rented dwellings and will also have influence over who occupies the shared ownership dwellings. It is anticipated that the Council will use the Local Lettings policy; this will ensure that up to 50% of the dwellings that the Council controls the nomination rights to, will be let to persons with a connection to the Stanmore area of Winchester. The dwellings will be owned and managed by Radian, a Registered Provider of social housing.
- 2.4 If Cabinet agree to dispose of this site and planning consent is granted, the new development will be able to provide housing for up to 43 persons in 9 units of accommodation. The homes will be built to a high quality and Radian Housing

Association are aiming to achieving the Lifetime Homes Standards for the new units and exceed code level three of the Code for Sustainable Homes.

- 2.5 Subject to continuing discussions with Planning Management Officers, a planning application is due to be submitted in the spring of 2012. If consent is granted, the development could commence in the late summer / autumn of 2012, with occupation during the summer of 2013.

3 Consultation

- 3.1 Local Members, the portfolio holder for Strategic Housing and Landlord Services, TACT and members of the Stanmore Combined community group have been briefed on this proposal.
- 3.2 Members of the public will be able to make written representation to the Council, as part of the planning process.
- 3.3 Local residents were consulted at a public exhibition on Monday 23 January 2012, attended by 40 people, and at a second exhibition for the occupants of the neighbouring sheltered housing scheme which took place on Friday 27 January 2012, attended by 8 people. The public were able to view the draft plans and leave written comments regarding the development. Thirteen comments were received, the majority of which were generally supportive and many respondents recognised the need for further affordable housing in the area. Nine of the comments provided were generally positive towards the scheme; three comments posed questions or made a comment regarding a specific element of the proposal. One set of comments were very negative towards the proposal, the author opposing the principle of redeveloping the site for housing and loss of allotment land and considering that the site is too small for the number of dwellings proposed. They also expressed concern regarding the potential for amenity problems in the area (e.g. noise issues, anti social behaviour).
- 3.4 Public notices were placed in the local press on 14 and 21 December 2011 to inform the public that the Council is considering disposing of the land. Six responses have been received from four households. All of the letters objected to the proposal. The Council responded to all of the households and invited them to attend the exhibition on the 23 January. The letters are attached in Appendix 2. One letter accompanied a petition against the development, the petition containing 160 signatures. The Council also received a freedom of information request regarding the development from one of the objectors and a letter from Steve Brine MP regarding the proposal. Both the freedom of information request and letter from the Member of Parliament have been replied to.
- 3.5 In response to the objections received, it is the case that there is no demand or requirement to re-use the site for allotments. Due to the pressing need for additional affordable housing in the District, it is considered that to re-use the site for affordable housing is in the wider public interest and is preferable to re-using the land for allotments. It is considered that the site is suitable for redevelopment for housing and officers are confident that the reasons for refusal in relation to the previous planning application can be overcome. The Council is not attempting to

make a profit from the scheme and no hidden deals have taken place with the Housing Association. The Council has held a thorough public consultation exercise to make local people aware of the proposal and to gain comments from the public for consideration.

4 TACT comment

4.1 Comments from TACT :-

“At a TACT Committee meeting held on 29/02/2012, it was talked over and we came up with the following comment, we would like inserted under item four of the paper. Cabinet---14/02/2012. note Alan Rickman had made a TACT comment on the first proposal last year, to which we agreed.

"We would had preferred that this scheme had been the first directly built housing units by Winchester City Council for some years. But as that cannot happen yet, we however would like to see all the nine housing units tenanted by those on the Social Housing Waiting List with strong connections to Stanmore"

We hope we make our views clear and will make comment on each proposal when any more items come up under "Disposal of Housing Revenue Account (HRA) Land"

OTHER CONSIDERATIONS:

5 SUSTAINABLE COMMUNITY STRATEGY AND CHANGE PLANS (RELEVANCE TO):

5.1 Active communities: to support local people in accessing high quality and affordable housing which meets their needs.

6 RESOURCE IMPLICATIONS:

6.1 As set out in Exempt Appendix.

6.2 Whilst the Council's Capital Strategy endorses the approach of supporting Affordable Housing developments by providing land at no or less than market value, it should be noted that where proposals include existing income generating assets such as council houses, this approach may also result in a direct loss of income to the Council. The proposals included in the Exempt Appendix address this directly and recommend that any such loss of income is recognised when costing and assessing the viability of such schemes.

7 RISK MANAGEMENT ISSUES

7.1 The Council has been working closely with Radian Housing Associating for over a year to enable the provision of affordable housing on this site. If the Council decides not to dispose of the site to Radian it is likely that there would be a significant delay to the redevelopment of this site. It should be recognised that there has recently been a significant increase in the number of households on the

housing register and there is the potential that the build project could be completed in the summer of 2013.

- 7.2 Radian Housing Association has undertaken considerable work on the project at risk. Radian have yet to submit a planning application to redevelop the site and although a great deal of pre-application work has taken place, there is a risk that planning permission will not be granted. The redevelopment proposals that Radian intend to submit for planning permission contain high build costs. This is because the site is in a sensitive location next to trees and because the development is of a high standard (e.g. dwellings that are of a bespoke design with a high standard of materials) and there is a low risk that costs may escalate further which may mean that Radian would not proceed with the development.

BACKGROUND DOCUMENTS:

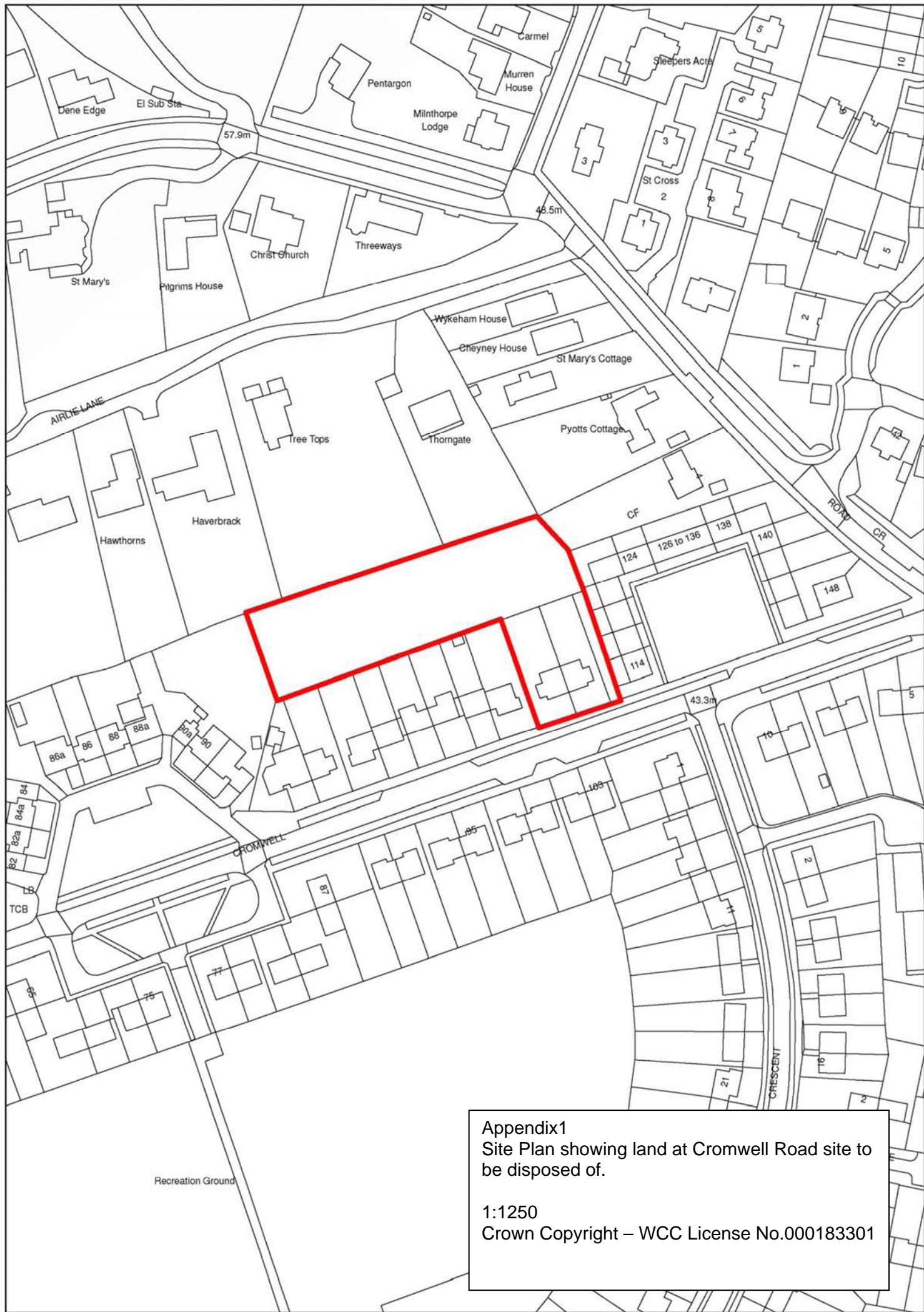
Scheme files (save for exempt information contained therein) held in the Strategic Housing Team

Local Authorities (Capital Finance and Accounting)(England) Regulations 2003 (SI 2003/3146 as amended)

The Pooling Handbook – issued by DCLG January 2007

APPENDICES:

1. Plan of the land for disposal 1/1250 scale.
2. Letters of objections received from nearby residents in response to the press adverts published in December 2011
3. Financial Details (exempt)



Appendix1
Site Plan showing land at Cromwell Road site to be disposed of.
1:1250
Crown Copyright – WCC License No.000183301

(21)

16th January 2012

**H Bone
Head of Legal Services
Winchester City Council
Colebrook St. Winchester.
SO23 9LJ**

CSS RECEIVED		
17 JAN 2012		
FAO	REPLY TO	NO 7921

Dear Sir,

Reference : Proposed Disposal of Land

110 – 112 Cromwell Rd and land to the rear of Properties 96 -112 Cromwell Rd

I am concerned that the Council are proposing to dispose of this public land to a housing provider without due consultation and regard to the community, who have raised objections to its proposed development and indeed have also signed a petition to have the land reinstated to allotments.

The most recent planning application to develop the land was not recommended for approval by your planning officers and was duly refused by the planning committee. The application served to illustrate the incompatibility of trying to provide satisfactory living conditions for the occupants without harming the significant belt of trees to the north of the site now protected by a tree preservation order. It is therefore difficult to comprehend that the Council is now considering disposing of the land to a housing provider. This implies WCC will inevitably grant planning permission for housing to the new land owner regardless of the quality of the housing scheme. Surely this is a conflict of interest. It is of public interest to know what the terms of disposal are and I shall be grateful if you could clarify these. For example, if the disposal terms are linked to the numbers of dwelling units to be granted permission then indeed the council's position to ensure an appropriate and quality scheme is compromised.

Disposal of the land to a housing provider, prior to the determination of a planning application, represents a conflict of interest and therefore I object to the disposal.

Under the freedom of information act , please clarify the following:

- Terms of disposal proposed
- How the housing provider who is to receive the disposal will be selected
- How competition & best value for the land will be assessed

Yours faithfully,



Robert Collins



*copied to web
Foster
TCB*

CSS RECEIVED		
18 JAN 2012		
Winchester SO22 4WB		
FAO	REPLY BY	No.
1	01.02.12	7933

SOLUTIONS
17 JAN 2012

14 Jan 2012

Head of Legal Services
Winchester City Council
City Offices
Colebrook Street
Winchester SO23 9LJ

Dear Sir

Proposed Development of Allotment Land, Stanmore

I am writing to object in the strongest terms to the proposed disposal of former allotment land behind 110-2 Cromwell Road Stanmore. My letter is to be taken to represent also the views of my elderly mother, Mrs I Thorn, who lives next door at Haverbrack, and whose boundary impinges on that of the land in question.

A very similar proposal has already been dealt with, many months ago, and was defeated in a Council meeting. In the meantime, Nos 110 and 112 have been relet to tenants, having previously been empty for a few years. It was natural for those of us in Airlie Lane and Cromwell Road to assume that the plot would then be returned to allotment use, as there is a demonstrable need for such a use in Stanmore. The Hants Chronicle of 12 Jan states that some land in Winnall will be turned into allotments – that is of no use to people living in Stanmore! It is essential that everyone try to live in a more sustainable fashion, and the WCC should be doing all it can to further this end.

This will not be achieved by putting a large number of houses on this relatively small piece of land, whether or not they are 'affordable'. In any case, having seen the plans proposed before by A2 Dominion my view is that it would be cruel and inhuman to squeeze such a large number of dwellings on a plot large enough for 2-3 at most. Any dwellings on that plot would also be far too close to those in Cromwell Road and to Thorngate, Haverbrack and Treetops in Airlie Lane, not to mention damage to the trees along the rear boundaries, whether the houses or an access road were to be built near that boundary.

After the meeting I refer to above, promises were made by Council staff that, if any further development proposals were made, then residents of both roads would be informed. The first inkling any of us had that something was in the wind again was a notice in The Observer which I just happened to pick up at Tesco's – it's not always available there, and we get no free papers delivered up this lane. If I had not alerted the other residents straightaway, the first knowledge we would have had of the proposal would have been a letter from Radian (not A2 Dominion this time, unless one has taken over the other) inviting us to a very limited display of plans on 23rd – some days after the date given in The Observer, ie 17th Jan, and of course not mentioning the latter at all. As the invitation mentions that 9 dwellings are proposed,

it sounds very similar to the A2 Dominion plan and is of an unacceptable density. In that previous plan, the houses looked directly into Treetops and Thorngate, but had no windows looking towards Cromwell Road. The previous scheme was for extremely ugly houses and had no discernible sustainable features – not surprising with no south-facing windows and thus no facility for solar gain. Having built the first eco-house in Winchester (this one) I do know what I'm talking about!

It seems WCC has done its best to get this scheme through without incurring any objections, by not informing residents, advertising in a publication few of us ever see and over the pre-Christmas period, putting up no orange signs, etc. The impression given is that this is a 'done deal' despite the strong objections raised by local residents to the previous scheme, all of which will remain even if the design of the dwellings has been 'tweaked'. One cannot help being cynical, I'm afraid, especially when one finds that Cllr Coates, the cabinet member for housing policy, represents Waterlooville, nowhere near Winchester!

To summarise: my mother and I object to any building being carried out on the site, other than to provide water for allotments and to present the plot in a suitable form for cultivation. If it is democratically decided that the development must happen, we would object most strongly to any proposal for more than 3 houses on the plot (not counting the two on Cromwell Road itself).

Yours faithfully

A thick black horizontal bar redacting the signature of the sender.

E Thom (Miss)

[REDACTED]

SOLUTIONS
17 JAN 2012

H. Bone
Head of Legal Services
Winchester City Council
City Offices
Colebrook Street
Winchester SO23 9LJ

January 11 2012

Dear Sir

Proposed Disposal of Land - 110 - 112 and rear of 96 - 112 Cromwell Road

I understand that WCC appear to be predisposed to eventually granting planning permission for housing irrespective of the local concerns and previous objections that the site is unsuitable for housing (as demonstrated by the flawed design proposal of the planning application). This is despite the fact that 138 local people would like the land returned to much needed allotments and have petitioned accordingly.

I think that fact that no notices have been posted around the site and the notice was placed in a paper no longer widely distributed within Winchester at a time when people's preoccupations were focused on Christmas is shoddy beyond belief. This act is reminiscent of Jo Moore's advice to the Government of "a good day to bury bad news" on September 11 2001.

I wholeheartedly object to WCC selling this land.

Yours faithfully

[REDACTED]

C. Hastings

CSS RECEIVED		
112 JAN 2012		
FAO CT	REPLY BY 26.01.12	No. 7912

[REDACTED]

CBS RECEIVED		
16 JAN 2012		
FAO	REPLY BY	No. 7918

H Bone Esq
Head of Legal Services
Winchester City Council
City Offices
Colebrook Street
Winchester
SO23 9LJ

★ OFFICE SUPPORT
16 JAN 2012
★ RECEIVED

12 January 2012

Dear Sir

Re: Proposed Disposal of Land @ 110 Cromwell Road etc

Having failed to develop this land itself, I see the Council is now proposing placing it in the hands of developers. Clearly a quiet 'deal' has been done and it is such a nasty little backhand swipe.

It was apparent when attempts were made before to build on the land that it was simply inappropriate. Lying as it does between two very different styles of housing, the prospect of development for *all* inhabiting those dwellings was one of resounding horror. It was obviously a means of making a quick buck out of something which the Council was happy to be rid of.

To cynically run the whole exercise all over again is deceitful. It is a measure of how little respect the Council has for all the people whose lives will be impacted by this unnecessary development by tugging at heartstrings "in our need to provide affordable housing".

By all means, build affordable dwellings, but build them on sites which are *suitable* – not on a dark, slither of land, overhung by vast, **long rooted and protected trees**, infringing the privacy of all around and where noise, and the infrastructure of a road with parking and street lighting, is going to further ruin existing lives. Frankly, it is all wrong. It is just building for building's sake and has an attitude of meanness about it which discredits our city councillors.

However. This is clearly a *fait accompli*, for which Winchester City Council is now 'going through the motions'. Those whose lives will actually be adversely affected are powerless to do anything but participate in the usual sham planning exercises to 'involve the community' before the contractors move in and wreck the land. Sometimes even local government officers have to stand still and ask themselves "Is this a really necessary move?"

Sir. The answer is NO.

Your sincerely

[REDACTED]

Susan A Conway

[REDACTED]
[REDACTED]
12 January 2012

CSS RECEIVED		
16 JAN 2012		
FAO CT	REPLY BY	No 7917

Mr H Bone
Head of Legal Services
Winchester City Council
City Offices
Colebrook Street
WINCHESTER SO23 9LJ



Dear Mr Bone

Proposed Disposal of Land at 110-112 Cromwell Road etc.

A Planning Application Ref:10/00062/FUL W21707 was made to develop this land with 10 dwellings by A2 Dominion Group in March/April 2010. The proposal was rejected by the Council.

Why is the Council now seeking to sell the land for development in exactly the same way? A democratic process resulted in the plans being turned down. Why is the Council now flouting the outcome of that process?

Further, your notice - which was slipped into a minor circulation local paper and not in the Hampshire Chronicle just before Christmas - states that no binding decision has yet been made on the proposed disposal. Yet today I have received a letter from Radian, which opens "Radian has been asked by Winchester City Council to submit plans for the development of affordable housing on a former allotment site at Cromwell Road".

It is very hard to believe that the Council has not made a firm commitment in advance to Radian since it is inviting local residents to a viewing on 23 January when, in addition to the quotation above, Radian's letter says "Plans will be available".

We expect open, fair and transparent government from our Council. This is not happening here and the Council should be ashamed of its duplicity.

Yours sincerely

[REDACTED]
[REDACTED]
PHILIP CONWAY

20

Residents Cromwell Rd Area

[Redacted]
[Redacted]
[Redacted]
15th January 2012

★ OFFICE SUPPORT ★
17 JAN 2012
RECEIVED

H Bone
Head of Legal Services
Winchester City Council
Colebrook St. Winchester.
SO23 9LJ

Dear Sir,

Notice of proposed disposal – LAND TO THE REAR PROPERTIES OF 96 -112 CROMWELL RD.

In respect of the area of land to the rear of the properties of 96 -112 Cromwell Rd, please find attached new petition from 160 local residents who object to the sale of land and request Winchester City Council:

- Retain ownership of this land for allotments and not sell the land for housing development.
- Reinstate the land to allotments as it was originally designated - in view of the current 9 to 12 month waiting list in Stanmore for an allotment (40 persons currently on the waiting list) and also in view of the general shortage of allotments in the Winchester City area with waiting list of 18 months to 2 years elsewhere in the city.

Advertising the notice in a free paper that not every household receives, just before Christmas when everyone is busy and distracted and failing to notifying local residents of the Council's intentions in relation to this community land is not transparent or collaborative with local residents. We have been informed allotment land will be provided in Winnall. This is of little use to the residents in the Stanmore area who, for reasons of sustainability and common sense, want an allotment near to their home so that they can walk there avoid the need for transport.

We are disappointed at the seeming disregard the Council is showing to the wishes of the local community. In May 2010, 138 local residents signed a petition requesting this land be reinstated to allotments and this was delivered to Winchester City Council. To date, the Council has made no attempt to reply to this community petition. It is therefore difficult to comprehend that the Council is now considering disposing of the land to a housing provider. This implies WCC will inevitably grant planning permission for housing to the new land owner regardless of the petition and local views. Under the new localism Bill, councils have a legal duty to take into account public opinion and consult them on matters affecting the local community and where there is high public concern. (Petition of 138 signatures previously and new petition of 160 signatures). We consider the council have failed in this duty.

Yours faithfully,

[Redacted Signature]

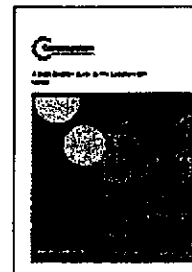
On behalf of residents of Cromwell Rd area

CSS RECEIVED		
17 JAN 2012		
FAO OT	REPLY BY	No. 7922

Local government

A plain English guide to the Localism Bill - Update

Published	15 June 2011
Type(s)	Good practice and guidance
Site	Local government
ISBN	9781409830030
Price	Free



Summary

This guide describes the main measures of the Localism Bill under four headings:

- new freedoms and flexibilities for local government
- new rights and powers for communities and individuals
- reform to make the planning system more democratic and more effective
- reform to ensure that decisions about housing are taken locally


This document is designed to give an overview only. It replaces the version published in January 2011. You can read the Bill and its explanatory notes in full, and follow its progress through parliament, on the [parliament website](#) (external link).

The document *Decentralisation and the Localism Bill: an essential guide* also gives further background. It explains how the principles that underpin the Localism Bill also inform other government policies.

Order

- This publication is only available online - see below to download.

Download

 [A plain English guide to the Localism Bill - Update](#)
PDF, 206 kb, 24 pages

Do you need [help viewing file formats](#)?

Alternative formats

If you require this publication in an alternative format (eg Braille or audio) please email alternativeformats@communities.gsi.gov.uk quoting the title and product code/ISBN of the publication, and your address and telephone number.

Related publications

- [Decentralisation and the Localism Bill: an essential guide](#)
Published: 13 December 2010
Site: Local government

Action 6: Strengthen accountability to local people

Public services shouldn't just be open to scrutiny, but also subject to the individual and collective choices of active citizens

“Citizenship isn't a transaction – in which you put your taxes in and get your services out. It's a relationship – you're part of something bigger than yourself, and it matters what you think and you feel and you do.”

David Cameron, Birmingham, 6 October 2010

The case for change

In a centralised system of government, the direction of accountability is up – from the frontline, to the centre, via the bureaucracy that connects the two.

Accountability is a good thing. But we believe it should point the other way – down to the people who actually use and pay for public services.

There are three reasons why we want to strengthen this democratic kind of accountability:

- Firstly, because it forces service providers to focus on the local people and places to which they owe their first allegiance.
- Secondly, because it gives citizens a good reason to re-engage with what goes on in their communities.
- Thirdly, because it displaces the top-down bureaucracy of accountability *to* the centre and therefore control *by* the centre.

The Localism Bill

The most obvious way to replace bureaucracy with democracy is through the ballot box. Local voters therefore need more opportunities in which to make their voices heard. The Localism Bill contains a package of democratic reforms:

- **Local referendums** – The Bill will give local residents the power to instigate, via a petition, local referendums on any local issue.
- **Elected mayors** – The Bill will include measures to provide for directly elected mayors to enable 12 cities in England to have mayors from 2012, subject to referendums.

The Localism Bill reforms are complemented by our plans to introduce police and crime commissioners. The policing of our streets is an issue of vital interest to the public, yet police forces are currently overseen by unelected, invisible Police Authorities. We will replace these bodies with elected police and crime commissioners, answerable to ordinary voters.

Wider reform

Over time, we will assess and extend these new democratic rights. However, voting is not the only way in which public service providers can be made accountable to local people.

As well as voting at the ballot box, service users should be able to vote with their feet – by choosing new providers if existing providers fail to provide an adequate service. In some areas, choice mechanisms already exist – for instance, individual budgets for some forms of social care. We will work across the public sector to develop and expand this bottom-up model of accountability.

There is a third and even more immediate way in which local people can control what goes on in their communities – and that is direct participation. The reforms outlined throughout this guide – including community budgets and community ownership of local assets – are designed to bring decision-making power to where people are already involved in their communities. Ultimately, the most accessible form of government is self-government. And that is something we must make as achievable in our public lives as it is in our private lives.

Action 2: Empower communities to do things their way

Getting out of the way is not enough. Government must get behind the right of every community to take action

“It’s not smaller government I believe in. It’s a different kind of government: a liberating government. This Government will transform the state. Reversing generations of centralisation. Putting power into people’s hands. Because the job of government is not to run people’s lives. It is to help people to run their own.”

Nick Clegg, Liverpool, 20 September 2010

The case for change

Lifting the burden of bureaucracy is the essential first step towards decentralisation. But, while necessary, it is not sufficient. Government must commit to the active empowerment of local communities, not merely cease to disempower them. Decades of disempowering government have suppressed initiative, undermined incentives and multiplied the excuses for not getting involved (or for saying ‘no’ to those who do).

Local people, therefore, need a clear signal from central government that things are changing; and those with the power to help or hinder them need an equally clear signal that change is to be accommodated.

This will be in contrast to the old doctrine of ‘earned autonomy’, in which freedom from top-down control – if it was offered at all – was made conditional on agreement to do the same things in the same way as central government would have done in the first place.

The Localism Bill

We believe that the freedom of local communities to run their own affairs in their own way should be seen as a right to be claimed, not a privilege to be earned. The Coalition will embody this principle as a series of specific rights that can be exercised on the initiative of local people.

Some of the most important of these rights will be enacted in the Localism Bill:

- **General Power of Competence** – The Bill will give local authorities a General Power of Competence, allowing them to do anything which is not specifically prohibited by law.

This will set them free to innovate in response to local needs.

- **Community right to buy** – The Bill will give communities powers to save local assets threatened with closure, by allowing them to bid for the ownership and management of community assets.
- **Neighbourhood plans** – The Bill will radically reform the planning system to give local people new rights to shape the development of the communities in which they live.

Wider reform

Additional rights are being developed across the policy agenda. For instance, our Free Schools policy gives parents and teachers the right to set up new state-funded schools in response to local needs. We have also boosted the Right to Request, which gives NHS staff the right to propose and form social enterprises to run the services they deliver.

We also recognise that as well as new rights, communities also need help to exercise those rights – just as ministers need the support of the civil service to exercise their own powers. DCLG is pioneering a radical new approach in which civil servants act as ‘bureaucracy busters’ for community projects, providing local people with the back-up they need to unblock obstacles and achieve their goals.

Placing civil servants at the service of civil society may be a revolutionary concept, but by turning government upside down our aim is to make Whitehall the ally and not the antagonist of local control.

7th January 2012 – LAND TO THE REAR PROPERTIES OF 96 -112 CROMWELL RD.

In respect of the land to the rear of the properties of 96 -112 Cromwell Rd, the local community in the Stanmore area, represented by persons signing below, petition Winchester City Council to:

- Retain ownership of this land for allotments and not sell the land for development
- Reinstate the land to allotments as it was originally designated -in view of the current 9-12 month waiting list in Stanmore for an allotment (40 persons currently on the waiting list) and also in view of the significant shortage of allotments in Winchester city generally, which has a waiting list of 18months – 2 years (160 persons waiting). (All confirmed by the Membership Secretary of Winchester New Allotment Holders Society on 5th January 2012)

NAME	ADDRESS	Signature
C. LAKE	████████ Cromwell Road	████████
Caroline Miller	████████ Cromwell Rd	████████
S. MARSHALL	████████ Cromwell Rd	████████
J CHAMBERLAIN	████████ CROMWELL RD	████████
L Price	████████ Cromwell Rd	████████
M.P. SMITH M.P. Smith	████████ Cromwell Rd.	████████
L B Vinton	████████ Cromwell Rd	████████
PANGLA VINTON Pangla Vinton	████████	████████
S C Sinclair	████████ Cromwell Rd.	████████
S. farrow	████████ Cromwell RD	████████
Ⓟ farrow	████████	████████
D. PERRIN	████████ Cromwell rd	████████
P DRUMMOND	████████ Cromwell Rd	████████
E Drummond	████████ " "	████████
J CHAFFEY	████████ Cromwell Rd	████████
M LLEASHT	████████ AULIE ROAD SO224NQ	████████
A SCOTT	████████	████████

7th January 2012 – LAND TO THE REAR PROPERTIES OF 96 -112 CROMWELL RD.

In respect of the land to the rear of the properties of 96 -112 Cromwell Rd, the local community in the Stanmore area, represented by persons signing below, petition Winchester City Council to:

- Retain ownership of this land for allotments and not sell the land for development
- Reinstate the land to allotments as it was originally designated -in view of the current 9-12 month waiting list in Stanmore for an allotment (40 persons currently on the waiting list) and also in view of the significant shortage of allotments in Winchester city generally, which has a waiting list of 18months – 2 years (160 persons waiting). (All confirmed by the Membership Secretary of Winchester New Allotment Holders Society on 5th January 2012)

NAME	ADDRESS	Signature
ANNELISE BURMAN	West down, Ramsey Road	[Redacted]
Alex Reynolds	Stuart crescent	[Redacted]
K R REYNOLDS	STUART CRESCENT	[Redacted]
E. WATSON	Octavia Hill	[Redacted]
L. HEMBRA.	Cromwell Rd	[Redacted]
K- CALLOW	CROMWELL RD	[Redacted]
A. MURPHY	Cromwell Rd	[Redacted]
[Redacted]	[Redacted]	[Redacted]
[Redacted]	Cromwell	[Redacted]
R- NOYCE	Cromwell Rd	[Redacted]
A. NUNN	Cromwell Rd.	[Redacted]
S RYMAN	Cromwell Road	[Redacted]
E. FRIEL	CROMWELL RD	[Redacted]
Amanda Wilson	Octavia Hill	[Redacted]
Charlotte Fair.	Cromwell Road	[Redacted]
Aaron Summers	STUART CRESCENT	[Redacted]
Anna Jackson	Cromwell Road	[Redacted]

7th January 2012 – LAND TO THE REAR PROPERTIES OF 96 -112 CROMWELL RD.

In respect of the land to the rear of the properties of 96 -112 Cromwell Rd, the local community in the Stanmore area, represented by persons signing below, petition Winchester City Council to:

- Retain ownership of this land for allotments and not sell the land for development
- Reinstate the land to allotments as it was originally designated -in view of the current 9-12 month waiting list in Stanmore for an allotment (40 persons currently on the waiting list) and also in view of the significant shortage of allotments in Winchester city generally, which has a waiting list of 18months – 2 years (160 persons waiting). (All confirmed by the Membership Secretary of Winchester New Allotment Holders Society on 5th January 2012)

NAME	ADDRESS	Signature
Elizabeth Collins	[REDACTED], Arnie Lane, Winchester	[REDACTED]
Rebecca Spurling	[REDACTED] road Winchester	[REDACTED]
Paul MEARMAN	[REDACTED] Cromwell road Winchester	[REDACTED]
Rebecca Lebborn	[REDACTED] PLACE STANMORE SO22 4AR	[REDACTED]
Clare Sawyer	[REDACTED] ST MARYST. Stanmore	[REDACTED]
W. Bennier	[REDACTED] Cromwell Rd Stanmore	[REDACTED]
S. BARNETT	[REDACTED] CROMWELL RD STANMORE.	[REDACTED]
I.W.L. JONES	[REDACTED] 1-1000 sleeper hut	[REDACTED]
ROBIN PRITCHARD	[REDACTED] DRUMMOND CLOSE STANMORE	[REDACTED]
Danielle castle	[REDACTED] Stanmore	[REDACTED]
Ryan McCann	[REDACTED] Stanmore Lane	[REDACTED]
Tina Flye	[REDACTED] Cromwell Rd Stanmore	[REDACTED]
Jake McEvoy	[REDACTED] Cromwell Road Stanmore	[REDACTED]
Katrina McEvoy	[REDACTED] Cromwell Rd Stanmore	[REDACTED]
MARC FLYE	[REDACTED] CROMWELL RD STANMORE.	[REDACTED]
HEATHER THOMPSON	[REDACTED] Arnie way Stanmore	[REDACTED]
R J COLLINS	[REDACTED] Arnie Lane Winchester	[REDACTED]

7th January 2012 – LAND TO THE REAR PROPERTIES OF 96 -112 CROMWELL RD.

In respect of the land to the rear of the properties of 96 -112 Cromwell Rd, the local community in the Stanmore area, represented by persons signing below, petition Winchester City Council to:

- Retain ownership of this land for allotments and not sell the land for development
- Reinstate the land to allotments as it was originally designated -in view of the current 9-12 month waiting list in Stanmore for an allotment (40 persons currently on the waiting list) and also in view of the significant shortage of allotments in Winchester city generally, which has a waiting list of 18months – 2 years (160 persons waiting). (All confirmed by the Membership Secretary of Winchester New Allotment Holders Society on 5th January 2012)

NAME	ADDRESS	Signature
Samuel Bullen	Battery Hill	[Redacted]
Y Cooney	Cromwell Rd.	[Redacted]
W. Stone	Cromwell Rd	[Redacted]
DARREN-FORSYTH	CROMWELL RD	[Redacted]
Craig Jones	woolford close	[Redacted]
Carron Fullick	woolford close	[Redacted]
Tom Woodcock	Cromwell Road	[Redacted]
Rosanna Rose	clawson	[Redacted]
Amy Hopcraft	Cromwell RD	[Redacted]
SUBANS NATHAN	Cromwell Road	[Redacted]
Gary Tynan	christchurch Road	[Redacted]
Colette Jewell	Cromwell Road	[Redacted]
Hannah Brewer	fox lane	[Redacted]
Ashley Hetherington	Fox Lane	[Redacted]
J. V. [Redacted]	Cromwell RD	[Redacted]
G BARNETT	" "	[Redacted]
J Bowden	Cromwell Rd.	[Redacted]
M Johnson	Cromwell Rd	[Redacted]

A Swaffar ● Cromwell Rd [Redacted]

7th January 2012 – LAND TO THE REAR PROPERTIES OF 96 -112 CROMWELL RD.

In respect of the land to the rear of the properties of 96 -112 Cromwell Rd, the local community in the Stanmore area, represented by persons signing below, petition Winchester City Council to:

- Retain ownership of this land for allotments and not sell the land for development
- Reinstate the land to allotments as it was originally designated -in view of the current 9-12 month waiting list in Stanmore for an allotment (40 persons currently on the waiting list) and also in view of the significant shortage of allotments in Winchester city generally, which has a waiting list of 18months – 2 years (160 persons waiting). (All confirmed by the Membership Secretary of Winchester New Allotment Holders Society on 5th January 2012)

NAME	ADDRESS	Signature
P. WILLIAMS	STUART CRES	[Redacted]
M. PYCROFT	STUART CRES	[Redacted]
S. HALES	MILNER PLACE	[Redacted]
G. P. McEvoy	Milner Place	[Redacted]
K. Marshall	Milner place	[Redacted]
LA BONO	Milner Place.	[Redacted]
TEMY BONE	MILNER PLACE	[Redacted]
V. DUCKER	Milner Place	[Redacted]
Dail Nuten	MILNER PLACE	[Redacted]
CAROL WATSON	MILNER PLACE	[Redacted]
B-M WALLWORK	WENTWORTH GRANGE	[Redacted]
ALAN GORDON	Wentworth Grange	[Redacted]
LYNN BROWN	Wentworth Grange	[Redacted]
ADRIAN BROWN	WENTWORTH GRANGE	[Redacted]
A Budenham	Wentworth Grange	[Redacted]
J MACHIN	WENTWORTH GRANGE	[Redacted]
J. SHARMA	" "	[Redacted]

7th January 2012 – LAND TO THE REAR PROPERTIES OF 96 -112 CROMWELL RD.

In respect of the land to the rear of the properties of 96 -112 Cromwell Rd, the local community in the Stanmore area, represented by persons signing below, petition Winchester City Council to:

- Retain ownership of this land for allotments and not sell the land for development
- Reinstate the land to allotments as it was originally designated -in view of the current 9-12 month waiting list in Stanmore for an allotment (40 persons currently on the waiting list) and also in view of the significant shortage of allotments in Winchester city generally, which has a waiting list of 18months – 2 years (160 persons waiting). (All confirmed by the Membership Secretary of Winchester New Allotment Holders Society on 5th January 2012)

NAME	ADDRESS	Signature
SARAH COLLINS	[REDACTED] AIRLIE LANE	[REDACTED]
J. HARRIS	[REDACTED] STUART CRESC	[REDACTED]
S CHILDS	[REDACTED] STUART Cres	[REDACTED]
JULIE STEWART	[REDACTED] STUART CRES.	[REDACTED]
BEETLY STANMORE	[REDACTED] STUART CRES	[REDACTED]
VERNA MONTGOMERY	[REDACTED] Stuart Cres	[REDACTED]
DANIELLE BARRETT	[REDACTED] CRESCENT	[REDACTED]
K. BARRETT.	[REDACTED] STUART CRES. STANMORE.	[REDACTED]
John Moss	[REDACTED] Stuart Crescent	[REDACTED]
Tony Parviz	[REDACTED] STUART CRESCENT.	[REDACTED]
R. J. Juscen	[REDACTED] STUART CRES.	[REDACTED]
Picardney	[REDACTED] Stuart CRES.	[REDACTED]
A. R. Hobbs	[REDACTED] STUART CRESC	[REDACTED]
N. CORNWALL	[REDACTED] Stuart Crescent Stanmore	[REDACTED]
S. Swann	[REDACTED]	[REDACTED]
A. VYARREN	[REDACTED] Stuart Cresc. 5022 4AL	[REDACTED]
Aman Watson	[REDACTED] Stuart Crescent	[REDACTED]

7th January 2012 – LAND TO THE REAR PROPERTIES OF 96 -112 CROMWELL RD.

In respect of the land to the rear of the properties of 96 -112 Cromwell Rd, the local community in the Stanmore area, represented by persons signing below, petition Winchester City Council to:

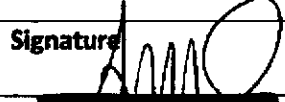














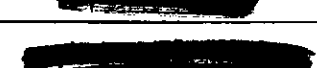
- Retain ownership of this land for allotments and not sell the land for development
- Reinstate the land to allotments as it was originally designated -in view of the current 9-12 month waiting list in Stanmore for an allotment (40 persons currently on the waiting list) and also in view of the significant shortage of allotments in Winchester city generally, which has a waiting list of 18months – 2 years (160 persons waiting). (All confirmed by the Membership Secretary of Winchester New Allotment Holders Society on 5th January 2012)

NAME	ADDRESS	Signature
A Gallop	Orkney corner	[Redacted]
S. McLEOD	AIRLIE CORNER	[Redacted]
S. Stiles	AIRLIE CORNER	[Redacted]
R. Dobson	Wolfe close	[Redacted]
D Duke	Honeyuckle Close	[Redacted]
H. White	Honeyuckle Close	[Redacted]
C. SHERRARD	AIRLIE CORNER	[Redacted]
S. HANNAN	Airlie Corner	[Redacted]
T FORD	WENTWORTH GARDENS	[Redacted]
N FORD	"	[Redacted]
J. WHEELER	Cromwell Rd	[Redacted]
P. FOX	CROMWELL RD.	[Redacted]
S. CHAFFEY	CROMWELL RD.	[Redacted]
J. Hooper	Cromwell Rd	[Redacted]
L. Hony	Cromwell	[Redacted]
B. REES	STANMORE LANE	[Redacted]
L. BAXTER	STANMORE LANE	[Redacted]

7th January 2012 – LAND TO THE REAR PROPERTIES OF 96 -112 CROMWELL RD.

In respect of the land to the rear of the properties of 96 -112 Cromwell Rd, the local community in the Stanmore area, represented by persons signing below, petition Winchester City Council to:

- Retain ownership of this land for allotments and not sell the land for development
- Reinstate the land to allotments as it was originally designated -in view of the current 9-12 month waiting list in Stanmore for an allotment (40 persons currently on the waiting list) and also in view of the significant shortage of allotments in Winchester city generally, which has a waiting list of 18months – 2 years (160 persons waiting). (All confirmed by the Membership Secretary of Winchester New Allotment Holders Society on 5th January 2012)

NAME	ADDRESS	Signature
S STEVENS	████ - 80224HZ	
R J Massen	████ Wentworth Grange	
Fane Henson	████ to outworts Grange	
Grant Dawson	████ Wentworth Grange	
Catherine Hudson	████ Wentworth Grange	
Lesley Aron	████ Wentworth Grange	
Tabithea Brown	████ Wentworth Grange	
LINDA ATKINS	████ Wentworth Grange	
ELIZABETH McNEILL	████ WENTWORTH GRANGE	
RUSSELL McNEILL	" " "	
LESLIE SHAW	" " "	
Robert Barrows	████	
BRIAN DAUNTER	████ WENTWORTH GRANGE	
SALLY WINTERSON	████ WENTWORTH GRANGE	
David Wilson	████ Wentworth Grange	
Shida Wilson	████ Wentworth Grange	
Aveil Macdonald	████ Wentworth Grange	