

WINCHESTER TOWN FORUM

12 September 2012

A PLANNING FRAMEWORK FOR STANMORE

REPORT OF ASSISTANT DIRECTOR (ECONOMIC PROSPERITY)

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RECENT REFERENCES:

None

EXECUTIVE SUMMARY:

Discussions about how aspirations of the Vision for Winchester might be realised have run in parallel with work on the provision of community infrastructure in Stanmore. Officers have given thought to the issues raised and to possible approaches to neighbourhood planning in the unparished areas of Winchester. As a response the report proposes a spatial planning document providing a long-term framework to assist in the regeneration and development of the Stanmore area which would be called the 'Stanmore Planning Framework' (SPF). The plan could be the first of a series of such documents for the whole of the unparished area of Winchester, led by the community and informed by best practice learned from Stanmore. This approach is very much in keeping with the Government's preference for spatial planning on a neighbourhood basis but it is not a proposal for a formal 'neighbourhood plan'. The report provides more detail about the proposal, which the Town Forum is asked to endorse and for which a contribution from the Town Account reserves is requested.

RECOMMENDATIONS:

That the Winchester Town Forum:

- a) endorses the proposal for a planning framework for the Stanmore

neighbourhood, as set out in the report, and

- b) approves a budget virement of £5,000 from the 2012/13 'Mobile Flashing Speed Signs' budget in order to make a contribution of £5,000 to the costs of commissioning the document; and
- c) approves the evaluation process for commissioning the work as set out in Section 3.4 of the Specification in Appendix 1 to the report.

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### A PLANNING FRAMEWORK FOR STANMORE

#### REPORT OF ASSISTANT DIRECTOR (ECONOMIC PROSPERITY)

##### DETAIL:

##### 1 Introduction

- 1.1 Over recent months, the Town Forum has been engaged with other community organisations in revising the Town Forum's *Vision for Winchester*. This has now been approved in its final form and copies should be available at the meeting.
- 1.2 During this process questions have been raised about what practical steps can be taken to give effect to the aspirations in the Vision. One idea, put forward by the City of Winchester Trust, is that the *Vision* could usefully be complemented by something akin to a 'spatial masterplan' for the Town area.
- 1.3 A masterplan is essentially a document to assist with strategic planning in all its forms. Typically, it would seek to:
  - identify the key objectives for an area, in terms of physical regeneration, and develop a vision;
  - map the vision, including the key physical changes required, onto plans, with supporting documents, and
  - develop an implementation plan to support the delivery of the vision.
- 1.4 The masterplanning approach is clearly the right way to deal with strategic sites and large scale development, such as Barton Farm or Silver Hill. However, there is some concern amongst officers that the term 'masterplan', though a convenient shorthand, is not appropriate to use in relation to Winchester as a whole since it suggests a degree of control which overstates the ability of the City Council to dictate the decisions of individual landowners or investors in a complex urban environment. Officers' view is also that the Winchester Town area is too large and too varied in character to be tackled in one such plan. However, there are obvious benefits in articulating the way in which a neighbourhood or community would wish to see spatial development take place to the long term benefit of that community, especially at a time when resources are limited and the need to be sure that investment decisions are the right ones in the long term. That is at the heart of the 'localism' agenda for planning which the City Council has supported through the 'Blueprint' process.

- 1.5 Whilst the discussions on the Vision have been taking place, community development work in Stanmore has identified that some of the pressures it faces are directly related to the nature and location of facilities and other spatial planning issues. The uncertainty caused by the future of community facilities, opportunities for new housing, and the provision of infrastructure cannot all be fully resolved but a better approach to long term planning would give the community more confidence in the future. There would therefore seem to be an excellent opportunity to work with Stanmore to test an approach to better planning by articulating land use and investment priorities.
- 1.6 If successful, this could then form a model for other neighbourhoods in the Winchester Town area, and these would be one of the mechanisms for the delivery of the outcomes described in the Vision for Winchester. It would be consistent with the approach that is now being developed to working with communities on Part 2 of the Local Development Framework. All such plans should be produced by the community and not 'delivered' by the Council, but that does not preclude support to the community and there is a high level of Council involvement already in Stanmore, given that it is one of the two priority neighbourhoods in the Community Strategy.
- 1.7 It should be made clear that what is being suggested is not a formal 'neighbourhood plan' as described in the Localism Act. It is not proposed that the plan is subject to examination or referendum nor will it be adopted as Supplementary Planning Guidance. This level of formality is considered unnecessary at this stage. However it will be a rigorous and credible document grounded in the strategic planning process and will be used to inform Local Plan Part 2 which is where any matters that need and can be given formal planning status will be dealt with.
- 1.8 Officers propose that the document be called the 'Stanmore Planning Framework' and that it be commissioned this autumn under the wider umbrella of the Vision for Winchester. As mentioned above, in due course there could be other Area Planning Frameworks as well.

## 2 Community Engagement

- 2.1 Progress towards the proposal has been gradual, beginning with a discussion about the County's intention to end the part time library service provided in a dedicated building in Wavell Way as part of a wider review of community library provision. The County invited local communities affected by such changes to put forward suggestions as to how library provision could be retained on a community-led, low-cost basis.
- 2.2 A stakeholder group was convened by Cllr Scott as a response to the County's announcement, and it commissioned a space planning exercise for the Carroll Centre. The appointed architects were tasked with proposing improvements to the Carroll Centre which would both enable it to accommodate a self-service library and also facilitate its aspiration to offer a more diverse range of services for the community.

- 2.3 The space planning study was the subject of a community consultation day on 17 May, attended by over 100 people from the surrounding neighbourhood. Responses were generally supportive of the move to integrate the library into the Carroll Centre, and the County is now working to progress the project.
- 2.4 During the course of the space planning study, however, the architects and the consultees emphasised the importance of seeing the centre in its wider context – both as part of a ‘community campus’ of three buildings in Somers Close (the others being the Scout Hut and the Community Centre), and as one of a number of community facilities across the Stanmore neighbourhood.
- 2.5 Internal discussions supported the notion that there was a need for a planned approach to providing roads, footpaths, green spaces, new housing, housing enhancements, community buildings and other essentials for Stanmore and the proposal for a framework document emerged.
- 2.6 The proposal was tabled at a meeting of Stanmore Combined in July, and comments on the draft specification invited. It was also outlined at a ‘community hub’ meeting of the three organisations based at Somers Close, and supported by those present.
- 2.7 Ward Members of the City and County Councils have expressed support, and the County Council has offered a financial contribution towards the commission.
- 2.8 As can be seen, the proposal has grown out of the community’s own discussions and is well supported by community leaders.

### 3 Commission and Funding

- 3.1 The specification for the document is attached at Appendix 1. Members will note that it uses the term ‘masterplan’ as this is terminology that is clearly understood by those who might be expected to respond to the commission but it will be refined in due course. It is written in the format which has been developed by the Assistant Directors, and has been tested on colleagues and stakeholders.
- 3.2 Because of the wish to sustain the momentum which has been built up by both the community discussions in Stanmore and the production of The Vision for Winchester, the specification has already been advertised on the South East Business Portal. This allows a reasonable time for submission of bids, and the potential to complete the work before the end of the financial year.
- 3.3 It is clearly the role of the Town Forum to sanction the process (if it wishes to do so), both because it has value in its own right and because it will support the wider work to deliver the Vision for Winchester. In this regard the Town Forum is the nearest analogue to a Parish Council which would be required by the Localism Act to commission any formal ‘neighbourhood plan’ and which the City Council would expect to endorse any less formal document along the lines suggested that a community wishes to present to the City

Council. It is also the role of the Town Forum to consider providing financial support to the process just as Parish Councils do in their areas.

- 3.4 An evaluation panel has been identified, including Cllr Jamie Scott, Cllr Phrynette Dickens (Hampshire County Council) and the Rev Mike Gardner (Chair of Stanmore Combined, and trustee of a number of Stanmore voluntary groups). However, there will be more consultation carried out as part of the process, to involve key stakeholders. The intention is to build on the extensive evidence-gathering carried out for the Community Plan, but not to repeat earlier consultation activity. It is hoped that the framework will be delivered by the end of January 2013.

#### OTHER CONSIDERATIONS:

#### 4 COMMUNITY STRATEGY AND CHANGE PLANS (RELEVANCE TO):

- 4.1 Stanmore is a priority neighbourhood in the Winchester District Community Strategy. The Council is committed to improving the quality of life in Stanmore, and the planning framework would provide a clear, long term and strategic plan for achieving this.
- 4.2 The first theme of the Active Communities Change Plan for 2012/13 is about encouraging community planning to ensure everyone can access the services they need, and the second is about helping local people to access high quality, affordable housing. Both of these themes are supported directly by the production of a planning framework.

#### 5 RESOURCE IMPLICATIONS:

- 5.1 The fee advertised for the commission is £20,000 (net). Hampshire County Council has offered a contribution of £5,000, and the New Homes budget will provide match funding of £10,000 because of the significant role that sites in Stanmore may have in providing for new Council homes.
- 5.2 The Town Forum is requested to approve a contribution of £5,000 by way of a budget virement from the 2012/13 'Mobile Flashing Speed Signs' budget (which is not likely to be needed in full now that the project has been discussed more fully) in recognition of the clear link to the Vision for Winchester, and the desirability of developing a helpful model for other planning frameworks for the Town area.

#### 6 BACKGROUND DOCUMENTS

- 6.1 Documents listed on final page of the Appendix 1
- 6.2 Minutes of 'community hub' meetings held in the office of the Assistant Director (Economic Prosperity)

#### 7 APPENDICES:

- 7.1 Appendix 1: Stanmore Outline Masterplanning Commission - Specification

## Appendix 1

# Winchester City Council

## Stanmore Outline Masterplanning Commission

### SPECIFICATION

**Summary:** Winchester City Council, working in partnership with Hampshire County Council, wishes to commission a spatial masterplan for the Stanmore neighbourhood of Winchester on behalf of the local community. This will draw together existing community aspirations and exploring emerging opportunities to support the new local and national planning policies. The masterplan will provide a framework for future development and infrastructure delivery by voluntary and public sector organisations, and help to shape future planning policies and allocations

**Deadline for bids:** Bids from appropriate organisations and individuals should be submitted by **noon on Friday 14 September 2012**, in accordance with the requirements set out in section 3 of this specification.

## Introduction

### 1) Background Information

#### 1.1 The Policy Context

The Winchester District Community Strategy (2010 to 2020) sets out three overarching outcome areas, in which the Council and its partner agencies are committed to delivering real change for local people. These are: Active Communities, Economic Prosperity and a High Quality Environment.

For the period 2010 to 2013 there are five specific priorities:

- Helping people living in Winnall and Stanmore to have a good quality of life (these are counted as two 'neighbourhood' priorities)
- Supporting older people
- Increasing access to services
- Reducing the District's carbon footprint

Each commission issued by the City Council is designed to support the delivery of one or more of the outcomes of the Community Strategy, and – wherever possible – at least one of the immediate priorities.

This commission is designed to support the development of the Stanmore neighbourhood, one of the most deprived in the Winchester District, with a high proportion of Council-owned housing and significant levels of unemployment.

Whilst a number of agencies work in the Stanmore area to alleviate social problems, it is becoming clear that some form of spatial masterplan – reflecting the Government’s preferred approach to neighbourhood planning – would greatly assist these organisations in making real improvements to the quality of local life. The City and County Councils are keen to facilitate this, with a view to drawing on Stanmore’s experience to inform other studies for the rest of the ‘unparished’ wards which constitute the Winchester Town area.

The masterplan would seek to identify and map community, social and economic infrastructure needed to ensure that the neighbourhood thrives over the next 10 to 20 years. It would take the form of a spatial planning document, supported by maps which show key changes/developments to roads, community facilities, housing, green spaces, footpaths/cycle routes etc. More can be found about the desired deliverables in section 2 of this specification.

## 1.2 Stanmore

An area of Winchester covering approximately 77.76 hectares, Stanmore consists of three distinct parts, which are different in character and between which there is little integration. A profile of Stanmore is attached can be found at [www.stanmorecombined.org.uk/media/15/files/Community%20Profile%20\(Final\)%20Dec%202007.pdf](http://www.stanmorecombined.org.uk/media/15/files/Community%20Profile%20(Final)%20Dec%202007.pdf)

Levels of community engagement are low in Stanmore, in contrast to the picture for Winchester as a whole, and organisations such as the Community Association struggle to find volunteers. However, there are a number of active and imaginative organisations who work together (through Stanmore Combined) with the support of the City and County Council and who genuinely seek to reflect the views of residents in improving the quality of life locally.

For more information about the neighbourhood, please refer to the Stanmore Community Action Plan. This plan sets out ambitions and a series of actions developed by the community. See [www.stanmorecombined.org.uk/community\\_planning/](http://www.stanmorecombined.org.uk/community_planning/)

## 1.3 Recent Developments

A number of developments point towards the desirability of developing a masterplan for Stanmore. These include:

- a) the publication of the Community Plan for Stanmore, following local consultation and discussions between key organisations in the neighbourhood;
- b) a clear ambition in the Community Plan for the provision of affordable housing for local people (ie those with a connection to Stanmore);
- c) designation of Stanmore as a ‘priority neighbourhood’ for the Council and its partners under the Winchester District Community Strategy 2010 - 2020, expressing a wish to bring about real change for the better for its residents;
- d) a space planning study commissioned by the Council to explore options for reconfiguring the Carroll Centre at Stanmore, which has triggered discussions about the opportunities for a ‘Community Hub’ at Somers Close, providing



- new or improved community infrastructure to meet the changing and growing needs of the community;
- e) the City Council's newly acquired funding and mission to build new council housing across the District, but with potential sites already identified in Stanmore;
  - f) ongoing concern about the impact of large numbers of shared occupancy housing, including the loss of family housing, the transient nature of parts of the community, the impact on parking, traffic, litter and noise levels, which are compounded by a growing number of students at the University of Winchester;
  - g) the Council's commitment to improving the appearance and 'liveability' of its housing estates, which has seen the introduction in the last two years of an estates improvement budget to fund an annual programme of enhancement work.

#### **1.4 Neighbourhood Planning**

With the introduction of the new National Planning Policy Framework, the Government has signalled its wish to see more neighbourhood plans as a basis for local decision making. Denmead Parish (in the south of the Winchester District) is piloting the officially approved approach at present, and the project will leave a legacy of tools and techniques for other parts of the District to use.

The City Council is progressing its 'Local Plan Part 1' which will set the overall planning and development strategy for the District, along with 'saved' policies from the 2006 Winchester District Local Plan. This will be followed by 'Local Plan Part 2' which will make any smaller scale land allocations and review the saved policies. Several neighbourhoods across the District are starting neighbourhood planning work with a view to this either feeding into the Local Plan Part 2 or being developed into a formal Neighbourhood Plan.

Whilst there is not an intention to use the full statutory Neighbourhood Plan model for Stanmore, the proposed masterplan will help the Stanmore community to develop an evidence base, examine local needs, consider options and alternatives and reach conclusions. The appointed consultant will help the local community to achieve this, adhering to the principles of neighbourhood planning and integrating the aspiration of the existing Community Action Plan with spatial planning solutions that address housing, infrastructure and access challenges.

For full guidance on Neighbourhood Plans refer to [www.communities.gov.uk/planningandbuilding/planningsystem/neighbourhoodplanningvanguards/](http://www.communities.gov.uk/planningandbuilding/planningsystem/neighbourhoodplanningvanguards/)

#### **1.5 New Housing Provision**

There is under-provision of affordable housing in the Winchester District, with 3,400 households on the Council's waiting list. 200 of these have a local connection to Stanmore and 100 are already living in the area.

There has been a modest level of new development in Stanmore in recent years, including new affordable and market housing and a nursing home. There are plans

for a Registered Provider to build nine affordable homes on Council land at Cromwell Road.

Following changes introduced by the current Government, the Council is once more introducing a programme of council house building across the District which will focus on opportunities provided by Council owned land, including land in Stanmore. It has established a New Homes Delivery Team working to a newly created Cabinet Member with responsibility for New Homes, and has already carried out an initial assessment of possible sites along with a draft timetable for implementation. This complements affordable and market housing development that may be constructed by other providers.

The Council's ambition is to ensure that local communities are fully engaged in developing proposals in their neighbourhoods and to promote access to new homes for local people. It is inevitable that there will need to be compromises made in delivering new affordable housing, given the constraints arising from supply and cost of land in the District. Such compromises may see the loss of some green space, for example, in exchange for improved infrastructure. It should be noted at this point that no specific proposals have been approved.

In Stanmore, there are possible sites for new homes on a long list under consideration. Whilst these would require some degree of compromise locally, as indicated above, the confluence of developments listed at section 1.3 provide an opportunity to engage at an early stage with local residents in a way which could lead to a holistic approach to the planning of the whole Stanmore area rather than a debate about the provision of specific new housing units.

There are other locally interesting development sites, such as the New Queen's Head, and a number of community buildings which need to be considered as part of the masterplanning process.

## **2) The Commission**

### **2.1 The Brief**

The Council seeks to commission by outcomes rather than 'inputs'. This commission seeks to achieve the following outcome:

*The completion of a thoughtful, evidence-based and inclusive masterplan for the Stanmore area, based on positive and meaningful engagement with local residents, and adhering to the Government's and City Council's preferred approach to neighbourhood planning.*

This brief sets out the nature of the commission, and provides further details about submitting a bid, the evaluation process and contractual arrangements.

Bids are invited from any individual or organisation in the private, public or voluntary sector with the appropriate expertise and capacity to deliver the commissioned work, as outlined below.

It is expected that the following deliverables will be part of the finished project:

- a) a concise, well structured report, written in plain English and using plans/illustrations which can be readily interpreted by a wide range of stakeholders;
- b) a response to all the issues/developments listed in section 1.3 above and to the Community Action Plan, including the provision of affordable housing for local people;
- c) proposals that are based on nationally recognised guidance, good practice and consistent with adopted and emerging local planning policies including the processes outlined in section 1.4 above. The masterplan should be developed and fine-tuned through evidence gathering, assessment of issues, consideration of alternative approaches and sites, identification of links and issues for neighbouring areas, and local discussion and consultation;
- d) evidence on housing and other needs, with an examination of potential sites in line with guidance from the City Council's Strategic Planning and New Homes Delivery Team;
- e) interactive development of the draft masterplan in consultation with key local stakeholders to 'fine tune' it before publication of the full masterplan for wider public consultation.
- f) recommendations on 'next steps' and actions, including whether there are issues/sites on which formal planning guidance should be considered through Local Plan Part 2 or a formal Neighbourhood Plan

### 2.3 Anticipated Characteristics of the Successful Bidder

The evaluation panel has no preconceived view about the type of provider suitable for this commission, but expects the work to be completed to a high professional standard. To this end, it is anticipated that the successful bidder will have knowledge, skills and capacity in all of the following areas:

- professional planning, urban design and/or community planning skills/qualifications
- engagement with communities and stakeholders and of master planning in areas with similar characteristics and pressures
- a clear understanding and appreciation of neighbourhood planning processes, both statutory and non-statutory, and how the project can contribute to these
- experience in planning and delivering affordable housing projects
- a general understanding of community organisations and services, and the principal national issues/trends associated with the sector
- excellent communications and interpersonal skills
- excellent organisational skills

### 2.4 Fee

The maximum fee for this commission is £20,000 (exclusive of VAT). Of this total 25% will be payable on initiation of the contract, and 25% on satisfactory completion of the project. The remainder will be staged in a way which suits both parties, to be agreed in writing at inception.

There are no additional travel or other expenses, but the Councils are likely to wish to fund – on a one-off basis - goods or works (eg printing, venue hire) that are deemed to be required to fulfil the brief effectively and which are agreed in writing in advance.

### 2.5 Monitoring Arrangements

The successful provider will attend a contract initiation meeting with the Steering Group, which will also be the evaluation panel for this commissioning process.

Regular, short updates will be required (by email) during the course of the project, to be directed to the Assistant Director (Economic Prosperity) at the City Council.

## 3) Making a Bid

### 3.1 Eligibility to Bid

This commission has been advertised on the South East Business Portal and via local and regional networks. Bids may be submitted by any organisation (private, public, voluntary sector) which considers itself able to fulfil the brief effectively, or indeed by an individual on the same basis. Where individuals or organisations feel they would benefit from working together to deliver this project, the Council will accept bids from a combination of partners. However, the contract will only be with one lead individual or organisation and this lead partner must be made clear on the submission.

### 3.2 Timing

Bids must be made in writing by **noon on Friday 14 September** 2012. An evaluation panel will meet to consider the bids on Tuesday 25 September and a shortlist of 3 bidders will be invited to make presentations to the panel on Wednesday 3 October 2012. Please note these dates in your diary as they cannot be changed to accommodate individual bidders.

The final draft of the report must be delivered to the City Council by 31<sup>st</sup> January 2013.

### 3.3 Content of a Bid

There is no set format for a bid, but you must include the following information:

- Full description of the organisation(s) including governance arrangements, or – for individuals – a current cv;
- For lead organisations, a copy of the most recent annual accounts;
- A clear description **not exceeding** 3 A4 pages of how you propose to deliver the commission, describing the expertise available for delivery (wordy or excessively lengthy submissions are actively discouraged);
- A general statement explaining how you meet the evaluation criteria for the commission set out below;
- Two referees for work of a comparable nature.

### 3.4 Evaluation Process and Criteria

*Process:* All bids will be evaluated in the following sequence:

- Shortlisting by a steering group of key stakeholders, likely to include:
  - Assistant Director (Economic Prosperity), WCC
  - Cllr Jamie Scott, WCC
  - Cllr Phrynnette Dickens, Hampshire County Council
  - Rev Mike Gardner, Chair of Stanmore Combined
  - Housing Strategy & Development Manager, WCC

Shortlisting will be carried out using the criteria below.

- Due diligence checks on shortlisted organisations.
- Presentations by up to three individuals/organisations to the panel.

*Criteria:* The evaluation criteria which will be applied to all bids are as follows:

- a. the ability and technical capacity of the bidder(s) to deliver the commission, based on:
  - approach to delivery of the commission
  - relevant skills and experience
  - response to the brief, and to the commissioning approach more broadly.
 (Maximum score 25 points)
- b. the capacity of the bidder(s) to deliver the commission within the stated timescale, including the credibility of plans to make the project sustainable  
(Maximum score 10 points)
- c. the stability and reliability of the bidder (track record, financial status)  
(Maximum score 5 points)
- d. value for money of the bid.  
(Maximum score 10 points)

- Due diligence checks on shortlisted organisations.
- Presentations by up to three individuals/organisations to the panel.

*Criteria:* The evaluation criteria which will be applied to all bids are as follows:

- e. the ability and capacity of the bidder(s) to deliver the commission, based on:
  - approach to delivery of the commission
  - relevant skills and experience
  - response to the brief, and to the commissioning approach more broadly.
- f. the capacity of the bidder(s) to deliver the commission, combined with the timescale set for completing the project and the credibility of plans to make the project sustainable
- g. the stability and reliability of the bidder (track record, financial status)

h. value for money of the bid.

### 3.5 Contracting Arrangements

Following the selection of the preferred bidder, a follow-up meeting may be arranged for further information or clarification. Assuming this is satisfactory, there will be an initiation meeting at which any contractual details can be finalised and a project timetable agreed.

A service order will then be issued, and must be accepted within two weeks in order for the contract to begin.

### 4) Making a Bid

Please submit your bid electronically by **noon on Friday 14 September** 2012 to:  
Eloise Appleby  
Assistant Director (Economic Prosperity)  
Winchester City Council  
at [eappleby@winchester.gov.uk](mailto:eappleby@winchester.gov.uk)

Please mark the email 'confidential' and ensure that submissions are **smaller than 5MB**. Eloise can be reached by phone on 01962 848 181, or you can leave messages with her administration support officer Rachel Hurd on 01962 848 269.

For an informal discussion about the commission, contact Eloise as above.

### 5) Selected References

Winchester City Council Adopted Local Plan –  
[www.winchester.gov.uk/planning-policy/local-plan-review-adopted-2006/](http://www.winchester.gov.uk/planning-policy/local-plan-review-adopted-2006/)

Submitted Core Strategy (Local Plan Pt 1) –  
[www.winchester.gov.uk/planning-policy/local-plan-part-1/](http://www.winchester.gov.uk/planning-policy/local-plan-part-1/)

Open Space Strategy –  
[www.winchester.gov.uk/planning/open-space-development/open-space-strategy-2012-13/](http://www.winchester.gov.uk/planning/open-space-development/open-space-strategy-2012-13/)

Stanmore Community Acton Plan –  
[www.stanmorecombined.org.uk/community\\_planning/](http://www.stanmorecombined.org.uk/community_planning/)

John Thompson & Partners Strategic Housing Land Availability Assessment (SHLAA) –  
[www.winchester.gov.uk/planning-policy/evidence-base/housing/strategic-housing-land-availability-assessment/](http://www.winchester.gov.uk/planning-policy/evidence-base/housing/strategic-housing-land-availability-assessment/)

Housing Strategy –  
[www.winchester.gov.uk/housing/housing-strategies/winchester-district-housing-strategy-2008-09-2012-/](http://www.winchester.gov.uk/housing/housing-strategies/winchester-district-housing-strategy-2008-09-2012-/)

Winchester District Community Strategy –  
[www.wdsp.co.uk/community-strategy/](http://www.wdsp.co.uk/community-strategy/)

*Ends*