

# Appendix B01

List of consultees and copies of letters  
sent

## Issues and Options Consultation

Letter to statutory consultees	Your Ref:	
	Our Ref:	SO/eb
	Enq to:	Steve Opacic
	Tel. No:	01962 840222
	Email:	LDF@winchester.gov.uk

19 December 2007

### **Winchester District Development Framework Core Strategy – Issues and Options**

Consultation 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.

Winchester City Council has prepared its Core Strategy 'Issues and Options', it includes a suggested vision and a range of strategic options for different parts of the District and various topics. We are inviting you to comment on these, or to suggest alternatives, by completing our questionnaire. The responses will be taken into account in formulating the 'Preferred Options' document, which is the next stage of the Core Strategy process.

The Issues and Options paper explores the role of the District and its various towns and villages in providing services, housing, and facilities for local people. It also considers a range of matters including housing and jobs growth; protection of the built and natural environment; movement patterns across the District and how we can reduce our carbon footprint.

The Issues and Options paper is a strategic document that will apply across the District, therefore it does not go into detail on everything. Consequently, options are only proposed for matters where we think there are realistic strategic options. Although it looks at broad locations for strategic levels of growth, it does not seek to identify specific development sites. A copy of the document is included, if you require additional copies these can be purchased at a cost of £10 plus £2.50 postage and packaging. In addition if you would like this on CD or as an alternative format please let us know.

We are holding workshops during the consultation period which you are invited to attend. Details of these events are attached, and if you would like to attend please let us know by emailing [LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk). or by phoning 01962 840222. or by registering on-line at [www.winchester.gov.uk](http://www.winchester.gov.uk). This will help us to plan the events properly for the number of people likely to attend, as they will be run as workshops, not as public meetings.

If you wish to comment on the Issues and Options you can complete the questionnaire by :-

- Completing it on-line at [www.winchester.gov.uk](http://www.winchester.gov.uk) and it will be automatically submitted to us
- Complete the 'word' version on line and send it back to us by email to [LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk) or by posting to the above address
- Printing a copy of the questionnaire and returning it to us at the above address

In addition we are commencing preparation of our Development Allocations and Provisions Development Plan Document, if you have a site you wish to promote and that you wish us to consider against the emerging Core Strategy – please complete the form which can be found on our website, or phone us to request a paper version.

All completed Issues and Options questionnaires and any details of sites to be considered through the Development Allocations and Provisions Development Plan Document **must** be returned to the Head of Strategic Planning at the above address or by email by **5 pm on Friday 15<sup>th</sup> February 2008**.

Yours sincerely

Steve Opacic  
Head of Strategic Planning

List of Statutory Consultees informed of the Issues and Options consultation, by letter on 19 December 2007

Type	Statutory Consultee
All relevant authorities – adjoining Local Planning Authorities	Hampshire County Council – <ul style="list-style-type: none"> <li>• Highways Central Depot</li> <li>• Transport Team</li> <li>• Environment Department</li> </ul>
	Eastleigh Borough Council
	Fareham Borough Council
	Havant Borough Council
	Portsmouth City Council
	Test Valley Borough Council
	East Hampshire District Council
	Basingstoke & Deane Borough Council
	Hampshire County Council - Transport Team
	Hampshire County Council - Environment Dept
	Hampshire County Council - Estates
All relevant authorities – All town and parish councils within the District	Badger Farm Parish Council
	Bighton Parish Council
	Bishops Sutton Parish Council
	Bishops Waltham Parish Council
	Boarhunt Parish Council
	Bramdean and Hinton Ampner Parish Council
	Cheriton Parish Council
	Colden Common Parish Council
	Compton and Shawford Parish Council
	Corhampton and Meonstoke Parish Council
	Crawley Parish Council
	Curdrige Parish Council
	Denmead Parish Council
	Droxford Parish Council
	Durley Parish Council
	Hambledon Parish Council
	Headbourne Worthy Parish Council
	Hursley Parish Council
	Itchen Stoke and Ovington Parish Council
	Itchen Valley Parish Council
	Kilmeston Parish Council
	Kingsworthy Parish Council
	Littleton and Harestock Parish Council
	Micheldever Parish Council
	New Alresford Town Council
	Northington Parish Council
	Old Alresford Parish Council
	Olivers Battery Parish Council
	Otterbourne Parish Council
	Owslebury Parish Council
	Shedfield Parish Council

Type	Statutory Consultee
	Soberton Parish Council
	South Wonston Parish Council
	Southwick and Widley Parish Council
	Sparsholt Parish Council
	Swanmore Parish Council
	Tichborne Parish Council
	Twyford Parish Council
	Upham Parish Council
	West Meon Parish Council
	Whiteley Parish Council
	Wickham Parish Council
	Wonston Parish Council
	Beauworth Parish Meeting
	Chilcomb Parish Meeting
	Exton Parish Meeting
	Warnford Parish Meeting
All relevant authorities – All town and parish councils adjoining the District	Hordean Parish Council
	Clanfield Parish Council
	Froxfield Parish Council
	Ropley Parish Council
	Medstead Parish Council
	Wield Parish Council
	Candovers Parish Council
	Steventon Parish Council
	Whitchurch Parish Council
	Hurstbourne Priors Parish Council
	Bullington Parish Council
	Barton Stacey Parish Council
	Chilbolton Parish Council
	Kings Somborne Parish Council
	Braishfield Parish Council
	Ampfield Parish Council
	Bishopstoke Parish Council
	Fair Oak and Horton Heath Parish Council
	Botley Parish Council
	East Meon Parish Council
	West Tisted Parish Meeting
	Popham Parish Council
	Overton Parish Council
	Laverstoke Parish Council
	Leckford Parish Council
	Little Somborne Parish Council
All relevant authorities – Government agencies, police authority	South East England Regional Assembly
	Highways Agency
	Environment Agency
	Government Office for the South East
	English Heritage
	Natural England
	Hampshire Constabulary

Type	Statutory Consultee
	South East Economic Development Agency (SEEDA)
Relevant gas, electric and telecommunications companies	British Gas Properties
	Southern Electricity Plc - Test Division
	Southern Water - Worthing
	British Telecommunications Plc
	Transco
	Southern Electric Plc - Portsmouth
	Scottish and Southern Energy
	Esso Pipelines
	Mobile Operators Association
Relevant sewage and water undertakers	Portsmouth Water Company
	Southern Water - Otterbourne
	South East Water
Relevant healthcare authorities	Hampshire and Isle of Wight Strategic Health Authority
	East Hampshire Patient and Public Involvement Forum
Government departments who may have large landholdings in the area covered by a local development document	South West Defence Estates
Other specific consultees	Railtrack Plc - Southern Zone (now Network Rail)
	Department for Transport
	Network Rail
	Malcolm Judd and Partners
	Cardiff Mail Centre

Letter to non-statutory consultees	Your Ref:	
	Our Ref:	SO/eb
	Enq to:	Steve Opacic
	Tel. No:	01962 840222
	Email:	LDF@winchester.gov.uk

19 December 2007

Dear

**Winchester District Development Framework  
Core Strategy – Issues and Options**

Consultation 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.

Winchester City Council has prepared its Core Strategy 'Issues and Options', it includes a suggested vision and a range of strategic options for different parts of the District and various topics. We are inviting you to comment on these, or to suggest alternatives, by completing our questionnaire. The responses will be taken into account in formulating the 'Preferred Options' document, which is the next stage of the Core Strategy process.

The Issues and Options paper explores the role of the District and its various towns and villages in providing services, housing, and facilities for local people. It also considers a range of matters including housing and jobs growth; protection of the built and natural environment; movement patterns across the District and how we can reduce our carbon footprint.

The Issues and Options paper is a strategic document that will apply across the District, therefore it does not go into detail on everything. Consequently, options are only proposed for matters where we think there are realistic strategic options. Although it looks at broad locations for strategic levels of growth, it does not seek to identify specific development sites. A copy of the document is included, if you require additional copies these can be purchased at a cost of £10 plus £2.50 postage and packaging. In addition if you would like this on CD or as an alternative format please let us know.

We are holding workshops during the consultation period which you are invited to attend. Details of these events are attached, and if you would like to attend please let us know by emailing [LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk). or by phoning 01962 840222. or by registering on-line at [www.winchester.gov.uk](http://www.winchester.gov.uk). This will help us to plan the events properly for the number of people likely to attend, as they will be run as workshops, not as public meetings.

If you wish to comment on the Issues and Options you can complete the questionnaire by :-

- Completing it on-line at [www.winchester.gov.uk](http://www.winchester.gov.uk) and it will be automatically submitted to us
- Complete the 'word' version on line and send it back to us by email to [LDF@winchester.gov.uk](mailto:LDF@winchester.gov.uk) or by posting to the above address
- Printing a copy of the questionnaire and returning it to us at the above address

In addition we are commencing preparation of our Development Allocations and Provisions Development Plan Document, if you have a site you wish to promote and that you wish us to consider against the emerging Core Strategy – please complete the form which can be found on our website, or phone us to request a paper version.

All completed Issues and Options questionnaires and any details of sites to be considered through the Development Allocations and Provisions Development Plan Document **must** be returned to the Head of Strategic Planning at the above address or by email by **5 pm on Friday 15<sup>th</sup> February 2008**.

Yours sincerely

Steve Opacic  
Head of Strategic Planning



List of Non Statutory Consultees informed of the Issues and Options consultation by letter on 19 December 2007

<b>Non Statutory Consultee</b>
Alresford Chamber of Commerce
Alresford Society
Rotary Club of Winchester and District
Winchester Meadows Conservation Alliance
Winchester College
Winchester New Allotment Holders Society Ltd
The Wickham Society
Winchester City Residents Association
University of Winchester
Forestry Commission
Bishops Waltham Gardening Club
Bishops Waltham Residents Association
Winchester Friends of the Earth
English Welsh and Scottish Railway Ltd
Bishops Waltham Society
Community Action Hampshire
Denmead Village Association
Winchester Housing Board
City of Winchester Trust
Winchester District Association of Parish Councils
Winchester Area Community Action (WACA)
The Theatres Trust
CPRE Winchester & Havant Branch
Save Barton Farm Group
Prudential Property Inv Managers and Buckland Dev Ltd
Hampshire and Isle of White Wildlife Trust
The Dever Society
Humberts Leisure Chartered Surveyors
Winchester Action On Climate Change
Sport England (South East Region)
Winchester Town Forum
The Alresford Surgery
The Lawn Tennis Association
Hampshire Primary Care Trust
NHS South Centre Strategic Health Authority
Kilmeston Village Hall Management Committee
North Whiteley Consortium

# Appendix B02

Issue and Options SCI consultee  
responses

## Appendix B02

### Issues and Options Consultation

#### List of Statutory and General/Other Consultees who responded

Badger Farm Parish Council	Statutory
Bishops Sutton Parish Council	Statutory
Bishops Waltham Parish Council	Statutory
Cheriton Parish Council	Statutory
Compton and Shawford Parish Council	Statutory
Corhampton and Meonstoke Parish Council	Statutory
Curdrige Parish Council	Statutory
Denmead Parish Council	Statutory
Durley Parish Council	Statutory
Hambledon Parish Council	Statutory
Hursley Parish Council	Statutory
Littleton and Harestock Parish Council	Statutory
Micheldever Parish Council	Statutory
New Alresford Parish Council	Statutory
Olivers Battery Parish Council	Statutory
Otterbourne Parish Council	Statutory
Owslebury Parish Council	Statutory
Swanmore Parish Council	Statutory
Whiteley Parish Council	Statutory
Wickham Parish Council	Statutory
South Wonston Parish Council	Statutory
Eastleigh Borough Council	Statutory
Fareham Borough Council	Statutory
Havant Borough Council	Statutory
East Hants District Council	Statutory
South East England Regional Assembly	Statutory
Highways Agency	Statutory
Environment Agency	Statutory
Hampshire County Council	Statutory
English Heritage	Statutory
Natural England	Statutory
South West Defence Estates	Statutory
Southern Water	Statutory
Network Rail	Statutory
Mobile Operators Asssociationi (via Agent)	Statutory
Hampshire Constabulary	Statutory
Alresford Chamber of Commerce	General/Other
Alresford Society	General/Other
Alresford Surgery	General/Other
Bishops Waltham Gardening Club	General/Other
Bishops Waltham Society	General/Other
City of Winchester Trust	General/Other
Community Action Hampshire	General/Other
Denmead Village Association	General/Other
Dever Society	General/Other
Durley and Curdrige Parishes Action	General/Other

Group	
English Welsh and Scottish Railway	General/Other
Forestry Commission	General/Other
Hampshire and IOW Wildlife Trust	General/Other
Lawn Tennis Association	General/Other
North Hedge End Consortium	General/Other
North Whiteley Consortium	General/Other
North Whiteley Co-ownership	General/Other
Save Barton Farm Group	General/Other
Sport England (South East Region)	General/Other
Theatres Trust	General/Other
University of Winchester	General/Other
Winchester Action on Climate Change	General/Other
Winchester Area Community Action (WACA)	General/Other
Winchester City Residents Association	General/Other
Winchester College	General/Other
Winchester Friends of the Earth	General/Other
Winchester Housing Board	General/Other
Winchester New Allotment Holders Society Ltd	General/Other
Winchester Town Forum	General/Other

# Appendix B03

Public Notice 3<sup>rd</sup> Jan 2008

## 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](http://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
- 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

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

# Appendix B04

Extracts from Perspectives

# 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](http://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.





are YOU involved  
in a **local** business?  
why not sell your products  
to **BIG** buyers



Winchester City Council is working with other local authorities to encourage big businesses to buy from local suppliers. Following the success of the first **South Hampshire Meet the Buyer** event in 2007, the City Council is sponsoring a second event at the Rose Bowl on 11 March 2008.

This event aims to match up large buyers of goods and services from across the south east with local suppliers. Buyers are asked in advance what kinds of goods and services they are looking for, and only suppliers who match these needs are asked to attend. That way, no one wastes time.

Last year, the South Hampshire Meet the Buyers event brought together over 100 small businesses to meet and sell to 20 major public and private sector regional buying organisations such as Eastleigh, Winchester and Test Valley councils, BAA, B&Q and ferry operators Wightlink. This year there are even more buyers signed up to attend, meaning more opportunities for local businesses to sell, sell, sell!

We want to promote the excellent businesses in the local area amongst the larger buyers in the region. We are encouraging professional procurement managers to use local suppliers not just because they are conveniently located, but also because of the quality of their products and the 'added value' that they can offer, for example with local knowledge and lower transport costs. Buying locally can be friendlier to the environment, cutting out unnecessary road and air miles. And it also provides jobs for the people who live in our district.

If you are interested in attending as a buyer or supplier, please contact economic development officer Kate Crawford on **01962 848 563** or email [kcrawford@winchester.gov.uk](mailto:kcrawford@winchester.gov.uk)



## 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](mailto: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.

# polls, alerts and websites

Our updated website [www.winchester.gov.uk](http://www.winchester.gov.uk) is proving to be very popular. According to our first poll on the site, over 75% of visitors prefer the new look and functionality.



If you haven't already visited the site you should give it a try as you can do many things online including: finding events and facilities across the district, finding your councillor, looking at our fascinating museums archives, sharing your opinions through our consultations, and also paying your council tax or buying your parking season ticket. All these facilities are available 24hrs a day so you can access our services at your convenience.

**Our new Planning Applications website** – following feedback from many users we have been developing a new, easy to use planning application site. More than 10% of our website's visitors head straight to the planning pages and we hope recent users will have noticed a markedly improved experience. The system is far more straightforward, allowing you to view the progress of an application without needing to know all the key details. This is a developing service though, so please give us your feedback.

Do you want to keep up to date with changes to particular areas of interest – if so, why not sign up to our new e-alerts system. You can choose from 20 different topics from committee agendas to parking information, events to recycling and waste collection dates. Just enter your email address and choose the frequency of the emails and we'll do the rest. Go to [www.winchester.gov.uk/eaalerts](http://www.winchester.gov.uk/eaalerts) to register or find out more.

# live for the future

## UPDATE



The Local Development framework is about to enter its next stage following an extremely high level of input from the local community, key stakeholders and elected members.

Ensuring that the 3000 responses which we received have been taken into account and acknowledged, has been a big task for our Strategic Planners who have been working hard to gather all the required evidence and site information for the next stage.

All this information will be presented to the Local Development Framework Cabinet Committee which will begin to draw up a preferred approach for the district based on all the evidence gathered.

These discussions will take place over three meetings on:

- **October 21**
- **November 12**
- **December 16**

Agendas and related documents will be available from our website [www.winchester.gov.uk](http://www.winchester.gov.uk) prior to each meeting. Once a preferred approach has been established, interested members of the public will again have an opportunity to comment when all the information is pulled together in a preferred options document.

This magazine is produced by Winchester City Council.

If you would like to contact us about any of the services featured in this issue, please see the contact details given in each article. You can also write to us at **City Offices, Colebrook Street, Winchester, SO23 9LJ**, call Corporate Communications on **01962 848 504**, or email [communications@winchester.gov.uk](mailto:communications@winchester.gov.uk). Telephone calls may be recorded.

Winchester City Council is not responsible for the content of external websites.

This magazine is printed on 75% recycled paper.



Tape versions are available on request from **Winchester Talking Newspaper**, through our **Corporate Communications Unit**.

Cover shows residents enjoying themselves at *Open Up, Lighten Up Winchester*.

# Appendix B05

Extracts from *Perspectives*

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.”

---

2. Published 2<sup>nd</sup> 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](http://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 3<sup>rd</sup> January until 15<sup>th</sup> February 2008. This is the future of your District so we hope to hear from you soon.”

Read the [Issues and Options](#) Report

---

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](http://www.winchester.gov.uk/liveforthefuture).

---

4. Published 24<sup>th</sup> 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.”

---

5. Published 4<sup>th</sup> 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](http://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.”



# Appendix B06

Press articles

Press Cuttings

Appendix B06

The News 3<sup>rd</sup> 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](http://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 11<sup>th</sup> 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 17<sup>th</sup> 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 P3

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 23<sup>rd</sup> 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, email, or by completing a questionnaire.

The document and questionnaire can be downloaded from [www.winchester.gov.uk](http://www.winchester.gov.uk)

The Echo 22<sup>nd</sup> 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 B07

Issues and Options poster

# Make your New Year's resolution make a difference... get involved and have your say

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](http://www.winchester.gov.uk/liveforthefuture) or call 01962 840 222 where you can also sign up for one of our workshops.



\* PUSH The Partnership for Urban South Hampshire

**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

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.

# Appendix B08

Live for the Future e-newsletters

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



# Live for the Future...

Issue 4  **Winchester**  
City Council

## An important update...

In early 2007 Winchester City Council asked what you thought needed to change to make the District and the communities you live in more sustainable, and how you wanted things to develop between now and 2026.

Using the information you gave us, and with a whole range of facts and figures gathered by the City Council, we have prepared a paper setting out the 'Issues and Options' for the Core Strategy, to be published shortly for consultation purposes. This will have a range of options for you to comment on and you'll be able to suggest alternatives. It will be considered by the Council's Cabinet (LDF) Committee on 6th December 2007.



This map can be viewed at full size simply by clicking on the image.

It is not to scale but shows the district from a birds eye view. This way it makes it clear how the housing numbers are split between the PUSH (Partnership for Urban South Hampshire) area and the north of the District, including the city.

The paper explores the role of the various towns and villages of the District in providing services, housing, and facilities for local people. It also considers a range of matters from housing and jobs growth; to movement patterns across the District. In addition there is an increasing need to address the issue of climate change - residents, businesses and organisations in Winchester District all need to reduce carbon emissions.

To view the Issues and Options Document [click here](#).

## How you can get involved

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

Everyone is welcome and we

## Sustainability Appraisal

Following on from an eight week consultation period during August and September, the Sustainability Appraisal Framework has now been

would like to see as many people there as possible.

- 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

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 should be available to complete in the week commencing December 10th 2007.

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](#)



amended taking on board comments made through the consultation.

The revised framework will be used to appraise the Core Strategy Issues and Options Paper and will be considered by the Cabinet (LDF) Committee at its meeting on 6th December.

To view the cabinet paper [click here](#)



## LDF Evidence Base

A number of Technical Reports and Studies have been undertaken to inform the LDF including:

- Economic and Employment Land Study (SQW consultants)
- Gypsy and Traveller Report
- Housing Market Assessment (DTZ consultants)
- Retail and Town Centre Uses Study (Nathaniel Lichfield and Partners consultants)

To view the evidence base [click here](#).



## Development Provision and Allocations Document

Work is about to commence on this document, which will allocate any sites needed to deliver the Core Strategy's chosen development option. So, please tell us about any sites you think can help to deliver any of the options, their merits and why you think we should be considering them to deliver the alternatives outlined in the Core Strategy Issues and Options paper.

Get in touch at [ldf@winchester.gov.uk](mailto:ldf@winchester.gov.uk)



## Next Steps

The next E-bulletin will be in December, following approval by LDF Cabinet of the Core Strategy Issues and Options paper. This will confirm details of the consultation process, the events taking place and how you can have your say.

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](#)

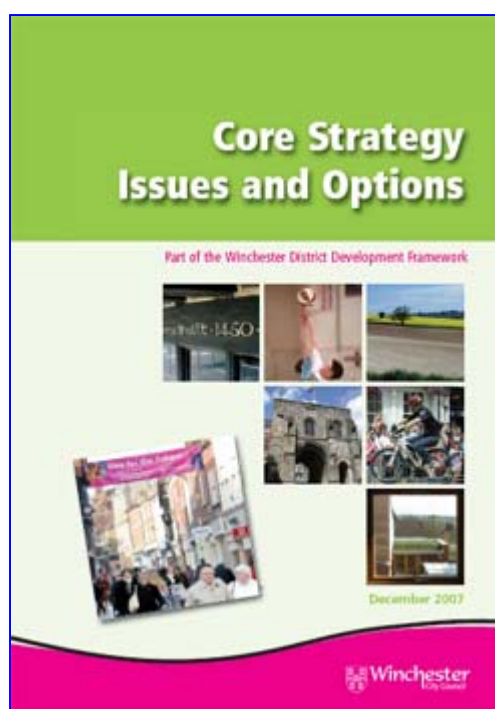
[Forward this mailing to a friend](#)



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



Issue 5  **Winchester**  
City Council



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 at Wickham



### 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 is not promoting any particular options at this stage.

- 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](#)



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  **Winchester**  
City Council



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

[Bishops Waltham - 8th January](#)



## 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](#)

## Affordable Housing Supplementary Planning Document

At its meeting on 5th February

[Whiteley - 10th January](#)

[Denmead - 15th January](#)

[Alesford - 16th January](#)

[Winchester - 17th January](#)

[Littleton - 22nd January](#)

[Wickham - 24th January](#)

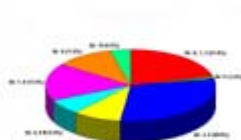


2008 the Council's LDF Committee approved this document as a Supplementary Planning Document.

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](#)

### 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)

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



## 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](#)



## 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](#)

# Appendix B09

Planning e-newsletter



## E-Planning Newsletter - November 2007

Welcome to the latest edition of the E-Planning Newsletter from Winchester City Council.

To forward this newsletter to a friend [click here](#). If you would like to sign-up to receive regular copies of this newsletter please [click here](#).

---

### 1APP - latest update

The consultation for the introduction of the National Standard Planning Application (1APP) has now been completed at Winchester City Council. During the process only one response was received, from our own Strategic Planning department.

We are now waiting for the final version of the Best Practice Guide for Validation of Planning Applications to be published by the Department of Communities and Local Government (CLG). If this guidance has not significantly changed from the Draft version, then Winchester City Council is aiming to formally adopt their 'Local List' of requirements with the aim of 'going live' with 1APP in the early part of 2008.

The proposed local list of requirements, and associated checklists, that WCC is planning to adopt can still be found on our website. For further information [click here](#).

---

### Agents' Forum

The last Agents' Forum took place on 1st November in the Walton Room, Winchester Guildhall, with approximately 20 agents in attendance. Fiona Tebbutt, Head of Planning Control, and her team of planning team leaders, gave a presentation covering an update on 1APP, planning performance, the role of each planning team and an update on the Local Development Framework. They then answered questions that agents had submitted prior to the meeting and others that arose out of the presentations. Further Agents' Forums are planned on a three/four monthly basis and we hope to encourage agents to bring particular problems to the forum that can be looked at in a more informal 'workshop' environment.

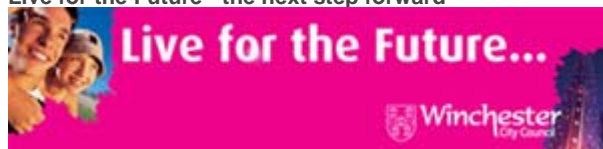
Click on the following link for a [copy of the slide presentation](#).

To those of you who have not completed and returned the feedback forms, could you do so as soon as possible, as that would be extremely helpful to us.

Any comments and suggestions are welcome for future topics. Please contact Philippa Eldridge, E-Planning Development Leader ([peldridge@winchester.gov.uk](mailto:peldridge@winchester.gov.uk) or tel: 01962 848 124).

---

### Live for the Future - the next step forward



In early 2007 Winchester City Council asked what you thought needed to change to make the District and the communities you live in more sustainable, and how you wanted things to develop between now and 2026.

Our communities must be sustainable and by that we mean they must be great places to live, work, and do business. But we must also take care of the environment and leave a good legacy for future generations.

Using the information you gave us, and with a whole range of facts and figures gathered by the City Council, we have prepared an 'Issues and Options' paper,

### Useful Links

Here are some quick and easy links to some of our most popular planning pages.



[Winchester City Council Planning Homepage](#)



[Planning Portal](#)  
Visit the Planning Portal



[Planning Application](#)  
View current planning applications



[1APP](#)  
Find out more...

For more information contact:

to be published in mid December.

This document will explore, in general terms, the levels of development that 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 - residents, businesses and organisations in Winchester District all need to reduce carbon emissions.

So, if you're interested in the future planning of the district keep your eyes open for the Issues and Options Paper and come along to the public meetings that will be held in the towns and city of Winchester. The City Council does not have all the answers to where the district should be in 20 years time but this paper explores 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.

For more details go to [www.winchester.gov.uk/liveforthefuture](http://www.winchester.gov.uk/liveforthefuture) where you can also sign up for our LDF e-bulletin to keep track of progress.

[www.winchester.gov.uk](http://www.winchester.gov.uk)

All rights reserved. All content ©2007 Winchester Council. You may [unsubscribe](#) from this email at anytime, or [visit your account page](#) to change your subscription. Alternatively, you might want to [forward this email](#) on to a friend if you think it may be of interest to them.

**Philippa Eldridge**  
**E-Planning Development Leader**  
Winchester City Council  
Planning Department  
City Offices  
Colebrook Street  
Winchester  
Hampshire  
SO23 9LJ

**Tel:** 01962 848 124

**Fax:** 01962 841 365

**Email:** [peldridge@winchester.gov.uk](mailto:peldridge@winchester.gov.uk)





## E-Planning Newsletter - December 2007 - January 2008

Welcome to the latest edition of the E-Planning Newsletter from Winchester City Council. Due to the festive season this is a 'bumper' edition to cover December and January.

To forward this newsletter to a friend [click here](#). If you would like to sign-up to receive regular copies of this newsletter please [click here](#).

### Changes to the way Pre-Application Advice is given

The following changes to the way in which Pre-Application advice is given by Planning Control will come into operation on 10th December 2007. Letters have been sent to agents in addition to the information displayed on the web. For further information please [click here](#).

### 1APP - latest update

We are still waiting for the final version of the Best Practice Guide for Validation of Planning Applications to be published by the Department of Communities and Local Government (CLG). We understand that this guidance will not be significantly changed from the Draft version published in August. Consequently Winchester City Council is aiming to formally adopt their 'Local List' of requirements, as previously consulted on, with the aim of 'going live' with 1APP in the early part of 2008.

The proposed local list of requirements, and associated checklists, that WCC is planning to adopt can still be found on our website. For further information [click here](#).

### Agents' Forum

The next Agents' Forum will be held on **Wednesday 9th April 2008 at 2pm** at Winchester City Council, so please put the date in your diaries.

The agenda and programme will be circulated nearer to this date, but if you have any comments and suggestions for topics to be discussed, please contact Philippa Eldridge, E-Planning Development Leader on [peldridge@winchester.gov.uk](mailto:peldridge@winchester.gov.uk) or Tel: 01962 848 124.

### Live for the Future - the next step forward

The City Council began work on the Core Strategy in the summer of 2006. We have gathered a whole range of facts and figures about the District which are being used to inform the content of the Core Strategy and other parts of the LDF.



The Core Strategy will set out the strategic planning framework for the District. All other Local Development Framework policy documents will build on the principles it contains and must comply with it.

Using all the information we have gathered we have prepared an 'Issues and Options' paper. The Issues and Options document was presented at the LDF Cabinet on 6th December 2007 where Members resolved to publish the Issues and Options document for consultation. The document will be

### Useful Links

Here are some quick and easy links to some of our most popular planning pages.



[Winchester City Council Planning Homepage](#)



[Planning Portal](#)  
Visit the Planning Portal



[Planning Application](#)  
View current planning applications



[1APP](#)  
Find out more...



[Live for the Future](#)  
Help us to prepare our plans and policies for the future.

available to view online and comments can be made through an on-line or paper questionnaire, or by email, from mid-December. We will also be holding workshops in January 2008 across the District - in Bishop's Waltham, Whiteley, Denmead, Alresford and Winchester.

For further information on how you can get involved please [click here](#).

---

#### **Winchester District Evidence Base**

The Winchester District Evidence Base is information collected on key aspects of the social, economic and environmental characteristics of the district, which is used to inform the formation of planning and other policies. The evidence base is used to inform the City Council's and its partners' priorities for action within the Winchester District Strategic Partnership.

The evidence base is always being improved so please [click here](#) to see what has changed and what has been added.

[www.winchester.gov.uk](http://www.winchester.gov.uk)

All rights reserved. All content ©2007 Winchester Council. You may [unsubscribe](#) from this email at anytime, or [visit your account page](#) to change your subscription. Alternatively, you might want to [forward this email](#) on to a friend if you think it may be of interest to them.

#### **For more information contact:**

**Philippa Eldridge**  
**E-Planning Development Leader**  
Winchester City Council  
Planning Department  
City Offices  
Colebrook Street  
Winchester  
Hampshire  
SO23 9LJ

**Tel:** 01962 848 124

**Fax:** 01962 841 365

**Email:** [peldridge@winchester.gov.uk](mailto:peldridge@winchester.gov.uk)



E-Planning Newsletter - February 2008

Welcome to the latest edition of the E-Planning Newsletter from Winchester City Council.

You can [forward this newsletter](#) to a friend or [sign-up](#) to receive regular copies.

---

### 1APP - Winchester will 'go-live' on 25th February 2008

Winchester City Council has announced that it will 'go-live' with 1APP, the national standard planning application form, **on 25th February 2008**. From this date all applications will be validated against the national requirements, as set out by government in their document [The Validation of Planning Applications - Guidance for local planning authorities](#), and additional local requirements, as consulted on by Winchester City Council.

The final local list of requirements, and associated checklists, that we will be adopting are currently being prepared for publication. The new forms, and associated checklists, will be available to download from 25th February 2008. Alternatively, applications can be made via the [Planning Portal](#).

PLEASE NOTE: We will still accept existing application forms up to 4pm on Friday 4th April 2008. However, all applications made after 25 February 2008 will be validated against the national 1APP requirements, and Winchester City Council's Local List of requirements.

---

### Winchester City Council Biodiversity Action Plan (BAP)

In 1992, at the United Nations Earth Summit in Rio de Janeiro, the UK was one of 150 countries who signed the Convention on Biological Diversity, agreeing that they must take action to prevent the unprecedented world-wide loss of habitats and species.

Strategies and policies are instrumental in driving forward legislation, but everyone has a vital role to play to help meet these objectives.



biodiversity.

This can be through the way we garden, providing food and shelter for wildlife, volunteering for a wildlife organisation, assisting with wildlife surveys, managing natural areas, farming in an environmentally sensitive way or making decisions and policies that affect

A Local Biodiversity Action Plan for Winchester is a way of implementing such action and achieving national biodiversity objectives using local knowledge and experience.

The Winchester BAP will be published shortly on our website, and further details will be sent in subsequent newsletters.

---

### Useful Links

Here are some quick and easy links to some of our most popular planning pages.



[Winchester City Council Planning Homepage](#)



[Planning Portal](#)  
Visit the Planning Portal



[Planning Application](#)  
View current planning applications



[1APP](#)  
Find out more...



[Live for the Future](#)  
Help us to prepare our plans and policies for the future.

---

### Local Development Framework - Core Strategy

As part of the ongoing work which will lead to the development of spatial options for the District, we are inviting you to let us know of any development opportunities which could contribute to this. This is a separate exercise to the Issues and Options consultation on the Council's Core Strategy but forms part of the early consultation on our Development Provision and Allocations document.

Please email us at [ldf@winchester.gov.uk](mailto:ldf@winchester.gov.uk) separately to tell us about these sites, and their relative merits, and why you think they could contribute to a sustainable spatial strategy.

The deadline for the Issues and Options consultation is February 15 2008. Go to [www.winchester.gov.uk/liveforthefuture](http://www.winchester.gov.uk/liveforthefuture) for more details.

---

### Agents' Forum

The next Agents' Forum will be held on **Wednesday 9th April 2008 at 2pm** at Winchester City Council, so please put the date in your diaries.

The agenda and programme will be circulated nearer to this date, but if you have any comments and suggestions for topics to be discussed, please contact Philippa Eldridge, E-Planning Development Leader on [peldridge@winchester.gov.uk](mailto:peldridge@winchester.gov.uk) or Tel: 01962 848 124.

### For more information contact:

**Philippa Eldridge**  
**E-Planning Development Leader**  
Winchester City Council  
Planning Department  
City Offices  
Colebrook Street  
Winchester  
Hampshire  
SO23 9LJ

**Tel:** 01962 848 124

**Fax:** 01962 841 365

**Email:** [peldridge@winchester.gov.uk](mailto:peldridge@winchester.gov.uk)

[www.winchester.gov.uk](http://www.winchester.gov.uk)

All rights reserved. All content ©2007 Winchester Council. You may [unsubscribe](#) from this email at anytime, or [visit your account page](#) to change your subscription. Alternatively, you might want to [forward this email](#) on to a friend if you think it may be of interest to them.

# Appendix B10

Issues and Options Community  
Workshops report

# **Appendix B10**

## **Winchester District Development Framework**

### **Core Strategy – Issues and Options**

#### **Workshop Report 2008**

Contents

	<u>Page</u>
Introduction	3
Purpose of the Workshops	3
Workshop Format and Programme	3
Workshop Tasks	5
Attendance	6
<u>Workshop Notes:-</u>	
Bishops Waltham	7
Whiteley	12
Denmead	17
Alresford	21
Winchester	28
Littleton	36
Wickham	41

## Introduction

To support publication of the Issues and options 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.

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.

<b>Date</b>	<b>Venue</b>	<b>Time</b>	<b>Attendance</b>
Tuesday 8 <sup>th</sup> January 2008	Jubilee Hall Little Shore Lane Bishops Waltham	7 - 9 pm	121
Thursday 10 <sup>th</sup> January 2008	Solent Hotel Rookery Avenue Whiteley Fareham	7 - 9 pm	52
Tuesday 15 <sup>th</sup> January 2008	All Saints Church Hall Hambleton Road Denmead	7.30 – 9.30 pm	80
Wednesday 16 <sup>th</sup> January 2008	Perins School Pound Hill Alresford	7.30- 9.30pm	206
Thursday 17 <sup>th</sup> January 2008	Guildhall Broadway Winchester	7.30- 9.30 pm	118
Tuesday 22 <sup>nd</sup> January 2008	Littleton Millennium Hall The Hallway Littleton	7 – 9 pm	60
Thursday 24 <sup>th</sup> 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 8<sup>th</sup> 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 10<sup>th</sup> 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 15<sup>th</sup> 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
- Geranuim 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 16<sup>th</sup> 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 17<sup>th</sup> 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 = 3<sup>rd</sup> 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 24<sup>th</sup> 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?

# Appendix B11

LDF/LSP meetings

### Appendix B11 LSP/LDF liaison Issues and Options

Date	Meeting -Event	LDF matters raised	Web link to papers (where available)
Wednesday 12 <sup>th</sup> September 2007	Inclusive Society SOG  @ WACA St. Georges St.	Presentation to brief outcome group on LDF progress and issues of interest	
Thursday 20 <sup>th</sup> September 2007	LSP Executive Board  @ WCC offices	Update on LDF progress and issues emerging/next stage of consultation planned for Jan/Feb 2008	
Monday 1 <sup>st</sup> October 2007	Health and Wellbeing SOG	Update on LDF progress and issues emerging/next stage of consultation planned for Jan/Feb 2008	
Tuesday 16 <sup>th</sup> October 2007	Economic Prosperity SOG	Update on LDF progress and issues emerging/next stage of consultation planned for Jan/Feb 2008	
Monday 22 <sup>nd</sup>	High Quality	Update on LDF	

October 2007	Environment SOG	progress and issues emerging/next stage of consultation planned for Jan/Feb 2008	
Wednesday 14 <sup>th</sup> November 2007	Freedom from Fear SOG	Update on LDF progress and issues emerging/next stage of consultation planned for Jan/Feb 2008	
Thursday 17 <sup>th</sup> January 2008	Economic Prosperity SOG	Briefing on findings from Economic and Employment Study undertaken to inform LDF	<a href="http://www.wdsp.co.uk/economicprosperity/meetings/details/147/">http://www.wdsp.co.uk/economicprosperity/meetings/details/147/</a>
Thursday 24 <sup>th</sup> January 2008	LSP Executive Group  @WCC offices	Presentation on LDF Core Strategy Issues and Options and consultation being undertaken during Jan/Feb 2008	<a href="http://www.wdsp.co.uk/community-strategy/meetings/details/148/">http://www.wdsp.co.uk/community-strategy/meetings/details/148/</a>
Wednesday 27 <sup>th</sup> February 2008	LSP Executive Board  @ Winchester Family Church	Initial feedback from Issues and Options consultation undertaken during Jan/Feb 2008	<a href="http://www.wdsp.co.uk/community-strategy/meetings/details/146/">http://www.wdsp.co.uk/community-strategy/meetings/details/146/</a>

	Stanmore		
Thursday 15 <sup>th</sup> May 2008	LSP Executive Group  @ Winchester Family Church Stanmore	Workshop with LSP partners to examine impact of the levels of development proposed through the core strategy on their service provision and infrastructure capacity.	<a href="http://www.wdsp.co.uk/community-strategy/meetings/details/138/">http://www.wdsp.co.uk/community-strategy/meetings/details/138/</a>
Monday 23 <sup>rd</sup> June 2008	Children's and Young Peoples Partnership – Youth Council  @Abbey House	Workshop with youth council to assess options for development expressed in Core Strategy Issues and Options publication	
17 <sup>th</sup> July 2008	LSP Executive Group  @ WCC offices	Initial feedback from Issues and Options consultation undertaken during Jan/Feb 2008	<a href="http://www.wdsp.co.uk/community-strategy/meetings/details/131/">http://www.wdsp.co.uk/community-strategy/meetings/details/131/</a>
11 <sup>th</sup> September 2008	WDSP Full Board Meeting  @River Park Leisure Centre,	First in a series of 'stakeholder' meetings to discuss Core Strategy options focussing on	<a href="http://www.wdsp.co.uk/community-strategy/meetings/details/124/">http://www.wdsp.co.uk/community-strategy/meetings/details/124/</a>

	Winchester	Winchester Town, plus update on Core Strategy progress and briefing on other stakeholder meetings being held during September for the larger settlements	
Tuesday 16 <sup>th</sup> September 2008	LDF/SCS stakeholder meeting  @Alresford	Second in a series of 'stakeholder' meetings to discuss Core Strategy options focussing on Alresford, plus update on Core Strategy progress.	
Wednesday 17 <sup>th</sup> September 2008	LDF/SCS stakeholder meeting  @ Wickham	Third in a series of 'stakeholder' meetings to discuss Core Strategy options focussing on Wickham, plus update on Core Strategy progress.	
Monday 22 September	LDF/SCS stakeholder	Fourth in a series of 'stakeholder' meetings	

2008	meeting @Whiteley	to discuss Core Strategy options focussing on Whiteley, plus update on Core Strategy progress.	
Wednesday 24 <sup>th</sup> September 2008	LDF/SCS stakeholder meeting  @ Bishops Waltham	Fifth in a series of 'stakeholder' meetings to discuss Core Strategy options focussing on Bishops Waltham, plus update on Core Strategy progress.	
Thursday 6 <sup>th</sup> November 2008	LDF/SCS stakeholder meeting  @ Winchester	Sixth in a series of 'stakeholder' meetings to discuss Core Strategy options focussing on the smaller 'local' hubs, plus update on Core Strategy progress.	
15 <sup>th</sup> January 2009	WDSP Executive Group	Presentation and discussion on the need	<a href="http://www.wdsp.co.uk/community-strategy/meetings/details/86/">http://www.wdsp.co.uk/community-strategy/meetings/details/86/</a>



	@WCC offices	to prepare an infrastructure delivery plan and the role of partners	
27 <sup>th</sup> February 2009	WDSP Full Board Meeting	Update and feedback on 11 <sup>th</sup> September full board workshop	<a href="http://www.wdsp.co.uk/community-strategy/meetings/details/85/">http://www.wdsp.co.uk/community-strategy/meetings/details/85/</a>

# Appendix B12

Young Persons event 23 June 2008

As part of the Issues and Options consultation, 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 23<sup>rd</sup> June 2008.

Primary School workshop 19<sup>th</sup> May 2008

The 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.

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.

## Youth Council Workshop Notes 23<sup>rd</sup> June 2008

The Youth Council is a group open to anyone aged 13-19 who lives in the Winchester District.

At the Youth Council meeting similar exercises were undertaken but with a District wide emphasis given the representation from secondary schools across the District.

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.

### **EXERCISE 1 RESULTS : OPTIONS FOR GROWTH**

#### **Winchester Town Option 1 :-**

<b>Option 1= Concentration of development – within existing planned boundaries</b>	
<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	Homes will be too close together and small with no gardens and no parking spaces

anti social behaviour due to proximity of people	
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 :-**

<b>Option 2 = Greater level of development – ‘step change’ release of greenfield sites</b>	
<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 1 :-**

<b>Option 1 = Concentration of development – within existing limits</b>	
<i>Maintain existing boundary (including release of site reserved for housing purposes under Policy H2 of the adopted Local Plan - Spring Gardens Alresford)</i>	
<u>pros</u>	<u>cons</u>
Low risk strategy	Lack of opportunities
Only allow change for the better	overcrowding
	Could become 'old fashioned' town if there is no change



## **Key Hubs Option 2 :-**

<b>Option 2 = limited growth – release of greenfield sites</b>	
<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 :-**

<b>Option 3 = greater level of development – release of larger greenfield sites</b>	
<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)

<b>Number of references</b>	<b>Items</b>
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

# Appendix B13

Stakeholder meeting notes

## **Appendix B13**

### **Winchester Local Development Framework and Sustainable Community Strategy – The Way Forward**

#### **WINCHESTER TOWN STAKEHOLDER MEETING**

**11<sup>TH</sup> SEPTEMBER 2008**

Cllr Frederick Allgood – Hampshire County Council/Winchester City Council  
Cllr Charlotte Bailey – Hampshire County Council  
Loretta Bean – Environment Agency  
Cllr George Beckett – Winchester City Council  
Cllr Eleanor Bell – Winchester City Council  
Cllr Eileen Berry - Winchester City Council  
Kathy Brasher – St Clements Surgery  
Myrna Coates – Parish Councils  
Cllr Brian Collin - Winchester City Council  
Patrick Davies – City of Winchester Trust  
Nick Farthing – Sustrans  
Jeremy France – Chair, Winchester City Centre Partnership (WCCP)  
Mark Fuller - Community Safety Officer, Hampshire Constabulary  
Tommy Geddes – University of Winchester  
Cllr Norma Goodwin – Olivers Battery Parish Council  
John Harrocks – North Hampshire Chamber of Commerce  
Cllr Derek Hickman – Littleton and Harestock Parish Council  
Robert Hutchinson – WinACC  
Christine Jackson – Hampshire Primary Care trust  
Ian Lawson – Hampshire County Council  
Cllr Kelsie Learney - Winchester City Council  
Cllr Ray Love - Winchester City Council  
Elizabeth Mckerracher – WACA  
Cllr Allan Mithcell - Winchester City Council  
Margeret Newbiggin – A2 Winchester  
Ruth Olczvk – Hampshire County Council  
Cllr Frank Pearson - Winchester City Council  
Alan Rickman - TACT  
Paul Robinson – Highways Authority  
Cllr Geoff Sharman – Olivers Battery Parish Council  
Wendy Sims – Hampshire County Council  
Joy Smith - Hampshire County Council  
John Thomas - Winchester City Residents Association  
Cllr Lucille Thompson - Winchester City Council  
Cllr Peter Warrener - Kingsworthy Parish Council  
Alan Weekes – Winchester City Residents Association

Beryl White - TACT

### WCC Officers

Steve Tilbury – Director of Operations

Bob Merrett – Director of Policy

Eloise Appleyby – Head of Economic and Cultural Services

Patrick Aust – Drainage Engineer

Elaine Bonnon – Technical Officer, Strategic Planning

Liz Dee – Planning Officer, Strategic Planning

Zoë James – Planning Officer, Strategic Planning

Simon Maggs – Housing Strategy and Development Manager

Mark Maitland – Community Officer

Lorraine Mansfield - Community Wellbeing Manager

Dan Massey – Transport Planner

Jenny Nell – Principle Planning Officer, Strategic Planning

Steve Opacic – Head of Strategic Planning

Antonia Perkins – LSP Manager

### Key Messages

Winchester has its origins in the seat of learning and this ‘knowledge’ theme should continue to be recognised as one of its special characteristics along with its attractive environment.

The economy is about right at the moment but it can’t stand still and there needs to be action to stop Winchester becoming a dormitory town and reliant on commuters. Winchester should support its existing workforce whilst attracting and encouraging new economic opportunities.

Need to think longer term by investing in the economy now with the provision of more high level jobs to reduce commuting – to create a balanced economy with a good range of job opportunities and encouraging diversity and mixed use development.

Winchester must promote itself more and attract visitors through tourism and culture and be more vibrant with high density city living.

Any greenfield development should be ‘suburban’, with higher densities nearer the city centre. Also recognise the need to retain a compact town where everyone has access to the countryside, building out in the wedge to the north is the least worst scenario



Recognize the need for a 'step change' in development to ensure that both physical and social infrastructure issues are addressed, as it is recognized that only the larger sites will have the impact to deliver the required infrastructure requirements. These larger developments must be mixed use to encourage and support sustainable transport mechanisms and to balance traffic flow.

### **Alresford Recreation Centre – 16<sup>th</sup> September 2008 2pm to 5 pm**

#### **Attendees:**

Jackie Porter – Alresford Town Partnership  
Roger Brook – Chairman Northington PC  
Adult Services - Hampshire County Council  
P S Wayne Curson – Alresford Police  
Ian Lawson – Education, Hampshire County Council  
Ruth Olczyk –Transport, Hampshire County Council  
Cllr Ernest Jeffs – Winchester City Council  
Cllr Barbara Jeffs – New Alresford Town Council  
Cllr Roy Gentry – New Alresford Town Council  
Cllr Ken Yeldham – New Alresford Town Council  
David Goodman – Alresford Society  
Peter Pooley – Alresford Society  
Barbara Holyome - Bramdean and Hinton Ampner PC  
Cllr Patricia Culpin – Cheriton Parish Council  
S Evans – Alresford Chamber of Commerce  
Dr Peter Stokes – Alresford Surgery  
Janice Bernard – Head, Perins School  
Governor Perins School

#### WCC Officers

Steve Tilbury – Director of Operations  
Bob Merrett – Director of Policy

Steve Opacic – Head of Strategic Planning  
Jenny Nell – Principal Planning Officer Strategic Planning  
Simon Maggs – Housing Strategy and Development Manager  
Patrick Aust – Drainage Engineer  
Sarah Snowden – Rural Towns Development Officer  
Ellen Simpson – Tourism Marketing and Development Manager  
Steve Lincoln - Community Planning Manager  
Elizabeth Dee – Planner, Strategic Planning  
Zoe James – Planning Assistant, Strategic Planning  
Elaine Bonnon – Technical Officer, Strategic Planning

## **Key Messages**

Recognition that Alresford is a key hub and it is important for it to remain and sustain its key hub status, as it acts as a focal point for many of the surrounding villages. Also when the South Downs National Park is designated Alresford will be a gateway town.

There is a need to provide more housing as household sizes are reducing, and many people retire to Alresford which puts greater emphasis on ensuring facilities and services are accessible to all.

If the right type of housing isn't delivered the town will not be sustainable economically or sociably, must maintain a housing/employment balance. Goods and services will also be retained if there is more housing which is affordable.

The strength of Alresford is having small shops and support must be maintained for the independent traders.

Alresford has a diverse town centre which is its strength, with a number of industrial users close to the centre where workers either walk or cycle to work and use the town at lunchtime. However the current employment sites create congestion with heavy vehicles. There is concern that if new sites aren't provided, businesses will go elsewhere, release of these sites could provide land for housing purposes.

Perins school is the largest employer in the town, but its fabric is now in need of attention, a possible solution is to relocate the school to the edge of the town and use its site for housing purposes. Whilst there is government funding available for new school buildings a business case would need to be made. Hants CC advised that this suggestion whilst plausible may not stack up financially.

There was a desire for Alresford to remain within its existing boundary whilst maximising opportunities from the redevelopment of 'internal' sites such as the industrial sites and Perins school. Concern that as Alresford's settlement boundary is well defined that to grow beyond this would set the precedent for further development – but there was an acknowledgement that it would be acceptable to move the school to an edge of settlement greenfield location.

## **Wickham Community Centre – 17<sup>th</sup> September 2008 2 pm to 5 pm**

### **Attendees:**

Cllr F Allgood – HCC/Winchester City Council  
Cllr Angela Clear - Winchester City Council  
Cllr Tony Coates - Winchester City Council  
Cllr Frank Pearson – Winchester City Council

Adult Services – Hampshire County Council  
Parish Cllr - Wickham Parish Council  
Parish Cllr - Wickham Parish Council  
Parish Cllr - Wickham Parish Council  
Nicki Oliver – Wickham Parish Council  
P C Geri Blunden  
Chris Hoare – Wickham Society + 3  
Ian Lawson – Education Hampshire County Council (4pm onwards)  
Ruth Olczyk – Transport Hampshire County Council  
Graham Shrive – Knowle Residents Association

### WCC Officers

Steve Tilbury – Director of Operations  
Bob Merrett – Director of Policy

Steve Opacic – Head of Strategic Planning  
Jenny Nell – Principal Planning Officer Strategic Planning  
Simon Maggs – Housing Strategy and Development Manager  
Patrick Aust – Drainage Engineer  
Sarah Snowden – Rural Towns Development Officer  
Steve Lincoln - Community Planning Manager  
Elizabeth Dee – Planner, Strategic Planning  
Zoe James – Planning Assistant, Strategic Planning  
Elaine Bonnon – Technical Officer, Strategic Planning

**Key messages:**

Wickham Parish Council accept Key Hub status, but in recognition that Wickham is the smallest settlement with this status and therefore accept limited growth is appropriate with the minimum number of houses – perhaps 100 concentrated in one area with some infill. They do however have concern about the existing social imbalance due to the high proportion of social housing and wish to re-address this with more 2, 3 and 4 bedroom to create a better balanced community.

The Parish Council wish that due to the existing high levels of social housing Wickham should be treated differently in terms of the 40% affordable housing requirement for new residential development.

With regard to infrastructure there is concern that with more infill there is greater pressure on the existing drainage system and a recognition that any development in Wickham will have to address this. However, there is significant capacity at the primary school with 50% unfilled places, which needs to be addressed. It is seen as a failing school with a high proportion of children with learning difficulties which is felt to be caused by the population imbalance. Any new development should also create new walkways and cycleways.

Wickham should remain a village in its own right and should not be absorbed into Fareham. A significant Green Gap must be maintained between Wickham and the Fareham SDA, however it was acknowledged that the Fareham SDA offers an opportunity to Wickham residents to access wider employment opportunities. Wickham will be more sustainable close to this source of employment but it will need to attract the right balance of people/housing mix.

In terms of traffic generation there is concern about the amount of traffic that will be generated by the Fareham SDA and the impact on the village of 10,000 new houses just a couple of miles down the road, particularly in terms of the capacity of the A32 and B2177 in terms of additional HGV traffic.

**Meadowside Centre Whiteley – 22nd September 2008 2 pm to 5 pm**

**Attendees:**

Cllr F Allgood – HCC/ Winchester City Council  
Paul Robinson - Highways Agency  
Peter Murnaghan – Transport for South  
Cllr Mike Anthony - Winchester City Council (Apologies)  
Cllr Patricia Stallard - Winchester City Council  
Cllr Tony Coates - Winchester City Council  
Cllr Frank Pearson – Winchester City Council  
Cllr Kairen Groves – Whiteley Parish Council  
Nicki Oliver - Whiteley Parish Council  
Adult Services – Hampshire County Council  
P S Chris Stanton  
Loretta Bean Environment Agency  
Jon Maskell Environment Agency  
Alan Russ – Whiteley Community Association  
Ian Lawson - Education, Hampshire County Council  
Dr Richard Roope – Whiteley Group Practice)  
Ruth Olczyk – Transpot, Hampshire County Council

**WCC Officers**

Steve Tilbury – Director of Operations  
Bob Merrett – Director of Policy

Steve Opacic – Head of Strategic Planning  
Jenny Nell – Principal Planning Officer Strategic Planning  
Simon Maggs – Housing Strategy and Development Manager  
Patrick Aust – Drainage Engineer  
Sarah Snowden – Rural Towns Development Officer  
Steve Lincoln - Community Planning Manager  
Elizabeth Dee – Planner, Strategic Planning  
Zoe James – Planning Assistant, Strategic Planning  
Elaine Bonnon – Technical Officer, Strategic Planning

**Key messages:**

More development is acceptable but not without the necessary infrastructure and in particular there is a need to address access problems and local traffic congestion.

Would like to see a more diverse population with provision for older people. Provision of new low cost/affordable housing should be spread across any development and not all lumped together so they form a separate area.

The new development should ensure that Whitley retains its character with open spaces and green areas and not be developed like a large town, need to ensure that there are cycle routes linking places. Whiteley is a nice place to live, but not a good place for shopping or entertainment as it only has an outlet centre – must have a mix of shops restaurants and post office/banking facilities. Also need to improve bus services to allow young people to access leisure facilities in Fareham, and facilities for older people

An additional 3,000 houses would provide the opportunity for a Secondary School. Two factors in the long term that might affect the situation relate to the planned SDAs at Fareham and Hedge End. Existing schools at Hedge End, Swanmore and Henry Cort in Fareham are not capable of expansion. Issue of secondary school provision needs to be investigated further and implementation timed appropriately to ensure that delivery of new houses matches as far as possible new children coming into the area and the occupation of the new dwellings.

**St Peter's Church Hall, Bishops Waltham –  
24th September 2008 2 pm to 5 pm**

**Attendees:**

Terry Wilson – Bishops Waltham Parish Council  
Cllr D Quiney – Bishops Waltham Parish Council  
Cllr Hildrew – Swanmore Parish Council  
Cllr Simon Beloe – Upham Parish Council  
Cllr Tony Coates – Winchester City Council  
Cllr Georgina Busher - Winchester City Council  
Cllr Frank Pearson – Winchester City Council  
Cllr Frank Holttum – Durley Parish Council  
Adult Services - Hampshire County Council  
P S Andy Heward  
Stephen Hillier – Hants PCT  
Ian Lawson – Education, Hampshire County Council (4pm onwards)  
Ruth Olczyk – Transport, Hampshire County Council  
Arthur Apsimon – Bishops Waltham Society

**WCC Officers**

Steve Tilbury – Director of Operations  
Bob Merrett – Director of Policy

Steve Opacic – Head of Strategic Planning  
Jenny Nell – Principal Planning Officer Strategic Planning  
Margaret Kirby - Principal Planning Officer Strategic Planning  
Simon Maggs – Housing Strategy and Development Manager  
Patrick Aust – Drainage Engineer  
Sarah Snowden – Rural Towns Development Officer  
Steve Lincoln - Community Planning Manager  
Elaine Bonnon – Technical Officer, Strategic Planning

**Key messages:**

There is an acknowledgement that Bishops Waltham acts as a hub for a much wider area and these relationships should be recognised in determining the role and function of Bishops Waltham

There is a desire to see a business park established on the fringe of the town within a short car journey or cycling distance, to release existing sites for housing nearer to the town centre

Any future housing growth should be supported by sustainable employment and transport improvements. Transport is a critical issue for Bishops Waltham and there must be adequate central parking to support those wishing to use it for a range of purposes. There should also be dedicated cycle/pedestrian routes through the Parish to encourage cycling. In terms of service provision the local police authority envisage being able to cope with the level of change proposed; school capacity is available in the junior school and secondary school at Swanmore however developer contributions would be required to support improvements. The local surgery would like to develop its services further to provide greater health care provision locally

New residential development should be housing with gardens rather than flats and acknowledge that sometimes a larger development offers greater benefits e.g. improved drainage.

Priory Park requires significant investment and there's a desire for an indoor sports centre in Bishops Waltham which could potentially be supported by some developer funding.

Need to consider dispersing development in the locality of Bishops Waltham in recognition that it acts as a hub for a wider rural catchment, Swanmore and Waltham Chase should be considered. There is a desire to retain the gap with Upham.

The impact of the Hedge End SDA is of great concern to Bishops Waltham.



## **Local Hubs Discussion 6<sup>th</sup> November 2008**

### Attendance:-

Steve Opacic            Head of Strategic Planning Winchester City Council  
Jenny Nell              Principle Planning Officer Winchester City Council

Cllr Keith Wood      Portfolio Holder Planning and Transportation,  
Chair LDF Cabinet Committee

Cllr Frank Pearson    LDF Cabinet Committee  
City councillor – Swanmore and Newtown

Cllr Freddie Allgood City Councillor - Denmead  
Cllr Daryl Henry      City Councillor - Colden Common and Twyford  
Cllr Richard Izard    City Councillor - Colden Common and Twyford  
Peter Warrender      Chair - Kingsworthy PC  
Felicity Hull          Denmead PC  
Michael Westman     Chair – Swanmore PC  
Geoff May              Swanmore PC  
Peter Hildrew          Swanmore PC  
Eileen Garside        Swanmore PC  
Yvonne Wheaden     Shedfield PC

### Notes :-

#### 1. Parish Plan update:-

Kingsworthy – about to commence parish plan preparation

Denmead – early work on parish plan commenced but little progress has been made

Swanmore - about to commence parish plan preparation

#### 2. General matters raised :-

General concern about delivery of large scale development both within the District and adjoining, in particular the SDA's and the impact they may have on the smaller settlements within the Winchester District. More specifically, has the infrastructure requirement of these large developments been examined taking into account the cumulative impact of the developments rather than looking at them independently, and in terms of delivery of the new development is this conditional on the required infrastructure being in place in advance of the development?

WCC advised that significant work was in progress particularly examining the transport impacts of these developments, but that this requirement was being undertaken by the individual local authorities due to the necessity to demonstrate in their individual plans these matters and for the individual LDFs to be found sound. In terms of 'conditionality' it was noted that whilst the changes to the SEP had weakened the detailed wording of the policy, the principle of infrastructure delivery in time with new development remained.

There was concern that the existing infrastructure in many settlements was either at capacity or inadequate due to past levels of development. This was felt to be particularly the case in relation to public transport, education and health.

WCC advised that all the necessary providers of infrastructure were being consulted during the preparation of the LDF and to date both education and health had advised that there was capacity within the existing provision for the levels of potential growth that were being considered outside the major growth points, particularly as the levels of change would be spread over the twenty year plan period. It was acknowledged that areas of substantial development would due to their scale and impact have to provide on-site provision, funded through developer provision/contributions.

The potential criteria to be used to determine the settlement hierarchy across the District instead of the key and local hub terminology were discussed. WCC outlined that the key criteria to be applied related to population, level of service provision and the potential 'catchment' areas of the larger rural settlements. No overall conclusion was reached to the best way forward but it was recognised that due to the diverse nature of many of the smaller settlements and their relationship with settlements both within and outside the District a combination of factors (population, service provision etc) would be required to establish a hierarchy that reflected patterns of movement etc. There was some support for basing the hierarchy just on population.

### 3. Specific matters raised :-

Denmead requested that their shortage of open space provision needed to be addressed and this could be resolved through the re-designation of the reserve site from housing to open space and a review of the Open Space Strategy's allocations.

Swanmore raised the issue of affordable housing and particularly the need to address local housing needs.

Kings Worthy remain concerned about the potential impact development in Winchester - particularly to the north of the Town - could have on Kings Worthy itself.

Meeting commenced at 4.30pm and concluded 6.35pm.

# Appendix B14

Issues and options questionnaire  
results (multi- choice)

## Core Strategy Issues and Options Questionnaire

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?

*(Please tick one box to indicate how strongly you agree or disagree with this vision).*

Strongly Agree	Agree	Neither	Disagree	Strongly Disagree
22%	42%	13%	15%	9%

Total responses = 755

### 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?

*(Please tick one box for each objective to indicate how strongly you agree or disagree with this vision).*

		Strongly Agree	Agree	Neither	Disagree	Strongly Disagree
2a.	Objective 1	11%	63%	11%	8%	7%
2b.	Objective 2	13%	57%	14%	10%	6%
2c.	Objective 3	53%	35%	6%	5%	1%
2d.	Objective 4	23%	58%	12%	5%	1%
2e.	Objective 5	25%	58%	8%	7%	2%
2f.	Objective 6	32%	52%	8%	4%	3%

Total responses to objective 1 = 705

Total responses to objective 2 = 695

Total responses to objective 3 = 713

Total responses to objective 4 = 688

Total responses to objective 5 = 710

Total responses to objective 6 = 688

## 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?

*(please tick one box)*

Yes 47%

No 53%

Total responses = 1063

## **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 17%  
OR Option 2 83%

Total responses = 1046

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 78%  
OR Area 2 3%  
OR Area 3 4%  
OR Area 4 14%

Total responses = 407

## **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 27% No 73%

Total responses = 1464

### 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 <b>Key Hub</b> ? (Please tick one box for each Key Hub)	
7a.	Alresford	Option 1 23% Option 2 60% Option 3 17%
7b.	Bishops Waltham	Option 1 28% Option 2 57% Option 3 15%
7c.	Wickham	Option 1 60% Option 2 34% Option 3 6%
7d.	Whiteley	Option 1 5% Option 2 5% Option 3 90%

Total responses to Alresford option = 1090

Total responses to Bishops Waltham option = 1159

Total responses to Wickham option = 1085

Total responses to Whiteley option = 1401

### 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 **Local Hub**? (Please tick one box for each Local Hub)

8a	Denmead	Option 1	57%	Option 2	25%	Option 3	18%
8b.	Colden Common	Option 1	26%	Option 2	37%	Option 3	37%
8c.	Kings Worthy	Option 1	31%	Option 2	32%	Option 3	37%
8d.	Waltham Chase	Option 1	41%	Option 2	29%	Option 3	29%
8e.	Swanmore	Option 1	63%	Option 2	27%	Option 3	10%

Total responses to Denmead option = 579

Total responses to Colden Common option = 512

Total responses to Kings Worthy option = 506

Total responses to Waltham Chase option = 535

Total responses to Swanmore options = 529

### **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 35%

OR Option 2 65%

Total responses = 623

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 49%

OR Option 2 51%

Total responses = 624

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 40%

OR Option 2 60%

Total responses = 581

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 =646

## **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	45%	26%	26%	3%	0
13b.	Issue 2: Transport	74%	22%	3%	1%	0%
13c.	Issue 3: Renewable Energy	36%	49%	11%	2%	2%
13d.	Issue 4: Infrastructure	69%	27%	3%	1%	0%
13e.	Issue 5: Impact on Settlements	65%	29%	5%	1%	1%

Total responses to issue 1 – environment = 588

Total responses to issue 2 – transport = 583

Total responses to issue 3 – renewable energy = 577

Total responses to issue 4 – infrastructure = 573

Total responses to issue 5 – impact on settlements = 574

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;

**Option 2b:** 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
14a.	Option 1	9%	3%	2%	11%	75%
14b.	Option 2a	55%	23%	10%	8%	4%
14c.	Option 2b	40%	23%	11%	6%	20%
14d.	Option 3	80%	15%	3%	1%	1%

Total responses to option 1 = 1714

Total responses to option 2a = 1402

Total responses to option 2b = 1147

Total responses to option 3 = 1466

## 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 58%

OR Option 2 42%

Total responses = 655

## 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 26%

Total responses = 619

## **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? .
	<i>(Please tick one box)</i>
	Yes 79%
	OR No 21%
17b	Should new non-residential developments provide contributions to affordable housing? .
	<i>(Please tick one box)</i>
	Yes 66%
	OR No 34%
17c	Should the need for affordable housing be negotiated on a site by site basis? .
	<i>(Please tick one box)</i>
	Yes 85%
	OR No 15%

Total responses to 17a = 550

Total responses to 17b = 553

Total responses to 17c = 604

## 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 4%

OR Option 2 20%

OR Option 3 76%

Total responses = 680

## 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 78%

OR Option 2 7%

OR Option 3 15%

Total responses = 544

## 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 50%

OR Option 2 25%

OR Option 3 25%

Total responses = 642

## **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 54%

OR Option 2 46%

Total responses = 588

## 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 67%

OR Option 2 25%

OR Option 3 8%

Total responses = 660

### 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 = 677

Total responses to question 23b = 576

## 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 19%

OR Option 2 12%

OR Option 3 69%

Total responses = 634

### 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 71%

OR Option 2 29%

Total responses = 628