

## **Winchester District Local Plan Part 2**

### **Report of Public Consultation on Kings Worthy Site Allocations**

#### ***Introduction***

Winchester City Council's Local Plan will set planning policies and allocate land for future developments. It is being written in two parts. Part 1 was adopted in March 2013. This sets out the key planning policies for the District for the period 2011 - 2031. For the settlement of Kings Worthy this means a requirement for 250 dwellings to be built in the village, as well as providing for other development needs identified by a range of organisations including the City and County Councils, Parish Councils and infrastructure providers.

During 2013, Council officers have worked with both Kings Worthy and Headbourne Worthy Parish Councils, to determine the specific development needs of the settlement of Kings Worthy. The conclusion was that, taking account of the expected capacity of the settlement, an additional 25 – 50 new homes need to be built outside of the existing settlement boundary, to ensure the target of 250 new homes is met.

In September 2013, a workshop was held with the Parish Councils to determine the spatial development strategy for Kings Worthy. This involved assessing all the sites which have been put forward for development outside of the settlement boundary against the evidence which has been gathered for the area by council officers. Through this assessment process, it became clear that three of the sites were potentially capable of meeting all the criteria and the Parish Councils felt that these should be subject to public consultation so that the local community could have an input into the selection process.

The three shortlisted sites were:

- Land off Lovedon Lane/Basingstoke Road (WCC reference 365)
- Land off Hookpit Farm Lane (WCC reference 2506)
- Land at former Kings Worthy House (WCC reference 2508)

Appendix 1 shows the location of each of these sites.

#### ***Local Plan Part 2 Consultation Exercise 18 November 2013 - 10 January 2014***

An informal public consultation took place on the three shortlisted sites between 18<sup>th</sup> November and 10<sup>th</sup> January 2014. This included a questionnaire which listed several of the criteria WCC officers and the Parish Councils used to decide on the short list, and asked people to rank how important they considered each to be, plus give a

score for each proposed site. Respondents were also asked if there were any further criteria which they thought we should consider, and if they had any further comments to make. A copy of the questionnaire is included in Appendix 2.

To help the local community understand what may be proposed for each site, a series of exhibitions were arranged, with the site promoters invited to prepare display panels showing potential proposals for their sites. To ensure all the sites could be assessed equally, the Councils asked that promoters worked to the same 'ground rules', as set out in Appendix 3.

All three site promoters submitted two exhibition boards (see Appendix 4), with sites 2506 and 2508 submitting two alternative proposals. Site 2506, referred to their alternatives as option 1 and option 2, whereas site 2508 named them preferred option and option 2. It should be noted that 'preferred option', was the site promoter's terminology, and not the City or Parish Councils'.

Initially two exhibitions were held in November, however due to public interest a further two exhibitions were held. During the consultation period, staffed by Parish Councillors and WCC officers, up to 2 representatives of each landowner were invited to attend the last 2 hours of each exhibition in order to ensure fairness to each site promoter.

The details of the events were as follows:

- 19<sup>th</sup> November 2013. 7.00pm – 10.00pm at St Mary's Church Rooms, Kings Worthy;
- 20<sup>th</sup> November 2013. 12.00pm – 6.00pm at Tubbs Hall, Kings Worthy.
- 12<sup>th</sup> December 2013. 3pm – 9pm at Tubbs Hall, Kings Worthy
- 4<sup>th</sup> January 2014. 3pm – 9pm at Tubbs Hall, Kings Worthy

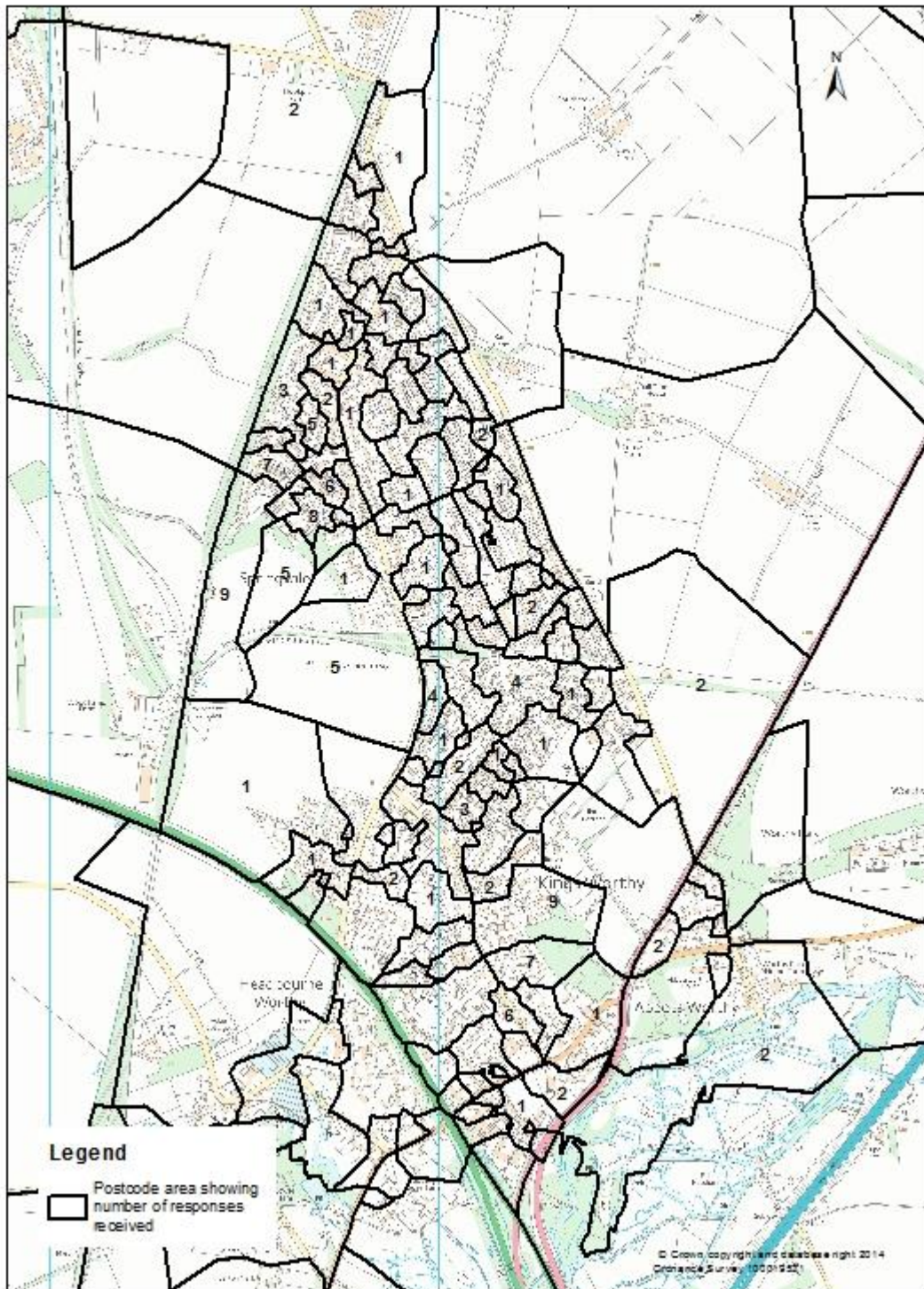
Both the consultation and exhibitions were advertised by Kings Worthy Parish Council in a number of ways, including posters on parish notice boards, KWPC's website and Facebook page, and also an article in the Hampshire Chronicle. Winchester City Council also posted details on their website. All of the exhibitions were well-attended and, although the number of people attending each was not recorded, it is estimated to be 50-100 for each event.

## ***Analysis of responses***

A total of 138 responses were received, 117 of respondents completed the questionnaire, with the remainder of comments being made by letter/email. Concerns were raised during the consultation that 'standard pre-completed' responses were being distributed by a local action group. Even if a large number of standard responses had been received, they would have been considered as individual replies. However checking has shown that only a small number of questionnaires were exactly the same and these were not photocopies or printouts but individually completed, almost all with personalised additional comments, so it is concluded that these have not skewed the results of the consultation in any event.

The map below shows the number of respondents in each postcode area. While there is an element of clustering of responses from those areas closest to the potential sites, this is not excessive and there is a broad and reasonably even spread across the village. Therefore, it is concluded that the exercise was not over-influenced by a large volume of responses arising from any particular location. In addition to the postcode areas shown on the map a few comments were received from further afield, including South Wonston, Avington (representation made by the Upper Itchen Valley Association), and Hursley. Five responses were received via email where a postal address was not included.

Map 1: Kings Worthy LPP2 consultation (Nov 2013 - Jan 2014) - Number of responses by postcode area



There was some criticism that the questionnaire was either too complicated or confusing and it is acknowledged that the format and instructions included in the questionnaire could have led to an element of confusion as to how to score the different criteria. The criteria for which this was a particular issue were: 'Are there physical constraints on the site e.g. is it in a flood zone?' (with people saying they did not have the information to answer this and it was not clear how to score it) and 'Are

there national or local policy designations on the site e.g. Scheduled Ancient Monuments?’ (similar criticisms). These criteria (5 and 7) cover essentially factual matters which need to be taken into account in any assessment of sites. They were also ranked as of relatively low importance by respondents. It is, therefore, possible to exclude these from the results to assess whether this affects the conclusions. This has been taken into account when deciding which site should be included as a housing allocation in the draft Local Plan later this year, but it is not considered that any confusion over these criteria has influenced the outcome of the exercise.

There was also a criticism that the lack of detail required from the competing sites makes the assessment process unsound, as it is not possible for people to see the detail of what is proposed. However, the level of detail sought was appropriate for a site selection exercise such as this and to have allowed more detail to be included would have risked people basing their comments on a particular design or layout, when the purpose of the exercise is to assess the merits of the competing sites.

### Results of the importance of criteria

To assess the results, the criteria listed in the questionnaire have been ranked, based on the average score received. The table below sets out these results and also includes which site (or option where 2 proposals were put forward) received the highest score.

Rank	Criteria	Average criterion score	Highest ranked site
1	What will be the impact of development on the landscape of the site and the surrounding area?	5.6	Land off Lovedon Lane (site 365)
2	Is there good access onto the site?	5.0	Land off Lovedon Lane (site 365)
3	Is the site adjacent to the existing settlement boundary and well related to the pattern of development?	4.9	Land off Lovedon Lane (site 365)
4	Would the development maintain the generally open and undeveloped nature of the Kings Worthy/Abbots Worthy gap?	3.8	Jointly Land off Lovedon Lane (site 365) and both Hookpit Farm options (site 2506)
5	Are there physical constraints on the site e.g. is it in a flood zone?	3.6	Land off Lovedon Lane (site 365)
6	Is the site close to Kings Worthy’s facilities & services?	3.5	Land at former Kings Worthy House (site 2508)

			– ‘preferred’ option
7	Are there national or local policy designations on the site e.g. Scheduled Ancient Monuments?	2.4	Land off Lovedon Lane (site 365)

The top ranking criterion is landscaping, followed by access and relationship with the settlement. The lowest ranked criteria relate to physical constraints, proximity to facilities and designations. As noted above, there was some confusion about the ‘constraints’ and ‘designations’ criteria but these relate to factual matters which would need to be taken into account in any event. The lack of importance attached to the proximity of sites to facilities and services is perhaps surprising, but may reflect that this was a factor in selecting the shortlisted sites originally. Otherwise the ranking that results from the consultation exercise reflects reasonable and legitimate concerns about what is important locally, with landscape and access issues being key considerations.

It will be noted that the ‘Land off Lovedon Lane’ site (365) was the highest ranked site against all the criteria, other than proximity to services. It has the joint highest score with the two Hookpit Farm options in relation to maintaining the gap. The ‘Former Kings Worthy House’ site (‘preferred option’) is the highest scoring in relation to proximity to services, with the other Kings Worthy House option and Lovedon Lane site and scoring slightly less. The City Council’s Transport Accessibility Assessment concluded that both sites were ‘good’ in relation to accessibility.

The results set out below relate only to questionnaires that were returned. Some respondents were critical of the questionnaire, for the reasons mentioned above, and may have replied by letter instead of the questionnaire. These responses are included within the sections below on further criteria and other comments.

## Results of site scores

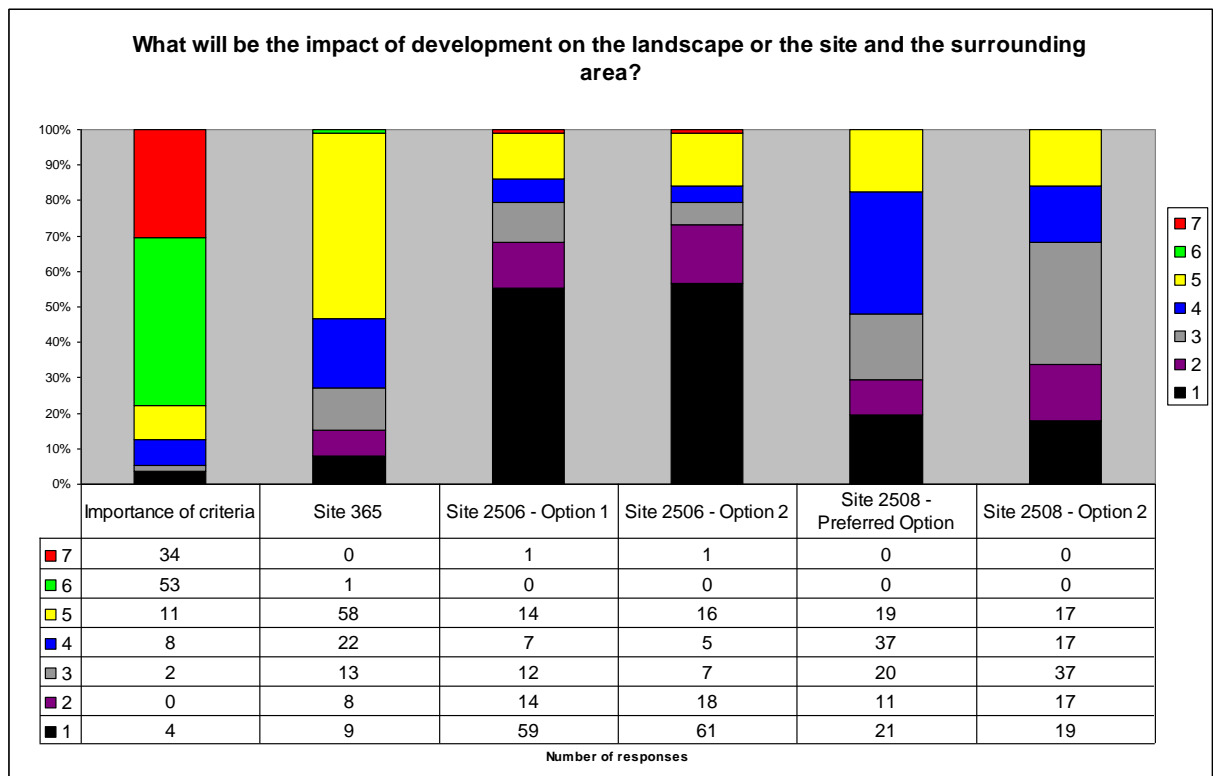
The average scores for each site is set out below, along with a chart showing the breakdown of the scores (a higher score indicates the site performed better on the relevant criterion).

### 1. What will be the impact of development on the landscape of the site and the surrounding area?

#### Average score by site

Rank	Site	Average Score
1	365	3.8
2	2508 –'preferred' Option	3.0
3	2508 – Option 2	2.7
=4	2506 – Option 1	1.9
=4	2506 – Option 2	1.9

#### Count of scores

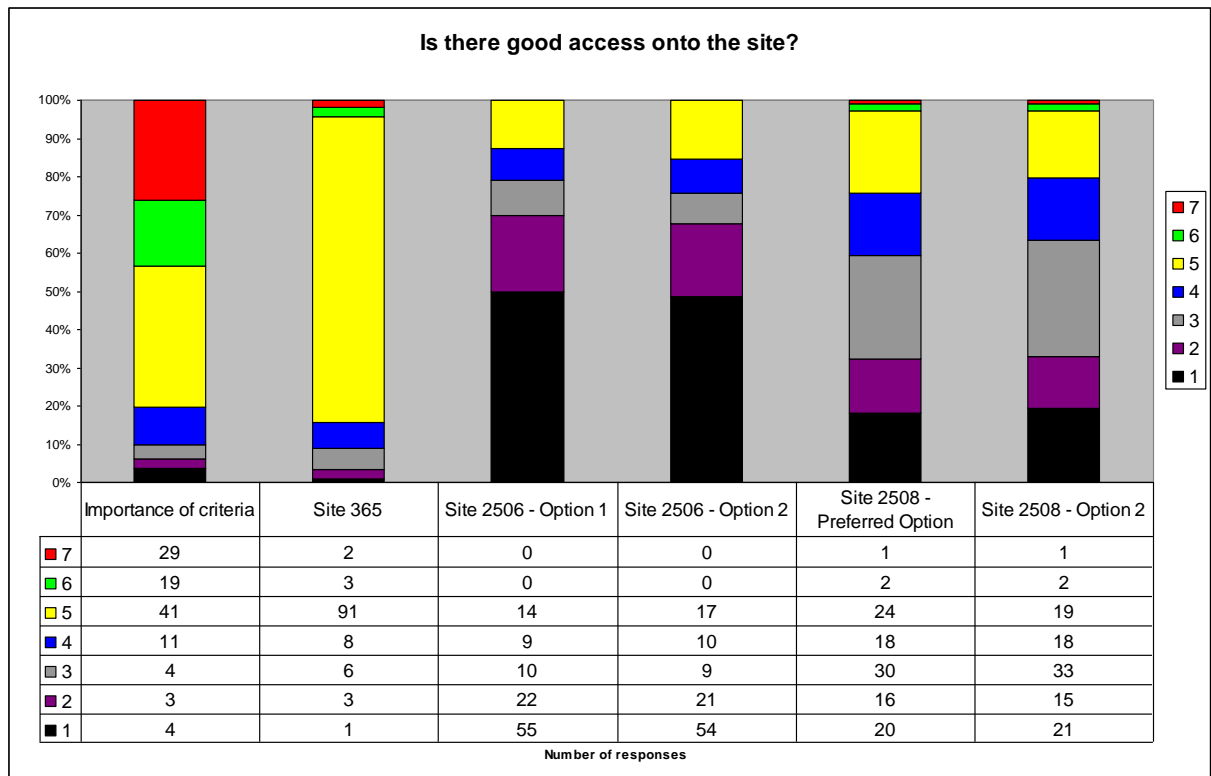


## 2. Is there good access onto the site?

### Average score by site

Rank	Site	Average Score
1	365	4.6
2	2508 –‘preferred’ Option	3.0
3	2508 – Option 2	2.9
4	2506 – Option 2	2.1
5	2506 – Option 1	2.0

### Count of scores



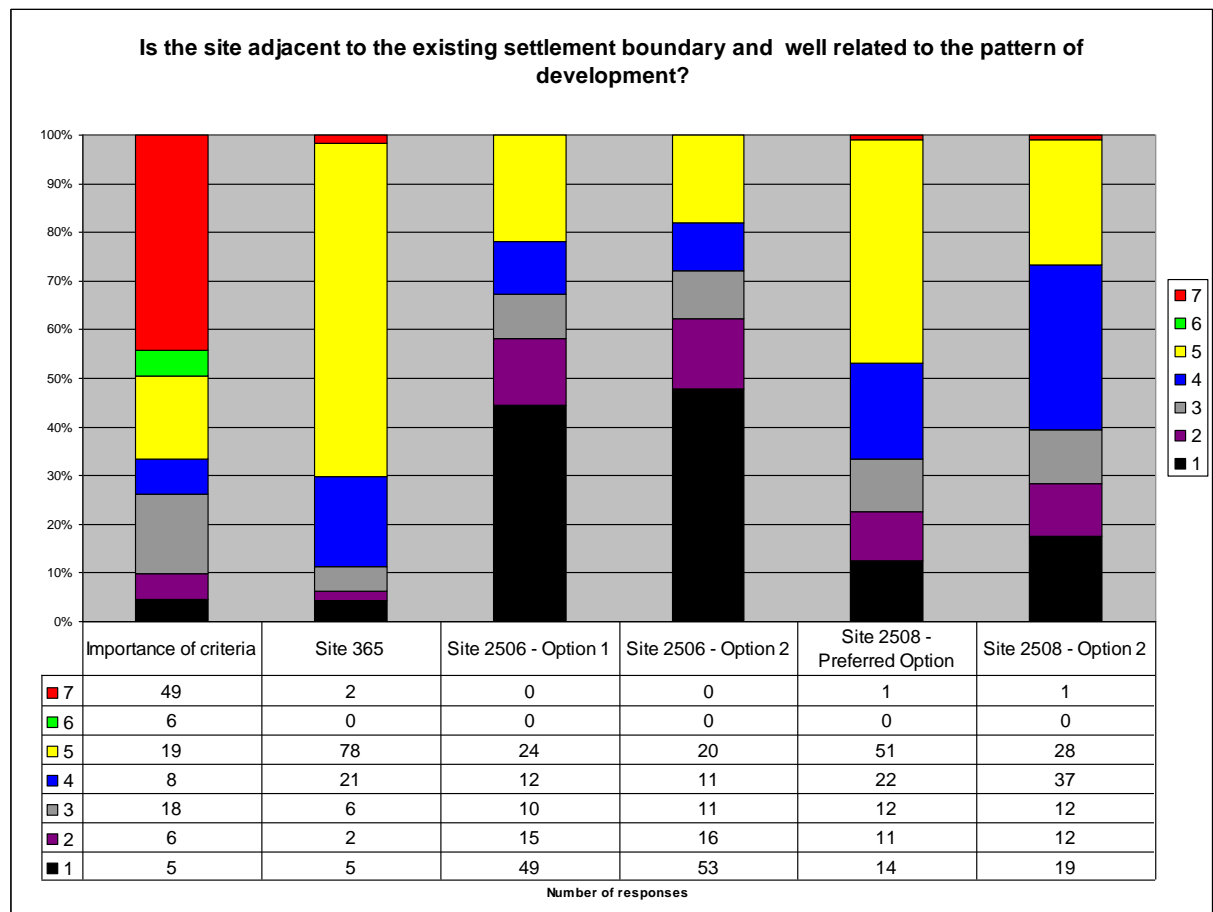


### 3. Is the site adjacent to the existing settlement boundary and well related to the pattern of development?

#### Average score by site

Rank	Site	Average Score
1	365	4.4
2	2508 –‘preferred’ Option	3.6
3	2508 – Option 2	3.2
4	2506 – Option 1	2.4
5	2506 – Option 2	2.2

#### Count of scores

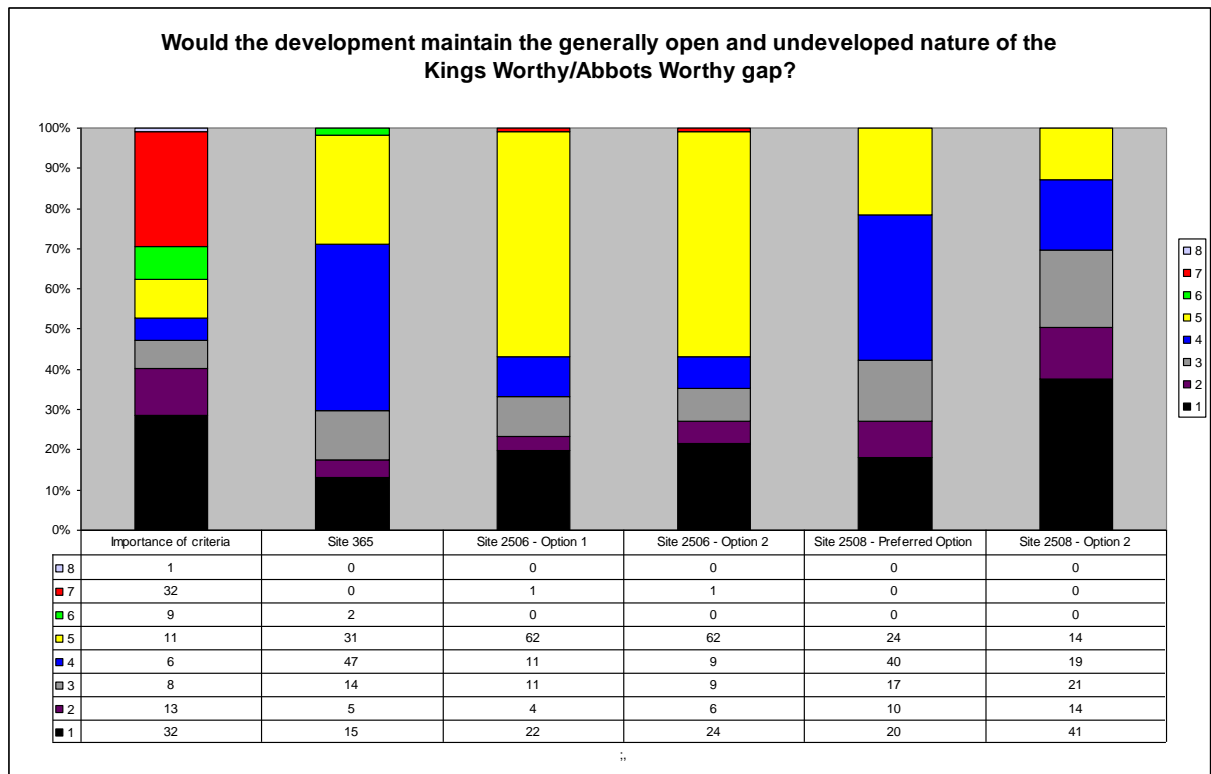


**4. Would the development maintain the generally open and undeveloped nature of the Kings Worthy/Abbots Worthy gap?**

**Average score by site**

Rank	Site	Average Score
=1	2506 – Option 1	3.6
=1	2506 – Option 2	3.6
=1	365	3.6
4	2508 –‘preferred’ Option	3.2
5	2508 – Option 2	2.4

**Count of scores**

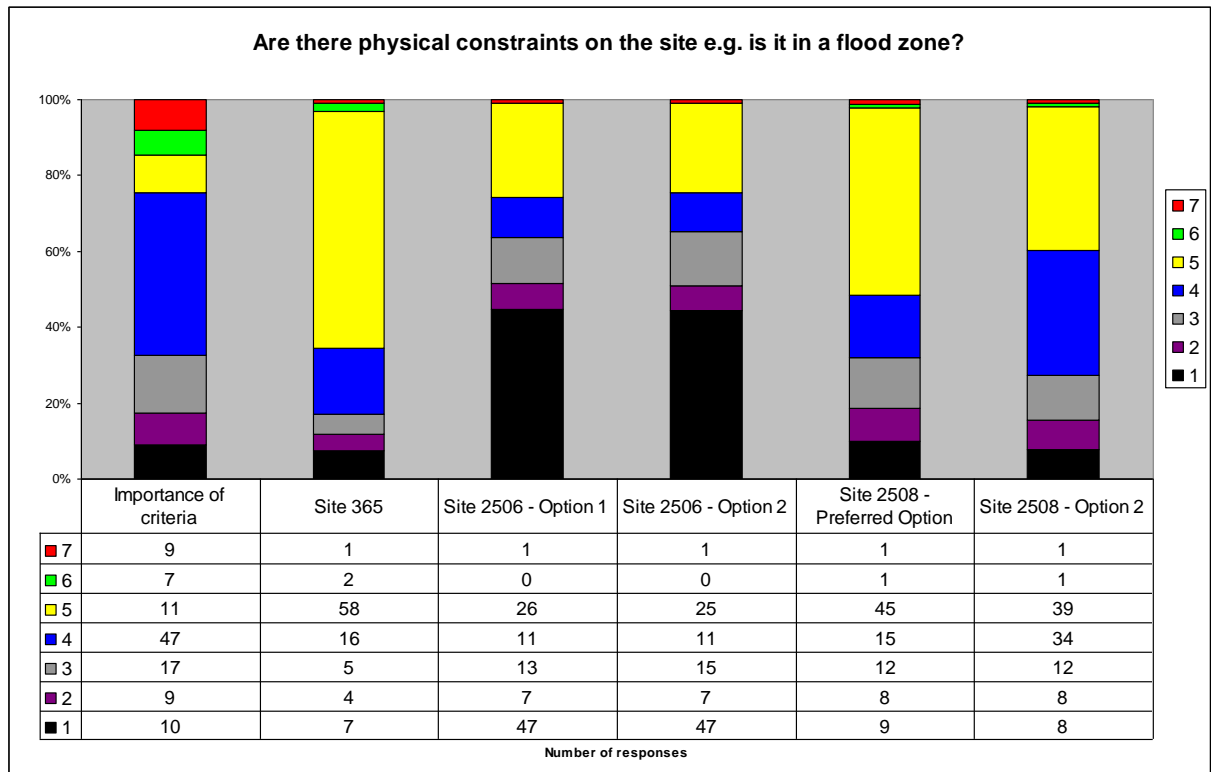


## 5. Are there physical constraints on the site e.g. is it in a flood zone?

### Average score by site

Rank	Site	Average Score
1	365	4.0
2	2508 –'preferred' Option	3.6
3	2508 – Option 2	3.5
=4	2506 – Option 1	3.4
=4	2506 – Option 2	3.4

### Count of scores

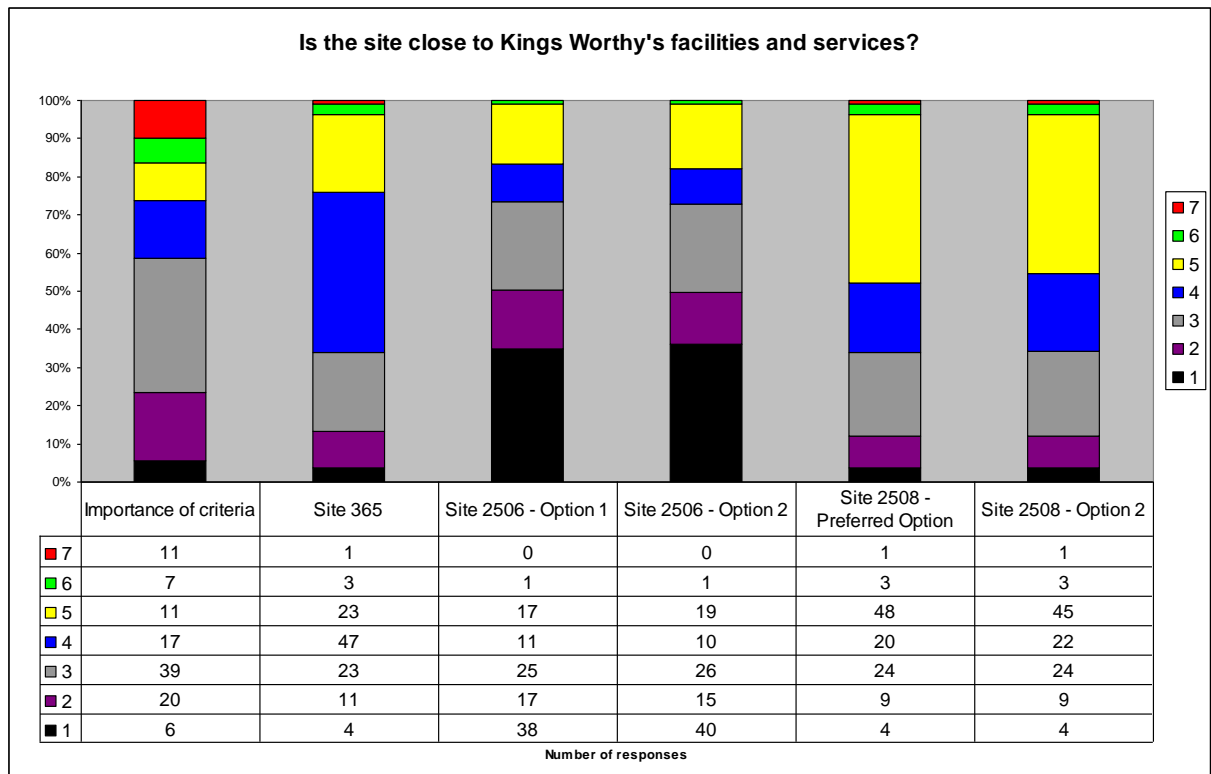


## 6. Is the site close to Kings Worthy's facilities & services?

### Average score by site

Rank	Site	Average Score
1	2508 –'preferred' Option	3.8
2	2508 – Option 2	3.7
3	365	3.6
4	2506 – Option 2	2.5
5	2506 – Option 1	2.4

### Count of scores

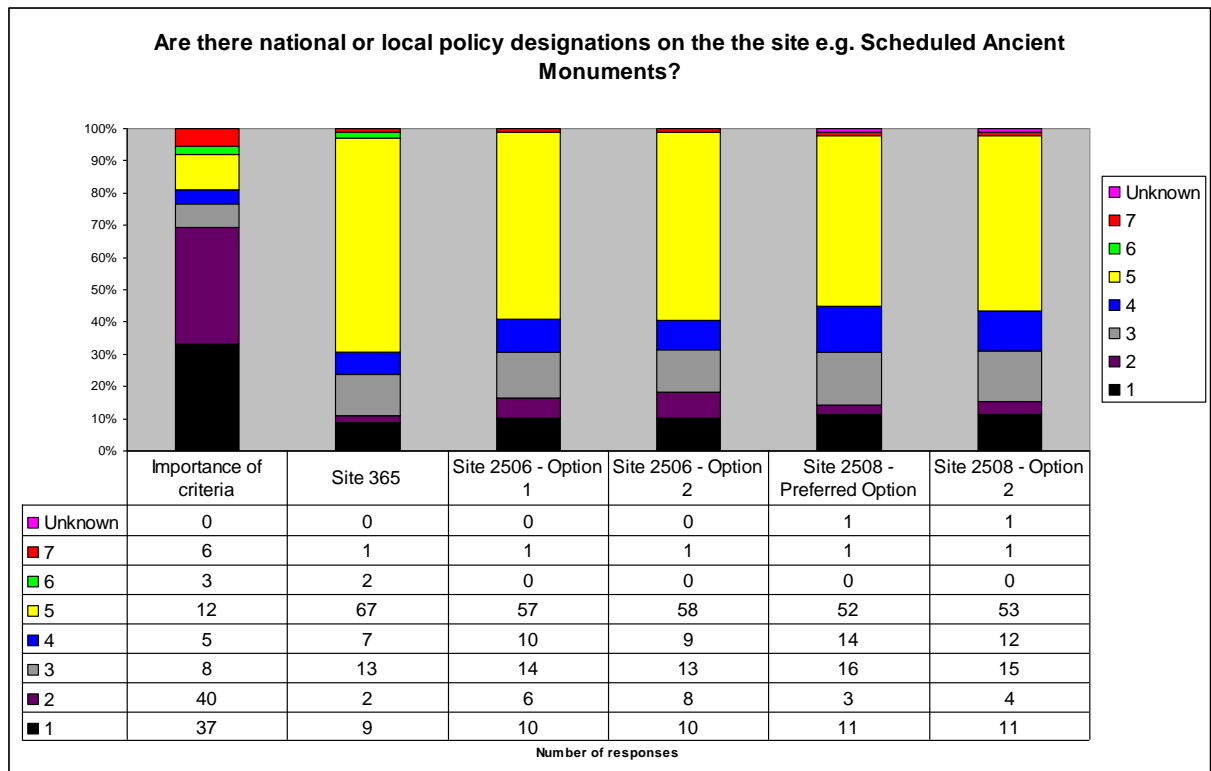


## 7. Are there national or local policy designations on the site e.g. Scheduled Ancient Monuments?

### Average score by site

Rank	Site	Average Score
1	365	3.7
=2	2506 – Option 1	3.4
=2	2506 – Option 2	3.4
=4	2508 –'preferred' Option	3.3
=4	2508 – Option 2	3.3

### Count of scores



## Responses to the question ‘are there any further criteria you consider important?’

The responses to this question are summarised below, along with a recommended response from KWPC and WCC officers

Topic Area	Suggested Criteria	WCC officer/Kings Worthy Parish Council response
Environment, Landscaping and Local Gap	<ul style="list-style-type: none"> <li>• Is the site adjacent to a flood zone</li> <li>• Tree and hedges should be retained if possible.</li> <li>• The impact on wildlife.</li> <li>• The impact on quality of life – families enjoy walking around the woodlands and on top field.</li> </ul>	<p>Flood zones fall within the ‘constraints’ criterion. The importance of existing trees and hedgerows has been considered as part of the landscape assessment. The impact on wildlife will be assessed as part of the Habitat Regulations Assessment for Local Plan Part 2. WCC are required to consult with both Natural England and the Environment Agency, who will provide advice on this topic.</p>
Infrastructure	<ul style="list-style-type: none"> <li>• Impact on local and facilities and infrastructure, including, school places, doctors surgery, buses, sewerage, water and electricity</li> </ul>	<p>Infrastructure providers such as Hampshire County Council and the NHS are aware of the Local Plan requirement to provide an additional 250 homes at Kings Worthy and must plan accordingly. As part of the background evidence to the Local Plan, WCC have produced an Infrastructure Delivery Plan, to demonstrate how the additional requirement for infrastructure provision will be met.</p>
Open Space	<ul style="list-style-type: none"> <li>• Meeting open space requirements</li> </ul>	<p>Open space requirements are set out</p>

	<ul style="list-style-type: none"> <li>Is the site currently used for recreational activities by Kings Worthy residents?</li> </ul>	in the 'ground rules' given to each of the site promoters.
Highway Issues/Access	<ul style="list-style-type: none"> <li>Impact caused by increased traffic in the whole local area, including existing junctions.</li> <li>Safe access including on foot - street lighting in Springvale road is very sparse and is dangerous.</li> <li>Highway safety is not addressed in sufficient detail</li> </ul>	Site accessibility was considered, both in terms of accessibility to facilities and access into the sites. All the sites were considered capable of being adequately accessed, but more detailed transport assessment will be undertaken for the selected site.
Design	<ul style="list-style-type: none"> <li>Design i.e. Architectural impact</li> <li>Diversity of design, pattern and experience</li> </ul>	This is not an important factor at the site selection stage as any site would be expected to be well-designed.
Housing Mix and Tenure	<ul style="list-style-type: none"> <li>Provision of affordable housing – residents should be informed of and consulted on the provision of affordable housing</li> </ul>	The overall affordable housing requirements are set out in Local Plan Part 1 and formed part of the 'ground rules'.
Other issues	<ul style="list-style-type: none"> <li>The timeframe for the provision of dwellings. The delay envisaged by the authority does not accord with its stated priorities or government guidance on boosting the supply of housing.</li> <li>The reliance on windfalls – residents should be made aware of this issue.</li> </ul>	Kings Worthy is unique in the District of having a high number of completions and commitments already in place. The consultation included details of the assumptions made about windfall and SHLAA sites.

The table shows that many of the additional criteria suggested were in fact already taken into account by WCC and the Parish Councils as part of the assessment of sites. One area which has not been covered is the design of the new allocation; this is an issue which will be dealt with in the Draft Local Plan Part 2, either as part of the general design policies covering all the local planning authority area, or as specific criteria in the policy which allocates a new site for development at Kings Worthy. The prospective developer of any selected site would be encouraged to work with the local community to develop a masterplan for the site and subsequent detailed design. Comments will be welcomed on this subject as part of the Local Plan consultation later in the year.

## **Responses to 'Do you have any further comments to make (including on the rejected sites)?'**

Comments were made on a variety of topics, which have been summarised below.

### **Development Strategy**

#### *General comments*

- There has already been too much development in Kings Worthy, more is not needed
- As only need a further 22 houses over next 20 years, do not understand why we are building outside of the parish boundary.
- It seems with scattergun approach to development (many small sites instead of a few large sites) the community facilities to be provided by developers have been watered down. Would rather see less "in-fill" around the village and more effort concentrated on developing a single, designated area as happened with Wesley road area 30+years ago.
- Do not accept that all development should "fit" inside the existing boundaries - "rough" edges and pockets make for nicer landscapes and provide opportunity for inevitable future expansion.
- Do not want further green field sites developed/do not build on farm land while there are other sites available.
- Would the development set a precedent/expectation that further development would be encouraged on the same site?
- The complaints about development in the village appear to be from the comfortable few that already own homes, are retired and have dogs and not families or local working couples. Is any considerations ever given to impact on existing house values. Compensation?

### **WCC officer/Kings Worthy Parish Council response**

The housing requirement for Kings Worthy has now been set through the Local Plan Part 1 process and cannot be reduced. The capacity of the settlement has been assessed in detail and this shows that a small greenfield site needs to be allocated as the requirement cannot be fully met by developing on previously developed land alone. The comments above indicate a difference of views on whether there should be a focus on infilling within the settlement, or new greenfield sites, but the Local Plan Part 1 is clear that development needs should be met within existing settlement boundaries in the first instance, before releasing greenfield sites (policy MTRA2).

Although the capacity assessment suggests a need to allocate a site for about 22 dwellings, allocating a site of 25-50 homes enables some flexibility to be built in, reducing the reliance on the number of infill developments needed during the plan period. Site promoters were also invited to consider how their sites could include provision to improve those categories of open space which were in deficit locally.

The impact of new development on existing house prices is not a planning consideration. Most of the other comments submitted relate to specific sites. These comments are set out below. There is not a WCC officer/KWPC response to each of



the comments below but these have been taken into account in reaching conclusions about the sites.

### ***Environment, landscape and Local Gap***

#### **General Comments**

- Need to maintain a strategic gap i.e. clear separation between boundary of Kings Worthy and Abbots Worthy

#### **Site-Specific Comments**

<b>Site</b>	<b>Positive comments</b>	<b>Concerns raised</b>
<b>365</b>	<ul style="list-style-type: none"> <li>- Appears to be the best option as it would be a “squaring” of the corner of an existing development and would blend with the existing developed area.</li> <li>- This will best maintain the character and nature of Kings Worthy.</li> <li>- Has no effect on woodland</li> </ul>	<ul style="list-style-type: none"> <li>- Will be a hugely visible eye sore especially from the road</li> <li>- Both physical and the visual effect of the current “green finger” of land enjoyed when approaching Kings Worthy and Winchester will be significantly diminished.</li> <li>- Would destroy rural entrance to the area</li> <li>- Near the entrance to the South Downs National Park.</li> <li>- Is in the settlement gap.</li> </ul>
<b>2506</b>	<ul style="list-style-type: none"> <li>- No veteran trees or flora.</li> <li>- It is the only site that will maintain the strategic gap. Proposal will also maintain public green space</li> <li>- Would not prejudice integrity of village</li> <li>-Is better to continue developing this site rather than spoiling other areas of the village</li> <li>- Best option - not liable to flooding.</li> </ul>	<ul style="list-style-type: none"> <li>- concerned with the impact on wildlife - important site for wild flowers and butterflies</li> <li>- Loss of green space</li> <li>- The proposal is skyline development as it is on the highest point of Kings Worthy making it highly visible – an intrusion on the village.</li> <li>- A well-used amenity area.</li> </ul>
<b>2508</b>	<ul style="list-style-type: none"> <li>- Does not spoil views</li> </ul>	<ul style="list-style-type: none"> <li>- Need to maintain the wooded area adjacent to the Cart &amp; Horses; trees are subject to a preservation order.</li> <li>- The preferred option destroys a large portion of the little remaining woodland in the village.</li> <li>- If trees are felled on site 2508 it will seriously put the row of beech trees at risk of falling as they will no longer be protected from gales (prevailing south west have caused a number of mature trees to fall)</li> <li>- The site includes natural grassland (wild flowers, butterflies, small mammals) and mature woodland (which is in short supply in Kings Worthy).</li> </ul>

		<ul style="list-style-type: none"> <li>- Will be a hugely visible eye sore especially from the road</li> <li>- A historic site. Would have a negative impact upon the Old Kings Worthy village/Kings Worthy Conservation Area.</li> <li>- Is in a settlement gap defined within the Winchester District Local Plan</li> <li>- Entrance to South Downs National Park</li> <li>- Would impact on SDNP Night Sky policy.</li> </ul>
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### **Infrastructure**

#### **General comments**

- Need to ensure the utility infrastructure is robust enough to cope. Other services such as schooling and transport links need to be supported (especially given the impact of the Barton Farm development).
- Require the provision of a replacement Scout Headquarters along with additional youth/community facilities. Favour two sites - 365 and 2508 - as these would keep such facilities co-located with existing sports fields etc at Evesley Park.
- It is structured indoor activities that are required to help reduce anti-social behaviour and make all feel a part of the community they live in.
- Would have liked to have seen new facilities for the youth of Kings Worthy rather than allotments or small playgrounds.

#### Infrastructure - Site specific comments

<b>Site</b>	<b>Positive Comments</b>	<b>Concerns raised</b>
<b>365</b>	- Best option as an easy walk to the primary school and other facilities.	-
<b>2506</b>	- Is the closest site to local amenities & existing bus route. - Is the closest site to a food shop.	-Strain of utilities (fire at substation in 2012) - Poor access to schools, buses etc. It is the furthest of the three sites away from the local primary school).
<b>2508</b>	- The Kings Worthy house site is central to the village and close to schools	-

### **Open Space**

#### **General Comments**

- Kings Worthy needs natural green space to meet the existing shortfall (one comment states building on site 2506 will increase this shortfall further).

## Site specific comments

Site	Positive Comments	Concerns raised
365	- The proposal has no effect on existing recreational space - Next to existing recreational space,	-
2506	- Top field is currently a waste of space. – the green areas on the 50 house option look to make space more inviting to families.	- Loss of green space/recreational/dog walking/exercise access, which is used by many people. - We already have 25 houses built on it – this is enough. - Use of Land off Hookpit Farm Lane or Kings Worthy House site brings more recreational green space into public ownership – more housing needs more recreational area too – Lovedon Lane site, minimal extra land. - The impact of the new development on existing informal recreation and nature conservation space, especially woodland of which there is little in Kings Worthy -Footpath from top field to Springvale road & old railway banks would need to be maintained & improved if this site is chosen.
2508	-Would tidy up the site and make it more accessible to the public.	-

## Highway/Access Issues

### General comments

- Need to minimise car usage.
- Would the "good access" be to the disadvantage of existing road users?
- Impact of development on traffic congestion
- Impact of existing problem road junctions e.g. Lovedon Lane/London Road, Worthy Road/London Road (Cart & Horses), Hookpit/Springvale at Tesco's
- Impact on traffic will be huge if sites 2506 or 2508 used. Cars will have to travel through middle of Kings Worthy to leave, whereas there is direct access to city centre etc from site 365.
- Consideration needs to be given to the additional traffic due to Barton Farm and to the 25 dwellings under construction at Hookpit Farm Lane.

## Site specific comments

Site	Positive comments	Concerns raised
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<b>365</b>	<ul style="list-style-type: none"> <li>-Good access to the A33 and other trunk roads.</li> <li>-Preferred site as traffic wouldn't have to go through the village (benefits include making crossing roads with children easier).</li> </ul>	<ul style="list-style-type: none"> <li>- Lovedon Lane is main arterial route connecting Kings Worthy with the A33 and the M3. Consequently traffic use on this road is excessive at peak times of the day making the "T" junction with the A33 Basingstoke road particularly congested. The addition of the added traffic which would be generated by the ingress and egress from the proposed site from the proposed site would add unacceptable strain on an already dangerous road and junction.</li> <li>- Inadequate public transport</li> </ul>
<b>2506</b>	<ul style="list-style-type: none"> <li>- Traffic concerns are nonsense with the vast majority of people in the village appearing to own multiple cars. Perhaps a car limit should be imposed?</li> </ul>	<ul style="list-style-type: none"> <li>- Access onto Springvale road is already congested (risks include danger to children playing).</li> <li>- The road &amp; Tesco Express junction cannot take the proposed volume of traffic</li> <li>- Totally inappropriate, with access for only one point (junction at Springvale Road)</li> <li>- Increased inappropriate parking, particularly in and on Springvale road near bus stop and by Tescos.</li> <li>- Traffic concerns - development of sites 365 &amp; 2508 preferred as already near main roads.</li> <li>- Traffic impact on nearby residential property</li> <li>- Steep approach the site</li> <li>- Noise, light &amp; steep road already a problem.</li> <li>- Concerns that highways report on accessibility is only commenting on whether new residents would be able to access local facilities. I</li> <li>- Option 2: Construction of new road from Springvale Road through Tudor Way to top field is unacceptable. This would degrade the local environment; introduce a large traffic flow through what is presently a small cul-de-sac.</li> </ul>
<b>2508</b>	<ul style="list-style-type: none"> <li>- Good access to the A33 and other trunk roads.</li> </ul>	<ul style="list-style-type: none"> <li>- Necessitate major improvement to A33 junction (already a site of many</li> </ul>

	<ul style="list-style-type: none"> <li>- Could be an opportunity to improve the Cart &amp; Horses junction</li> <li>- The access is not suitable. Increase in population will seriously and adversely affect the areas.</li> </ul>	<p>accidents) The proximity of site 2508 to through traffic routes will involve huge cost to make access safe; and the effect will be detrimental to the rural character of the village in the part adjacent to the national park. The other sites do not suffer from this disadvantage.</p>
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### ***Housing Mix and Tenure Issues***

#### **General comments**

- Affordable homes should be spread/integrated across the village
- 19% affordable already present which is higher than district. Concerns at over-density of affordable housing – higher than other areas of Winchester. Concern that Kings Worthy will turn into another Winnall or Stanmore area.
- There is a total lack of affordable housing in the Winchester area that is suitably located for working families - make as much as possible affordable rent/ Hampshire home choice & part buy (40% sounds too small). Therefore support the 50 homes options and that family dwellings are created predominately or if survey can be done quickly build new small homes freeing up 2/3 bedroom properties elsewhere in Winchester.
- No published guidelines for preference to people with Kings Worthy connections.
- Should include some small homes and homes for people of limited finances. Need for more bungalows of a reasonable size to be provided at the right price.
- Should be scope for further expansion of the housing stock as “windfall” cannot be counted on provision for additional space should be considered.

#### Housing Mix and Tenure Issues- Site specific comments

<b>Site</b>	<b>Positive Comments</b>	<b>Concerns raised</b>
<b>365</b>	- seems perfect for those with no children.	<ul style="list-style-type: none"> <li>- Such low-cost “affordable” housing in this exclusive and sought-after rural site would be a travesty, but one that could be avoided if this site is rejected and the alternative site at Hookpit Farm selected.</li> <li>- Site 365 probably not big enough for no. of units requested.</li> </ul>

### ***Design Issues***

#### **General comments**

- Council should seriously consider the design & architecture of any new development & not build cheap looking houses in such a lovely area. Huge impact on existing houses and environment.

- Whichever site it should be sensitively developed with a sense of space, including things like pedestrian walkways, seats, trees, lawns and a sense of scale. Buildings should incorporate features e.g. use of flint.
- Type of housing will be key to enhancing the feel and character of the village.
- Concern poor design will lead to urban sprawl.
- More emphasis on code 5 eco developments.

### Site specific comments

Site	Positive comments	Concerns raised
2506	-	<ul style="list-style-type: none"> <li>• Concerns raised over the design of the new development under construction at Hookpit Farm, and whether further development on this site would be of a similar nature.</li> </ul>

### Comments on rejected sites

The questionnaire provided the opportunity to comment on the sites which had not been shortlisted for consideration. Several respondents wished for site 500 (Land at Woodhams Farm) to be considered as part of development strategy. The comments included:

- This site could be split into 2 areas either side of Woodhams farms.
- Could develop the eastern area of the site
- The overall site (in particular the southern side) should be considered as it's potential is far greater and will provide for the amenities required
- This site has good access in and out of Kings Worthy. The ancient monument seems irrelevant as it is not visible and has does not have real significance. The area is close to local facilities

A few comments were received which suggested that land adjacent to Springvale Road should be included, for reasons including it is not as steep and is close to a main road.

On the other hand, comments were also made which state that the rejected sites should not be taken forward.

### ***Site selection - preferred site to be included in draft Local Plan Part 2***

The site at Lovedon Lane (365) has proven to be the most acceptable to the local community, with the highest average scores in all criteria, with the exception of proximity to facilities and services, which was ranked 6 in overall importance. This conclusion remains when non-questionnaire comments were taken into account and does not appear to be skewed by any 'standard' responses received, or result from a concentration of submissions from specific parts of Kings Worthy.

Given the support for site 365 against almost all the criteria, the ranking given to each of the criteria is not a decisive factor. Nevertheless, the ranking given to the criteria is considered reasonable and the criteria about which there was some confusion (constraints and designations) relate to factual matters which must and have been taken into account anyway. The level of support for alternative (rejected) sites is very limited by comparison and is offset by those supporting their rejection.

The table below sets out an assessment of how site 365 meets the criteria:

Criteria		Sources used to assess criteria
What will be the impact of development on the landscape of the site and the surrounding area?	The Kings Worthy Landscape Sensitivity Assessment classed site 365 as 'most sensitive' in terms of location, effectiveness as a landscape buffer between settlements and proximity to protected sites. It has good quality agricultural land throughout most of the site. The alternative sites were either also 'most sensitive' (3508) or 'highly sensitive' (3506). The landscape impacts of the sites are varied, with 365 and 3508 potentially impacting on the Kings Worthy/Abbots Worthy Gap and site 3506 impacting due to its more elevated position. It is reasonable for the local community to indicate its judgement on these matters and if site 365 is developed these sensitivities need to be addressed.	<a href="#">Kings Worthy Landscape Sensitivity Assessment</a>
Is there good access onto the site?	Site 365 is assessed as having 'good' overall access in WCC's Transport Accessibility Assessment (Sept 2013), but with limited existing infrastructure. The same conclusion is reached for site 3508, with site 3506 described as 'acceptable'. The public consultation ranking of site 365 as best in terms of site access is, therefore, consistent with the technical assessment, subject to the provision of any necessary package of improvements in association with development.	<a href="#">Kings Worthy Transport Site Assessment and Accessibility Map</a>

<p>Is the site adjacent to the existing settlement boundary and well related to the pattern of development?</p>	<p>Site 365 is adjacent to the settlement boundary, as are the alternative sites. New development will be expected to relate to the existing pattern of development and can be designed to do so.</p>	<p>Inset <a href="#">Map 12 - Winchester District Local Plan Review</a></p>
<p>Would the development maintain the generally open and undeveloped nature of the Kings Worthy/Abbots Worthy gap?</p>	<p>Site 365 is within the local gap, as is site 2508. Neither site promotes the development of all of the land within the Gap and site 2506 would not affect the Gap. The proposal put forward for site 365 keeps development to a small part of the overall area and maintains the majority of the Gap part of the site in open use. Any development will need to be sensitive to this designation and ensure that the Gap is protected.</p>	<p>Inset <a href="#">Map 12 - Winchester District Local Plan Review</a></p>
<p>Are there physical constraints on the site e.g. is it in a flood zone?</p>	<p>Sites 365 and 2506 are not subject to any physical constraints. Site 2508 is part of a defined Historic Park and Garden and is subject to a Tree Preservation Order.</p>	<p><a href="#">Kings Worthy Constraints Map</a></p>
<p>Is the site close to Kings Worthy's facilities &amp; services?</p>	<p>Site 365 is assessed as having 'good' accessibility in WCC's Transport Accessibility Assessment (Sept 2013), which also classes site 3508 as 'good' and site 3506 as 'adequate'. The ranking arising from public consultation comes to a very similar conclusion and, although site 3508 is ranked marginally better in accessibility terms, site 365 is one of the best performing sites on this criterion.</p>	<p><a href="#">Kings Worthy Transport Site Assessment and Accessibility Map</a></p>
<p>Are there national or local policy designations on the site e.g. Scheduled Ancient Monuments?</p>	<p>The site lies within the settlement Gap as defined in the Winchester District Local Plan Review (2006), as does site 2508. This is already a separate assessment criterion (see above). Part of site 2506 is currently allocated for open space use in the 2006 Plan. Local Plan Part 2 provides the opportunity to review these designations but it is important that any site allocation helps to secure the protection of the Gap and that adequate open space is achieved.</p>	<p><a href="#">Kings Worthy Constraints Map</a></p>



The conclusions of the public consultation do not indicate any conflict with the 'technical' evidence that has been developed. Whilst there is scope to debate the importance (ranking) attached to particular criteria, site 365 is favoured against all the criteria bar one and no additional criteria have been put forward which should be taken into account at this stage. Site 2508 was preferred in terms of accessibility to facilities, but site 365 scores very nearly as well as this site and both sites perform equally in the technical assessment.

City Council officers and KWPC representatives have considered the results of the consultation, which are conclusively in favour of site 365. They have concluded that it would be consistent with the results of consultation and the technical evidence to allocate this site, but had concerns that the scheme displayed at the exhibitions was not clear about the future of the whole site. This was in contrast to the other sites, where the proposals included housing and open space uses for the whole of the sites.

Therefore, WCC officers and the Parish Council representatives felt it was necessary to clarify with the landowner several issues, including the future of the Gap and what community facilities the site promoters would provide if the site was allocated for development in Local Plan Part 2. The proposal displayed at the exhibitions was not clear about the future of the whole site, with the proposed development area being significantly smaller than the area originally submitted for consideration. Of particular concern was the lack of open space provision to meet the shortfalls in the village and how the future of the remaining settlement Gap would be secured.

Further meetings were held with the landowner and agent after the end of the consultation period to discuss or clarify the following matters:

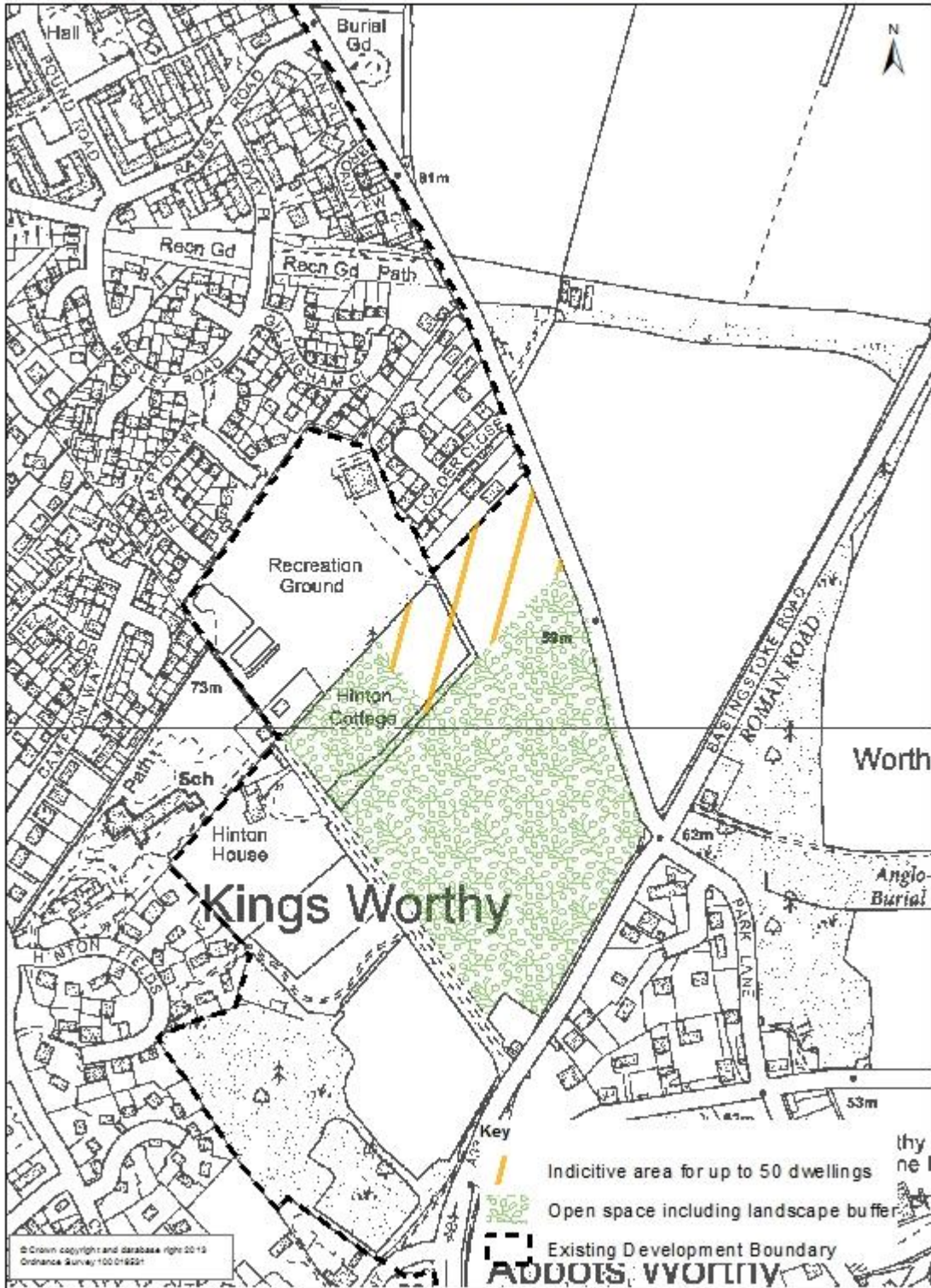
- 1) Site area/ownership – the owner clarified that the whole area shown in Appendix 1 is available for development. There are several landowners, who are all part of the same family and agree on developing the site.
- 2) The treatment of the Local Gap – it is important to retain the open nature of as much of the site as possible in order to maintain the Kings Worthy/Abbots Worthy Gap. The scheme promoted at the exhibitions had 30 dwellings located in the northern part of the site in order to help achieve this. It referred to the remainder of the site being retained as agricultural land, but did not offer any long-term protection for it. In order to ensure further development would not take place on the undeveloped part of the site in the future and to achieve a level of open space provision comparable with other potential sites, the Council representatives and landowners have agreed to a higher number of dwellings in the northern part of the site in return for the dedication of the remainder of the site as open space of various types. This approach will also help to develop a scheme which addresses the landscape sensitivity issues outlined earlier in this report.
- 3) The land which is available for open space - the landowners was asked to consider whether part of the site can be used for open space (including allotments and the provision of sports pitches). Discussions have resulted in the land owners agreeing to a land swap with land at Eversley Park, to secure a site for a higher number of dwellings, with additional open space land on the

remainder of the site, allowing the Parish Council to provide further facilities in the future. This will allow for up to 50 dwellings in the north-western part of the site (the original site proposed for 30 dwellings) with all of the site which is not developed for housing to be dedicated to the Parish Council for open space use. The open space provisions will be subject to further discussion and consultation but are likely to include:

- Replacement sports pitch or pitches
- Allotments and community orchard
- Children's play area
- Informal 'country park' open space to retain the open nature of the Gap

If the Parish Council agree to the inclusion of site 365 in the Local Plan Part 2, the site area which it is recommended be allocated for up to 50 dwellings and open space use is shown on Map 2 below.

Map 2: Lovedon Lane proposed site area



The Local Plan allocation would include:

- Provision for up to 50 dwellings in the north western part of the site, positioned where it is well-related to existing built development and will help to maintain the separation between Kings Worthy and Abbots Worthy.

- Retention of existing landscaping and provision of new to create a new landscaped urban edge, recognising the sensitivity of the site.
- Provision of public open space on the remainder of the site in order to replace existing facilities lost at Eversley Park, improve open space deficiencies, provide for the needs of the development, and secure the long-term retention and management of the Kings Worthy/Abbots Worthy Gap. This is likely to include:
  - Replacement sports pitch(es)
  - Allotments and community orchard
  - Children's play area
  - Informal 'country park' open space

The Councils and site promoter are keen that there should be further involvement with the local community regarding the type of housing and open spaces to be provided, development principles, etc. The intention is that this would take place alongside consultation on the draft Local Plan.

## **Summary/conclusion of the consultation**

The consultation has given a clear steer on which site has the most support amongst the local community. Having considered the planning merits of the sites and the results of the public consultation, WCC officers and the Parish Council representatives believe that the public preference for the Lovedon Lane site (365) is consistent with the technical evidence and should be reflected in the draft Local Plan Part 2, which is due to be published in July. The site as originally proposed did not offer comparable open space to the other options nor secure the protection of the remainder of the site as part of the Kings Worthy – Abbots Worthy Gap. Subsequent discussions with the landowners have enabled a proposal which achieves these, which maintaining those aspects of the proposal which received public support.

## **Next Steps**

WCC will publish a draft Local Plan Part 2 in July 2014. This will include a chapter dedicated to Kings Worthy and, if agreed by the Parish Council, it is proposed that site 365 (land at Lovedon lane) will be allocated for up to 50 homes, landscaping and a variety of types of open space.

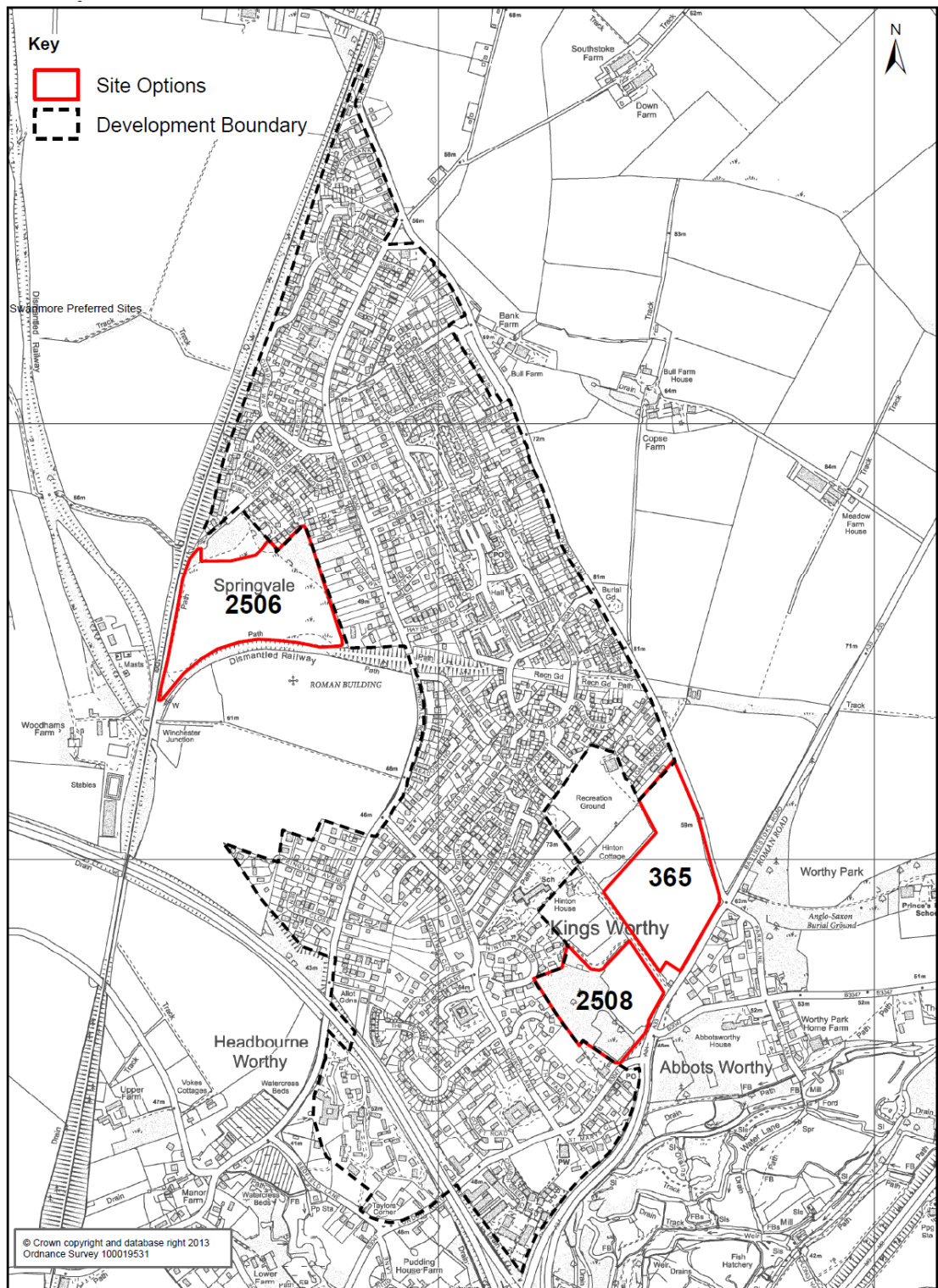
In addition to the Local Plan Part 2 consultation, the local community will have opportunities to discuss specific details of the scheme during 2014, and this will be advertised by Kings Worthy Parish Council, through their website and Facebook page.

## **Recommendation**

That the Parish Council support the approach outlined in this report and support the allocation of site 365 (Land at Lovedon Lane) in Winchester City Council's Draft Local Plan Part 2.



# Appendix 1: - Site Locations



## Appendix 2 - Site promoter exhibition boards ‘ground rules’

Display proposals should include the provision of 25-50 dwellings on part of the site and meet existing planning requirements, as set out in the Winchester District Local Plan Part 1, including:

- The provision of 40% of dwellings as affordable housing (Local Plan policy CP3);
- A mix of dwellings of which a majority are 2-3 bedroom units, possibly including accommodation suitable for the elderly/downsizing (Local Plan policy CP2);
- The effective use of that part of your site which is proposed for housing, at an average density of approximately 30 dwellings per hectare (Local Plan policy CP14);
- The achievement of Code for Sustainable Homes level 5 for energy efficiency and level 4 for water efficiency (Local Plan policy CP11);
- Provision of a children’s plan area (to the standards of a Local Equipped Area for Play – LEAP) – site 2506 only as other sites have good access to very good children’s play facilities at Eversley Park recreation ground (Local Plan policy CP7);
- Provision of measures to ensure adequate access to the site and other physical infrastructure necessary to enable the development of the site (Local Plan policy CP21);
- Provision of development which is appropriate in scale and design and conserves the settlement’s identity, countryside setting, key historic characteristics and local features (Local Plan policy MTRA 2);
- Payment of the Community Infrastructure Levy at a rate of £80 per square metre of residential development (calculated on the gross internal floor area), excluding affordable housing;

It is important that your proposals cover the whole of the site and make clear how the remainder of the site will be used and how this will be secured/managed in the long term. The types of open space provision that are most needed in Kings Worthy are illustrated by the following table:

<b>Type of open space</b>	<b>Standard (2011 pop.)</b>	<b>Existing provision</b>	<b>Surplus / shortfall</b>
1. Allotments	0.86 ha	0.33 ha	<b>– 0.53 ha</b>
2. Equipped Children’s & Young People’s Play Space	2.14 ha	0.32 ha	<b>– 1.82 ha</b>
3. Informal Green Space	3.43 ha	2.63 ha	<b>– 0.8 ha</b>
4. Natural Green Space	4.29 ha	1.63 ha	<b>– 2.66 ha</b>

5. Parks, Sports & Recreation Grounds	3.22 ha (sports) 3.22 ha (parks) [Total: 6.44 ha]	4.08 ha (sports) 0.82 ha (parks) [Total: 4.9 ha]	<b>+ 0.86 ha (sports)</b> <b>- 2.4 ha (parks)</b> <b>[Total: - 1.54 ha]</b>
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You may wish to illustrate how your proposal could help address any shortfalls and should also consider the opportunities to create or improve pedestrian and cycle links (with the village as well as the surrounding countryside).

At this site selection stage it is not necessary to present any detail of site layouts, house designs, etc and your presentation should concentrate on the principles of how your site would be used and managed. It should also relate only to your own site and not refer to competing sites.

Material which does not meet the above requirements will not be displayed and only a plain 'red-line' location plan will be exhibited (or you may withdraw your site if you do not want it to be considered).

To enable all sites to be assessed on a 'level playing field' you should not include the following in your proposals:

- Doctors surgery or community building;
- More than 40% affordable housing.

You may submit 2 display panels of up to A1 size to illustrate your proposals.

## Appendix 3 - Questionnaire



### Winchester District Local Plan Part 2 – Feedback on Site Selection

Local Plan Part 2 needs to plan for an additional site to provide for 25 – 50 homes outside of the current development boundary. The City and Parish Councils want to work with the community to plan for the best site at Kings Worthy. To help us do this, we would like you to score the factors you think are most important in assessing the three shortlisted sites and then to assess the sites against the factors (two of the site owners have produced two options; please enter a score for each of these options).

Further details of the Local Plan Part 2 and the details of site assessment work carried out so far are available to view at: [www.winchester.gov.uk/LPP2sites](http://www.winchester.gov.uk/LPP2sites)

The table overleaf asks you to:

- Provide your opinion of the importance of each of the criteria used in the site assessments. Please give each criterion a score from 7 (very important) to 1 (not important).
- For each of the 3 shortlisted sites, please give a score as to how well each site performs against individual criteria (5 = meets the criteria completely, 1 = does not meet the criteria at all).

#### Please provide your name and address

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Email: \_\_\_\_\_

Would you like to be kept informed of the progress of Local Plan Part 2?

Yes

No

Please complete the questionnaire and return to Kings Worthy Parish Council Offices or email your comments to [kwpc@btconnect.com](mailto:kwpc@btconnect.com). The closing date for comments is **Friday 10 January 2014**.



Criteria	Importance of Criteria Please rank the importance of the criteria from 7 to 1 (7 = most important, 1 = least important)	Site Assessments Please score each site against how well it meets the criteria listed (5 = meets the criteria completely, 1 = does not meet the criteria at all).				
		Site 365 Land off Lovedon Lane/ B'stoke Rd 30 homes	Site 2506 Land off Hookpitt Farm Lane Option 1: 25 homes	Option 2: 50 homes	Site 2508 Land at former Kings Worthy House Preferred Option: 50 homes	Option 2: 50 homes
Is the site adjacent to the existing settlement boundary and well related to the pattern of development?						
Are there physical constraints on the site e.g. is it in a flood zone?						
Are there national or local policy designations on the site e.g. Scheduled Ancient Monuments?						
Is the site close to Kings Worthy's facilities & services?						
Is there good access onto the site?						
What will be the impact of development on the landscape of the site and the surrounding area?						
Would the development maintain the generally open and undeveloped nature of the Kings Worthy/Abbots Worthy gap?						

**Are there any further criteria you consider important?** (*cont on a separate sheet if necessary*)

**Do you have any further comments to make (including on the rejected sites)?** (*cont on a separate sheet if necessary*)

## Appendix 4: - Exhibition Boards

# Winchester District Local Plan - Part 2 Kings Worthy - Site Allocation Consultation

### Introduction

Winchester City Council's Local Plan will set planning policies and allocate land for future developments. It is being written in two parts. Part 1 was adopted in March 2013. This sets out the key planning policies for the District for the period 2011 - 2031.

For the settlement of Kings Worthy this means a requirement for 250 dwellings to be built in the village, as well as providing for other development needs identified by a range of organisations including the City and County Councils, parish councils and infrastructure providers.

We are now writing Local Plan Part 2 which will show in detail how the policies in Local Plan Part 1 will be implemented, including allocating the necessary sites.

### What do we mean by 'Kings Worthy settlement'?

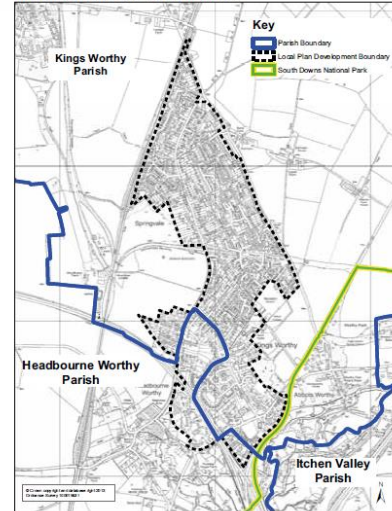
In the Local Plan, the village of Kings Worthy includes areas in both the Kings Worthy and Headbourne Worthy parishes. The black line on Map 1 defines the Kings Worthy settlement current development boundary.

### Why do we need to build on greenfield land?

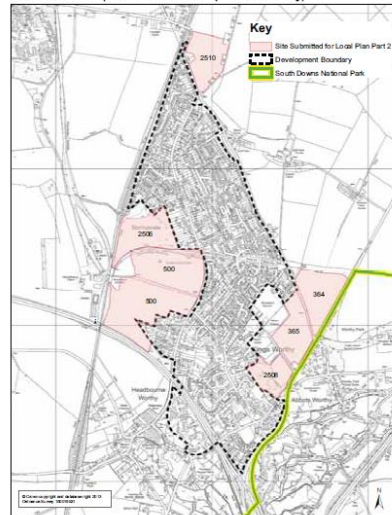
Since the plan period started in 2011, a significant amount of the 250 dwellings planned for have already been provided or are planned. Account has been taken of homes built since 2011, planning permissions still to be started/finished, windfall potential and other areas in the village which have been identified as having potential for development.

This means we propose to plan for an additional 25 – 50 dwellings on a site outside of the existing settlement boundary.

Map 1: Parish and Development Boundaries



Map 2: Sites considered for Local Plan Part 2 (outside of the development boundary)



### How are we deciding which site to develop?

Every year WCC publish the 'Strategic Housing Land Availability Assessment' (SHLAA) which shows land being promoted for housing development. We have looked at the sites in the SHLAA, together with additional sites submitted earlier this year in a 'Call for sites' exercise.

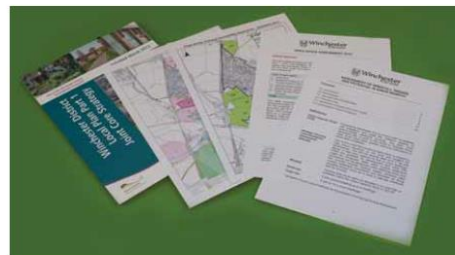
All the sites submitted outside the settlement boundary are shown in pink on map 2. These are the 'available' sites, which have been assessed for the housing and other uses needed.

### Narrowing the options

As several sites were promoted for housing development, Winchester City Council, together with both Kings Worthy and Headbourne Worthy Parish Councils have considered the merits of each site.

The issues considered included:

- Is the site adjacent to the existing settlement boundary and well related to the pattern of development?
- Are there physical constraints on the site e.g. is it in a flood zone?
- Are there national or local policy designations on the site e.g. Scheduled Ancient Monuments
- Is the site close to Kings Worthy's facilities & services?
- Is there good access onto the site?
- What will be the impact of development on the landscape of the site and the surrounding area?
- Would development maintain the generally open and undeveloped nature of the Kings Worthy/ Abbots Worthy gap?



The above maps and documents are a sample of the assessments. Full details can be viewed at [www.winchester.gov.uk/LPP2/sites](http://www.winchester.gov.uk/LPP2/sites)

As a result of assessing the sites, 3 sites were excluded and 3 shortlisted.

## Site Options

The shortlist of sites are shown in Map 3:

- 365 – Land off Lovedon Lane/Basingstoke Road
- 2506 – Land off Hookpit Farm Lane
- 2508 – Land at former Kings Worthy House

As the 3 potential sites all have positive points and could all meet the criteria to be included in the Local Plan, we would value your comments on the merits each site.

## Site Owners' Displays

Each site owner has been asked to show how their site would meet the requirements set out in the Local Plan Part 1 and also the development needs identified by the City and Parish Councils. As each of the sites is larger than needed for 25 – 50 dwellings we have asked them to show how the rest of the site could be used. This includes:

- 25 – 50 dwellings, 40% of which should be affordable housing
- A mix of dwellings of which a majority are 2-3 bedroom units, possibly including accommodation suitable for the elderly/downsizing
- An average density of approximately 30 dwellings per hectare
- Provision of measures to ensure adequate access to the site and other physical infrastructure necessary to enable the development of the site
- Ensure development which is appropriate in scale and design and conserves the settlement's identity, countryside setting, key historic characteristics and local features
- Possible open space uses. (For site 2506; Provision of a children's play area as the other sites have good access to children's play facilities at Eversley Park recreation ground)

We asked site owners not to provide detailed layouts as this consultation is about the site that should be allocated, not the details of a scheme.

## Sites excluded:

### Site 364 - Land off Lovedon Lane

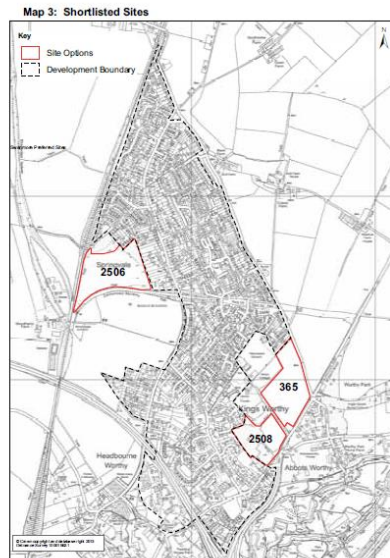
- Lovedon Lane forms a clear settlement edge and development to the east would be poorly related to the pattern of development
- Site too large for the number of dwellings required within it with no obvious subdivision
- Sensitive in landscape terms

### Site 500 - Land at Woodlands Farm

- Sensitive in landscape terms
- Site too large for the number of dwellings required within it with no obvious subdivision
- Impact on the Scheduled Ancient Monument

### Site 2510 - Land at Down Farm, Lovedon Lane

- Remote from facilities and services
- Poorly related to the pattern of development



## Feedback/How to comment

Please complete the questionnaire and return to Kings Worthy Parish Council Offices or email your comments to [kwpc@btconnect.com](mailto:kwpc@btconnect.com). The closing date for comments is Friday 10 January 2014.

Failure to plan for further development is **not** an option. If Winchester City Council does not plan for development, we will have to allow planning applications irrespective of whether they are the best sites or not for the village. The City and Parish Councils want to work with the community to plan for the best site and will discourage site owners from making early planning applications (although we cannot prevent this).

This is **not** a vote for your favourite site; we would like to know which factors you think are most important in assessing the sites and how they perform against them

## What happens next

Following this consultation, the Parish Councils and Winchester City Council will decide which site should be allocated in the Local Plan Part 2

The site selected will be included in the draft Local Plan Part 2 which will be published in summer 2014. You will have an opportunity to make formal comments to Winchester City Council at this time. A further version of the plan will be published in early 2015 followed by a public examination by a Planning Inspector during the summer of 2015.

The final Plan will be adopted in December 2015.



# Site 356 Land off Lovedon Lane/Basingstoke Road

## Lovedon Lane



### Introduction

Hab Housing is working with Sarah Gray, a representative of a local farming family, to consider the potential of Site 356 – Lovedon Lane to meet Kings Worthy's requirement for new homes.

The site is farmed by Grace's Farm, which owns some 444 hectares of land in the local area. The proposed development area is approximately 1 hectare of Grade 3 Agricultural Land out of a field of 6.8 hectares. The remainder of the field is viable for continuing agricultural use.

Hab Housing was established by Kevin McCloud in 2007 with the aim of delivering places and homes that respect the local context and biodiversity; are strongly rooted in history and the community; and are sustainable, beautiful and a joy to live in. Hab is committed to working closely with local communities and with the very best consultants and architects.

### Great Connectivity and Minimum Traffic Impact

The site is the top (north-eastern) corner of an agricultural field at the south eastern edge of Kings Worthy. Rectangular in shape, it is bounded by Lovedon Lane to the east, a bungalow and garden to the north, by a public football pitch to the west and the rest of the arable field to the south. Vehicular access to the site would be from Lovedon Lane.

The site is well connected to pedestrian and cycle routes and is within easy walking distance of the local primary school, bus stops, the doctor's surgery and open space. A link would be created through to the footpath network at the north-west of the site, whilst a cycle route would be created along the top of the field to link to Hinton House Drive.

Most car movement from the site would be to and from the junction with the A33 Basingstoke Road to the south, thereby avoiding significant traffic movement through the village.

### Housing to suit the local need

The Local Plan recommends a density of 30 dwellings per hectare. Since the part of the site being proposed is approximately one hectare, we envisage a development of around 30 homes ranging from 1-bed flats to generous four-bedroom houses. The mix of tenure and size would be determined in consultation with the Parish Council, Local Authority and the community. Importantly Hab believes that we should build the houses that people want, not just standard house types that are usually imposed on a village. Hab is a key player in the emerging custom-build revolution and we aim to identify and meet the requirements of local people which could include:

- self-build plots
- customised layouts
- self-finish opportunities
- homes suitable for older people

40% of the homes will be Affordable. A self-build or self-finish approach could make the market homes more affordable by allowing the owners to carry out work themselves at their own pace.

### Great Design

Hab is renowned for working with the very best architects and delivering great quality design. Whilst we build modern homes, we are keen to ensure that they are respectful of, and informed by the wider architectural language of the village. Whilst there are suburban elements, Kings Worthy has a rural character which we would emphasise.

We suggest that the rural nature of the site lends itself to natural materials that are environmentally friendly and, where possible, are locally sourced, recycled or reclaimed.

We could build on Kings Worthy's tradition of art in the public realm. We like the idea of using the flint stones from the field to create a mosaic to add to the village's collection.

### Sustainable Development

This site offers a great opportunity to deliver a highly sustainable development. Hab designs and builds in line with One Planet Living principles. We aim to reduce the negative impacts of our schemes in both construction and use. A core focus is on reducing the need for energy through a fabric first approach, which means constructing the houses with good insulation and air-tightness to minimise heat-loss and using south-facing windows to take advantage of energy from the sun. The excellent southerly aspect of this site also gives great potential for energy generation by using photovoltaic and solar thermal technologies.

The dwellings would be designed to Code for Sustainable Homes Level 5 for energy efficiency and level 4 for water efficiency. Water use would be reduced through the inclusion of efficient fittings throughout. Rainwater could be captured for use in gardens and allotments using rainwater butts and storage tanks.



Site analysis diagram (site shaded yellow) showing the path of the sea throughout the day, views and links to footpaths



Aerial photo of Kings Worthy and Abbots Worthy with site outlined in red



View south from site towards A33 with Abbots Worthy beyond and Lovedon Lane on left. (Site area shaded yellow)



View of site from southeast with existing housing beyond. (Site area shaded yellow)



Examples of local architecture, building materials and landscape features



Wild veges of native planting on Weoley Road



Large deciduous native trees and hedges along field boundaries



Hedges made up of native species





## Central Green, New Allotments and Better Ecology

This site offers an opportunity to provide some great shared spaces, new growing spaces and enhanced biodiversity. Hab believes that high-quality landscaping and public spaces are vital to the creation of successful communities.

This site is already well served by playgrounds, sports facilities and public space. Hence we would propose that the provision of shared amenity space focuses on two key areas:

- the provision of allotments, possibly shared kitchen gardens and fruit trees - great for health and happiness and important to compensate for the lost agricultural use.
- the provision of a clearly defined village green - a physical and symbolic heart for the community. The road would be designed as an integral part of the public realm with permeable surfaces, high-quality finishes and low traffic speeds (below 20 mph).

The site's biodiversity has been radically affected by years of intensive arable farming, offering a prime opportunity to improve its ecological richness. The landscaping would be designed to encourage insects and bird life.

Whilst it will be necessary to remove a small section of the hedgerow boundary to Lovedon Lane in order to access the site, the vast majority of the hedge and the one significant tree will be retained. The development of this site should not entail cutting down any existing trees, whilst many new locally sourced indigenous species will be planted adding to the leafy, secluded character of the village.

## An Enduring Place

At Lovedon Lane, we have an opportunity to create a small but very special addition to Kings Worthy. This highly appropriate location, combined with excellent design, can make a great place where the community can thrive and people can live happy and healthy lives.

We want a place that works well and looks great in 50 and 100 years, not just when the last house is sold. Residents will be empowered and encouraged through a community management organization to manage and look after their scheme.

We hope to have the opportunity to work with the residents of Kings Worthy to provide housing to meet your needs in a place that we can all be proud of.



Kitchen garden at Hab's Triangle development in Swindon - the pump allows harvested rainwater to be used for watering plants.



Village green at Hab's Triangle development in Swindon



The site's location offers the potential to create a new addition to the Mosaic maender within the public realm



Examples of modern house housing suited to a row setting or the needs of older people. Near Allington's three village houses (The Sun, Middle Sun, Sun 1912) in Hoxtonham, Buckinghamshire designed and built in the 1930s (left & middle) and The Ryde in Hoxtonham, Buckinghamshire, designed by David Randall and Peter Newell, completed in 1989 (right & bottom)



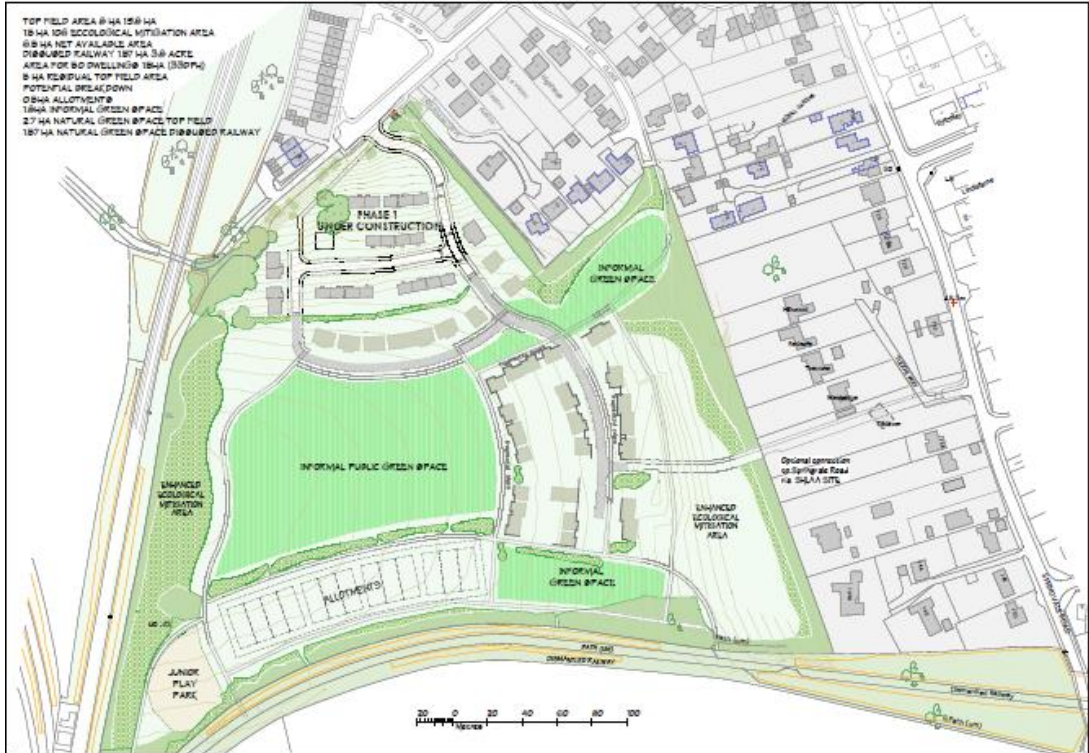
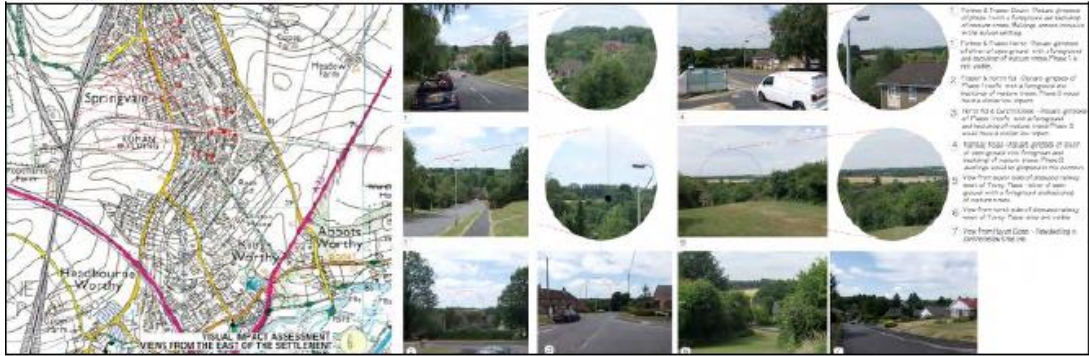
# Site 2506 Land off Hookpit Farm Lane



## SHLAA SITE 2506 - LAND OFF HOOKPIT FARM LANE OPTION 1 circa 25 DWELLINGS







**SHLAA SITE 2506 - LAND OFF HOOKPIT FARM LANE**  
**OPTION 2 circa 50 DWELLINGS**



## Site 2508 Land at former Kings Worthy House

### Kings Worthy House development site opportunity Preferred option

All plans are illustrative only. Plans should only be used for discussion purposes. Plans are subject to detailed survey and highway information

#### What can the site deliver?

- Up to 50 homes at 30 dwellings per hectare
- Approximately 1.65 hectares (4 acres) of housing land
- Up to 40% affordable housing
- Mix of house types and tenure
- Approximately 3 hectares (7.4 acres) of green space, which could include:
  - Allotments
  - Informal green space
  - Natural green space
  - Park land
- Retention of local gap

#### Key

- Landscape
- Heritage
- Pedestrian / cycle connections
- ➔ Primary vehicle access
- ➔ Potential alternative vehicle access
- Existing bus stop

- 1 Estate style landscaping together with retention of the existing mature trees will provide a verdant and attractive residential environment
- 2 Pedestrian connections to London Road and Kings Worthy Post Office
- 3 The historic site of Kings Worthy House provides the opportunity for a landmark residential building
- 4 The mature site boundary trees are retained
- 5 Recreation trails provide circular walking / jogging routes to promote a healthy and active lifestyle
- 6 Potential for natural play area, encouraging imaginative play
- 7 Retain and reinstata the avenue drive way - this could be partially pedestrian only
- 8 Development set back from the A33, with additional planting to retain rural character
- 9 Low density edge set back from the southern site boundary adjacent to the A33
- 10 Access to the public right of way will be provided from the development directly linking to Eversley Park recreation ground



Lush landscape



Village character



Quality homes



Imaginative play



Enhanced local wildlife



Well connected

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# Kings Worthy House development site opportunity Option 2

All plans are illustrative only. Plans should only be used for discussion purposes. Plans are subject to detailed survey and highway information

### What can the site deliver?

- Up to 50 homes at 30 dwellings per hectare
- Approximately 1.85 hectares (4 acres) of housing land
- Up to 40% affordable housing
- Mix of house types and tenure
- Approximately 3 hectares (7.4 acres) of green space, which could include:
  - Allotments
  - Informal green space
  - Natural green space
  - Park land
- Retention of scrub woodland

### Key

- Landscape
- Heritage
- Pedestrian / cycle connections
- ➔ Primary vehicle access
- ➔ Potential alternative vehicle access
- Existing bus stop

- 1 Estate style landscaping together with retention of the existing mature trees will provide a verdant and attractive residential environment
- 2 Pedestrian connections to London Road and Kings Worthy Post Office
- 3 The historic site of Kings Worthy House provides the opportunity for a landmark residential building
- 4 The majority of the wooded areas are retained
- 5 Recreation trails provide circular walking / jogging routes to promote a healthy and active lifestyle
- 6 Potential for woodland play area encouraging imaginative play could be included
- 7 Retain and reinstate the avenue drive way - this could be partially pedestrian only
- 8 Development set back from the A33, with additional planting to retain rural character
- 9 Low density edge set back from the site boundary responds to the rural edge
- 10 Access to the public right of way will be provided from the development directly linking to Eversley Park recreation ground

New allotments

Public art opportunities

Woodland walks

Promote healthy lifestyles

Enhanced biodiversity

Well connected

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