

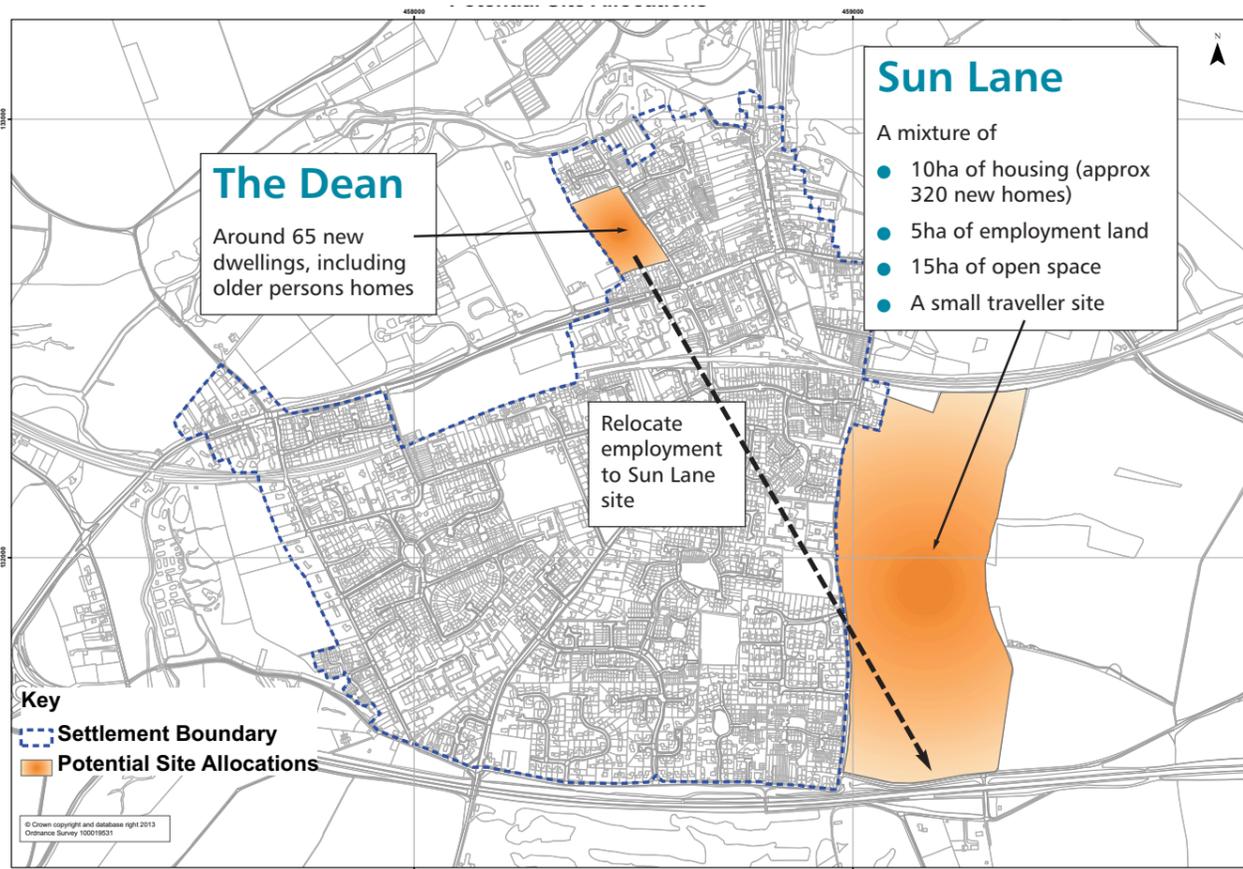
Winchester District Local Plan - Part 2

The Proposed Strategy

The City and Town Councils have concluded that the best way to provide for most of the needs identified is to develop a large mixed-use site east of Sun Lane. This site can provide the majority of the housing needed. Large areas of open space can be provided on parts of the site which are not suitable for development because of their landscape sensitivity.

The southern part of the site is the only area that would be suitable for employment development, including accommodating the employment uses which wish to move out of The Dean. It can be served by a new access onto the A31 (Alresford Bypass) whereas any other available sites would continue to generate HGV traffic within and through the town. It can also accommodate businesses wishing to move from The Dean, vacating land which can be redeveloped at higher densities for housing, including sheltered and elderly care.

Map 2 The Proposed Strategy



Sun Lane Proposals

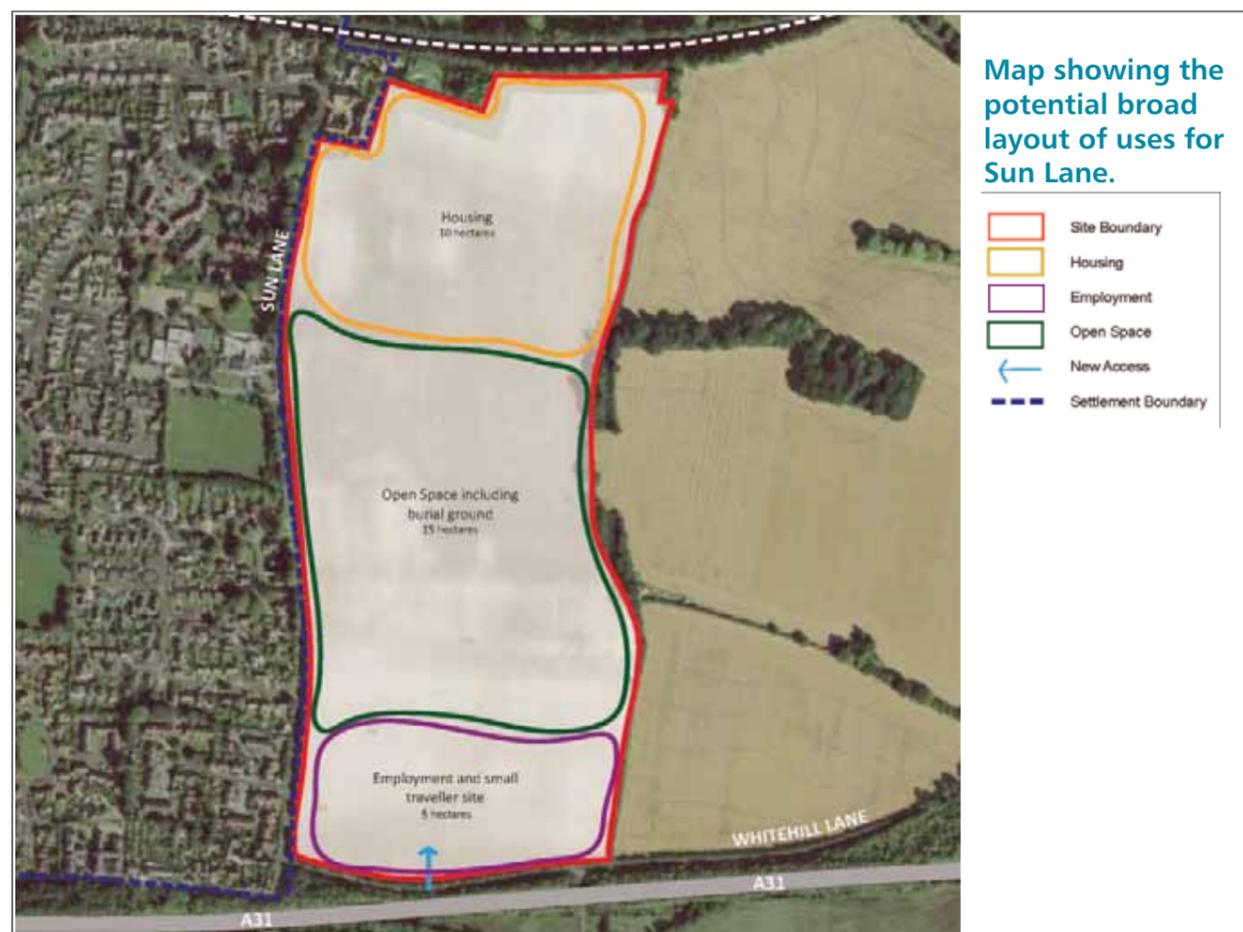
Housing: Approximately 320 homes to be provided on the northern part of the site. The site is large enough to ensure a good mix of housing to meet a variety of needs, including 40% affordable housing.

Open Space: The sensitive landscape in the centre of the site is too prominent for buildings. Therefore, this area will be left as public open space and has capacity for various types of space, from informal and natural green space to tennis courts. A burial ground of 0.5ha will be provided but the type of burial ground is still to be decided.

Employment land: Will be allocated at the south of the site. This will mean it is close to the new access to the A31 and is also allocated on the 'least sensitive' area in landscape terms. Commercial uses near to existing houses on Sun Lane would incorporate a buffer and will be compatible with housing (e.g. research & development, light industry). These will help to separate any general industry or warehousing. A small area is planned to help meet the Local Plan Part 1 requirement to provide for gypsy and traveller needs. This would be to the east of the site, separated from housing on Sun Lane but still accessible to local facilities and services.

Access to the site: To deliver this site, a new access will need to be created from the A31. The exact location and layout of this is still to be determined, following recent detailed traffic surveys. There are various options for other means of access, traffic calming, access restrictions or other detailed measures which will need to be investigated further for example, restrictions at the northern end of Sun Lane, a dropping off/picking up point close to the School, a new access road through the site or possible linkages to Bishops Sutton Road.

Map 3 The potential broad layout of uses for Sun Lane



New Alresford
Town Council



Winchester
City Council