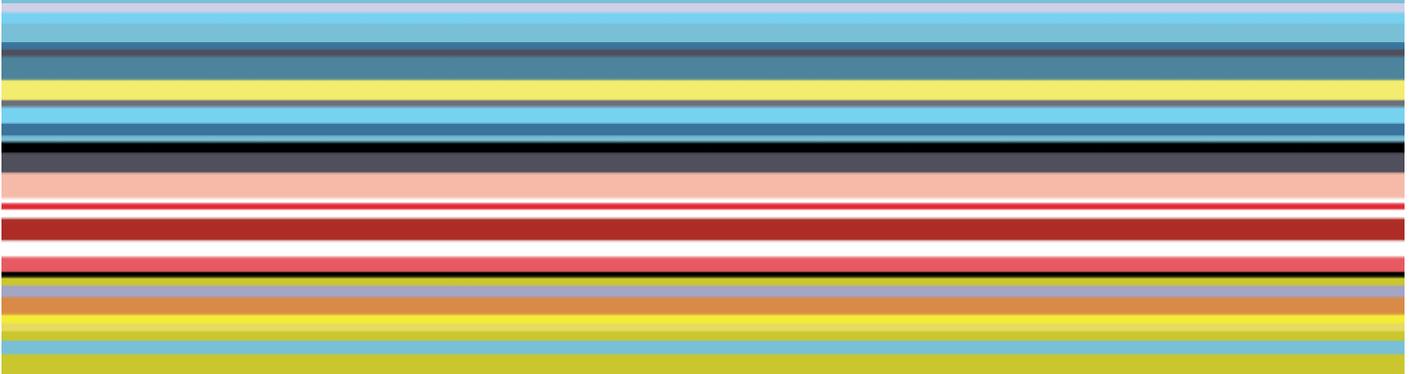


# Stanmore Planning Framework

**Final Report**

**July 2013**





# CONTENTS

01 Introduction

02 Stanmore Present

03 Stanmore Future

04 Stanmore Planning Framework

05 Key Projects

06 Delivering the Stanmore Planning Framework

APPENDIX ONE Planning Policy Background and Evidence Base

APPENDIX TWO Summary of Baseline Consultation

APPENDIX THREE Consultation Report

# 1. Introduction

Broadway Malyan has been commissioned by Winchester City Council (WCC), working in partnership with Hampshire County Council and Stanmore Combined, to prepare a long term Planning Framework for Stanmore spanning 10 to 15 years.

The Planning Framework is the first of its kind for Winchester, drawing on close working with the community to provide a deliverable portfolio of projects within a spatial plan.

This masterplanning approach has enabled known social and environmental issues to be mapped out and overlaid with new opportunities for growth and renewal, which are in turn packaged into deliverable projects.

The aims of the study are to:

- Reflect community priorities for change
- Determine the interventions needed to improve the quality of life
- Consider a range of themes and issues, including housing, highways, green spaces and community facilities
- Set out a deliverable portfolio of projects to guide regeneration and growth

The plan will also form part of the evidence base for the City Council's Local Plan Part 2 – Development Management & Allocations document by identifying potential development sites.

Stanmore is a neighbourhood in the south west of Winchester City around 2km from the city centre, home to around 4,000 residents and 1,600 homes.



Figure 1.1: Wider Context Plan



Figure 1.2: Study Boundary

The majority of the houses were constructed in inter war and post war periods as social housing. Parts of Stanmore have received accolades for the quality of layout, representing a typical garden city plan.

Stanmore faces a number of challenges, as identified by residents, including relative deprivation, antisocial behaviour, parking congestion and the need for new community facilities and better open spaces.

This document sets out a new approach for Stanmore, building on community key issues and priorities identified through a consultation process, to consider and prioritise real opportunities for change and betterment of the neighbourhood.

Consultation has been a central part of the development of the Planning Framework, involving a range of organisations and residents who have helped to shape and refine the plan for change. These stakeholders will also be a key part of delivering the planned actions and interventions set out in the document.

## Approach

A large amount of background information has been established through previous consultation in Stanmore and via the City Council's planning policy evidence base, which has

been drawn upon in developing the Planning Framework, supplemented by further primary studies and consultation undertaken by the Broadway Malyan team alongside the District Council and other partners.

The Study has been approached in a number of stages:

- Review of background information and progression of initial studies and stakeholder consultation (late 2012);
- Completion of the Baseline Report and draft Planning Framework (early 2013);
- Second stage of community consultation on draft Planning Framework (March / April 2013); and
- Final Stanmore Planning Framework (June 2013).

The key elements of the approach established through the study are:

**Delivering Housing Growth and Renewing the Built Environment:** Delivering new affordable homes to meet local housing need.

**Community and Community Facilities:** Enhancing the community facility offer to support residents and provide more activities for young people.

**Public Open Space and Public Realm:** Improving green spaces and play facilities as part of a wider investment programme.

**Connections, Transport and Parking:** Promoting and facilitating sustainable transport, walking, cycling and public transport, whilst improving traffic safety and tackling parking issues.

## Outline of the document

This document provides a blueprint for creating a more sustainable community in Stanmore and enhancing the quality of life for its residents. The remainder of the report is set out in the following way:

### Section 2: Stanmore Present

provides an overarching analysis of the challenges and opportunities facing the area.

### Section 3: Stanmore Future

summarises the priorities of local people and businesses and examines the key issues affecting the area.

**Section 4: Stanmore Planning Framework Strategy** establishes the vision, objectives and spatial strategy for Stanmore.

**Section 5: Key Projects** outlines the key projects which will help to transform the area.

**Section 6: Delivering the Stanmore Planning Framework** outlines an overall approach to the delivery of the plan and sets out actions to take forward projects.

# 2.

# Stanmore Present



# 2. Stanmore Present

## Planning policy and regeneration context

### 2.1 Introduction

This section of the report establishes the planning and regeneration context for the study area. Key messages are summarised below with a detailed policy review appended to this document.



### 2.2 National Planning Policy Framework 2012

The National Planning Policy Framework (NPPF) came into effect in March 2012. The NPPF promotes a presumption in favour of sustainable development. Sustainable development is defined as having three dimensions: social, economic and environmental. The planning system should therefore support each of these roles, contributing to a competitive economy, supporting

strong communities and protecting the environment.

### 2.3 Local Plan Part 1 - Joint Core Strategy (adopted 2013)

The Local Plan Part 1 – Joint Core Strategy (adopted 2013) identifies a spatial vision for Winchester Town being:

“To ensure the Town retains its desirability and prosperity by providing the development necessary to meet the needs of the whole community, ensuring that the local economy thrives on its strengths in higher education, creative and media industries, and other knowledge-based activities, and respecting the town’s special heritage and setting”.

In order to achieve the vision the following steps need to be undertaken:

- reduce commuting;
- provide open space and recreational provision to address future requirements and existing deficiencies;
- ensure that the impact of new development on both physical and community infrastructure is managed and where necessary new or improved facilities are provided; and
- provide for 4,000 homes with a range of house types and tenures.

The Core Strategy sets a requirement of 4,000 homes for the 2011-2031 period, of which 2,000 are to be delivered at Barton Farm and a further 2,000 within, or in areas adjoining, the Winchester urban area. Affordable housing should be delivered at a minimum rate of 40% on sites within the Winchester urban area. In terms of open space, sport and recreation, the strategy provides for a presumption against the loss of any open space, sports or recreation facility except where it can be demonstrated that alternative facilities will be provided and that these are at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality or the benefit of the development to the community outweighs the harm caused by the loss of the facility.

In addition to the Core Strategy, which is the overarching document of the Local Development Framework, the Council will also prepare a second planning policy document. This is the Development Management and Allocations DPD (Local Plan Part 2). It will incorporate both detailed development management style policies and will also allocate (non-strategic) sites to meet the needs of retail, housing, employment, community, leisure and transport.

## 2.4 Local Development Framework Evidence Base

The Local Development Framework includes a range of studies that have been completed as part of the evidence base.

The WCC Open Space, Sports and Recreation Study (2008) provides updated space standards for the District. Shortfalls are identified for play space, informal green space and recreation. More specifically, Stanmore is found to be deficient in informal and natural green space.

The Playing Pitch Strategy element of the Study reports that there is a citywide current and future forecast under supply of junior football pitches across peak times in Winchester. In terms of built sports facilities, King's School, on the border of Stanmore, is highlighted as being used extensively by local clubs and the Winchester community and reportedly having possibly the best standard of facilities in the City.

The Winchester Open Space Strategy (2012) sets out an aim to achieve a distribution of NEAPs (neighbourhood equipped areas for play) with multi sports areas, the one at Somer's Close in Stanmore being in the first two to have been completed.

The Winchester District Strategic Housing Land Availability Assessment 2012 identifies land for development of 252 units between 2012-2027. Considerable further land will be needed to meet Core Strategy targets and sites will be identified in the Local Plan Part 2.

The Winchester Strategic Housing Market Assessment and Housing Need Assessment Update 2012 establishes the District's annual affordable housing requirement identifying an annual shortfall of 371 units needed to address the backlog of housing need, if this is to be cleared over the next five years. If the City Council aims to deal with the affordable housing shortfall over a longer period (10-15 years) consistent levels of affordable housing delivery will need to be maintained of around 100 new homes per annum. Based on housing need by size it is suggested that Winchester aims for:

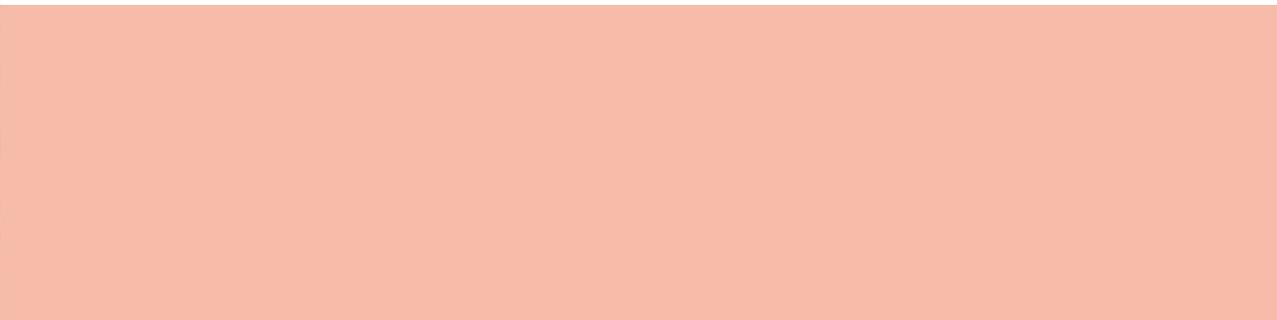
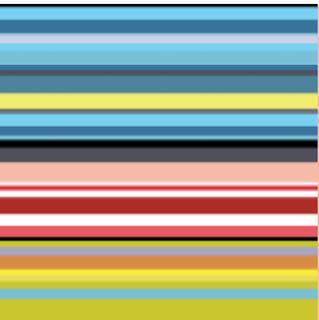
- Up to 20% 1 bed properties.
- Around 20-40% 2 bed properties.
- Around 50% 3 bed or larger properties.

A number of planning policy evidence base documents consider the physical environment, notably Winchester City and its Setting (1998) and the Integrated Townscape and Landscape Assessment (2010).

Together these documents consider the key landscape and townscape features of the city, covering Stanmore and adjacent areas including the countryside to the south and west. The defining feature of the city is noted as its topography. In the south west, containing Stanmore, chalk downland runs from Oliver's Battery into the City Centre. Views from west Stanmore cross the river valley and reach St Catherine's Hill and the Eastern Downs. To the south of Stanmore, Oliver's Battery provides open chalk and clay downs with Compton Down on arable and pasture downland.

The Integrated Townscape and Landscape Assessment identifies the following features for the Stanmore area:

- Large medium-grain housing estate of the immediate-post-war period reflecting much of the spirit of the Garden Suburbs ethos in its layout.
- Stanmore Lane and Battery Hill travel across a spur of land which is steeply inclined, generating spectacular views.
- Buildings lines are consistent to streets and areas of open space but are occasionally staggered.
- Two-storey houses throughout and no use of roofspace for additional accommodation (due to limited headroom and pitch of roof).
- Good provision of small, medium-sized and large green



public open spaces but limited provision of trees.

- On-street parking throughout, lack of street trees, some loss of front gardens, wide grass verges in places.

## 2.5 Relevant Planning applications

There are several relevant planning applications which affect the study area:

Pitt Manor - 10/00122/OUT: The Pitt Manor site lies just to the west of Stanmore and is likely to affect demand for facilities within the neighbourhood alongside possible traffic impacts. The outline application was initially refused by the City Council, however the development was permitted by the inspector at appeal in Jan 2012. The

development proposal is for 200 residential units with open space (40% of units will be affordable), and a 1 hectare Park and Ride site (200 spaces). Financial contributions will be made to education, open space, play and sports facilities.

Cromwell Road - 12/01634/FUL: Development has been permitted for the demolition of 2 houses and erection of 9 dwellings at Cromwell Road on a former allotment site. The development is being facilitated by the Council. The homes will be affordable and managed by Radion Housing Association.

New Queens Head - 11/01210/FUL / 11/01214/FUL: These two applications were received in May 2011. They sought a foodstore and child care nursery on the New Queens

Head site along with 14 dwellings (2/3 bed). The applications were refused by the Council. The applicant appealed but was dismissed in May 2012, primarily due to view that development would cause unacceptable harm to the character and appearance of the area, including impact on open space.

New Queens Head - 12/01333/FUL / 12/01334/FUL: Applications received in June 2012 and refused in September. Residential development for the erection of 11 market dwellings and 3 affordable dwellings along with a new food store. Refused on consideration of over development of the site, use of area protected from development and lack of an legal mechanism linking applications.



The Valley



Cromwell Road Recreation Ground

## Planning Policy and Regeneration Context Key Issues:

- Significant housing growth for Winchester City, with sites for 2,000 homes to be provided for in the forthcoming Development Management and Allocations DPD.
- Opportunity for the Stanmore Planning Framework to inform the Development Management and Allocations DPD.
- NPPF promotes a presumption in favour of sustainable development.
- Gap in sports provision in the City, particularly junior football pitches.
- Considerable affordable housing requirement, between 100 and 371 homes per year across the district, depending on timescale to reduce backlog.
- Housing need for 50% of affordable homes to be 3 bed or larger properties.
- Former allotment site being brought forward for development by the Council.
- Outline planning permission granted for 200 homes at Pitt Manor, to the west of Stanmore, possible scope for Stanmore Planning Framework to identify projects that financial contributions could be used for.
- Two sets of refused applications for foodstore / residential development on the former New Queens Head pub site.



Lower Stanmore - Cromwell Road



Cromwell Road Local Shops

## Community and Regeneration Initiatives and Strategies

Stanmore has been the subject of past community initiatives which need to be considered along with a number of current and recent plans, reports and strategies relevant to understanding the context for the Stanmore Planning Framework.

### 2.6 The Stanmore Community Project

The Stanmore Community Project operated from 1990 – 1999 and was based at the Carroll Centre when it opened in 1993. The Stanmore Community Project gave much support to the development of the Carroll Centre and through its opening and early stages.

The Stanmore Community Project was operating out of 11 Wykeham Place, until the Carroll Centre was built. Community activities run at Wykeham Place included the Toy Library, Chat Aways and the Basic Learning Group.

### 2.7 Groups and organisations currently operating in Stanmore

There are a wide range of statutory, voluntary, resident and community groups operating in Stanmore, including:

- **The Carroll Centre** – charitable organisation responsible for managing the Carroll Centre which provides a range of important community services.
- **St Luke's Church of England** – Christian Church based on Battery Hill.
- **Stanmore Combined** - made up of representatives of various local organisations, developing practical solutions to issues raised within the community and in so doing, improve the quality of life for residents.
- **Home Start** – providing help to parents with at least one child under five years old.
- **Winchester University** – represented on Stanmore Combined, with known high numbers of university students residing in Stanmore.
- **Stanmore Community Association** – local residents working to improve the area, also manage the Community Centre.
- **Winchester Family Church** – part of New Frontiers, Stanmore Lane.
- **North Stanmore Resident's Association** – representing residents in North Stanmore (The Valley).
- **Winchester Area Community Action** – The Council for Voluntary Service supporting voluntary and community activity in the Winchester District.
- **Neighbourhood Watch** – currently only one Stanmore representative.
- **A2 Dominion** – Housing Association managing 120 properties in Stanmore.
- **Scout Association** – managing the Scout Hut at Somer's Close.
- **Hampshire Constabulary** – local police.
- **Hampshire County Council & Winchester City Council** – statutory authorities for the areas.
- **Stanmore Primary School** (within Stanmore) **and King's Secondary School and St Peter's Roman Catholic Primary School** (on the Stanmore borders).

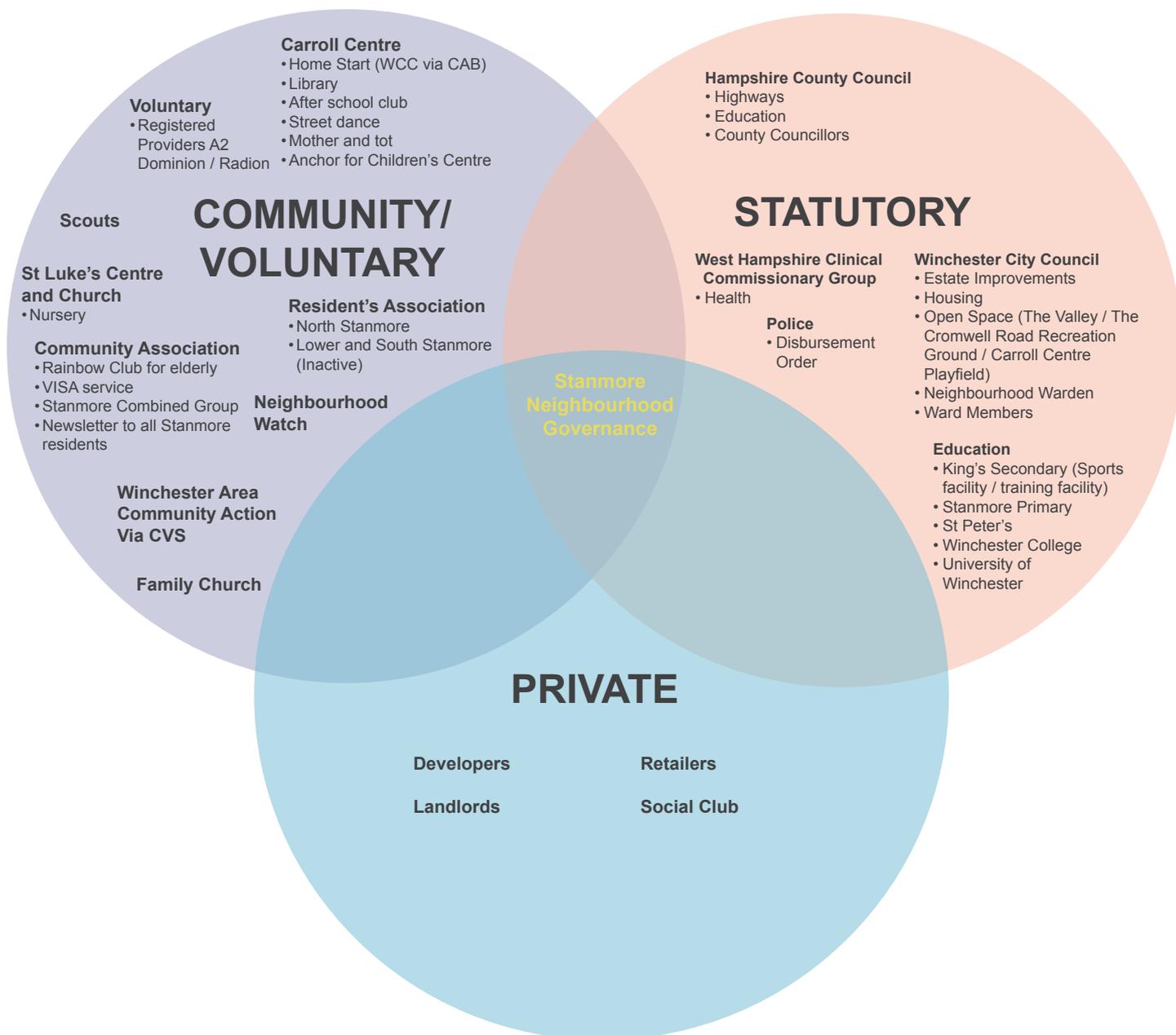
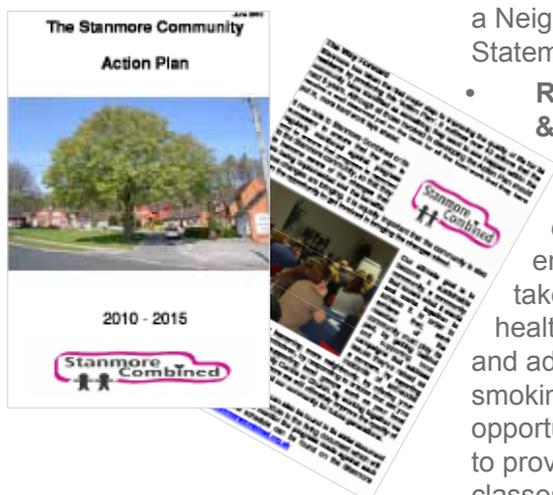


Figure 2.1: Key Organisations Operating in Stanmore

## 2.8 The Stanmore Community Action Plan June 2010

The development of the Stanmore Community Action Plan was led by Stanmore Combined and involved extensive consultation over more than two years. The Plan is based around 5 key themes with associated actions. The Plan represents the key community document for Stanmore and it will inform the Stanmore Planning Framework. The themes and summarised actions are:

- **Communication** – improving attitudes inside and outside the area and promoting positive aspects of Stanmore; engage with agencies; produce a newsletter; engage with young people; increase online information.
- **Community Safety** –



tackling perceived and actual antisocial behaviour and noise; encouraging neighbourly behaviour by, and to, students; providing more facilities and information on activities for young people; reducing traffic speed; footpath lighting and an evening bus service.

- **Housing** – controlling the numbers of student properties on the estate and encouraging more on campus accommodation; seek to secure affordable homes for Stanmore people given the loss of family housing for student accommodation.
- **Environment and Infrastructure** – introduce parking permit scheme; encourage park and ride; introduce travel plan for schools; encourage road repair reporting; reduce the carbon footprint; Take Pride scheme to improve local environment; encourage people to 'Grow your Own'; develop a Neighbourhood Design Statement.
- **Recreation, Health & Wellbeing** – take steps to positively impact on the health of the community by encouraging residents to take up a more active and healthy lifestyle; develop and advertise activities; anti-smoking campaign; investigate opportunities for local venues to provide adult education classes.

## 2.9 Current Projects in Stanmore (winter 2012/2013)

A series of projects are currently underway in Stanmore, including a programme of estate improvements responding to resident consultation:

- **New Homes Delivery Team** – WCC team undertaking a review of potential Council Housing sites in the area, following changes to funding in 2012 which enabled the City Council to initiate its own house building programme.
- **20mph** – pilot for Winchester 20mph programme starting in 2013.
- **Parking permits** – permit scheme rolled out in Lower Stanmore following consultation in 2012.
- **Stanmore Lane / Romsey Road Junction** - HCC junction works to be implemented in summer 2013.
- **Pitt Manor** – approved 2012 development of 200 residential units plus park and ride for 200 vehicles.
- **Cromwell Road** – planning permission granted for development of 9 units on a disused allotment, 2 units demolished to provide access.
- **School expansion** – additional places at St Peter's Primary School.

- **Light at Somer's Close Recreation Ground teenage shelter** – to be implemented early 2013.
- **Library** – moved to Carroll Centre in early 2013.
- **Dispersal Order** – currently in place at Wavell Way shops, operational for 6 months from December 2012.
- **Estate Improvements** – (approved)
  - o Streetlight between Battery Hill and The Valley.
  - o Woolford Close improvements.
  - o Wavell Way, Airlie Corner & The Valley parking provision.
  - o Benches at Cromwell Road Recreation Ground and the Valley Court.
  - o Ongoing Community Payback team work.

## 2.10 The Vision for Winchester Town 2012-2017

The Winchester Town Forum sets out eight themes with associated aspirations for the future of Winchester in the Vision for Winchester document. The themes are:

- encourage people to create economic prosperity;
- care for our history, heritage and setting;
- be a natural destination for visitors and shoppers;
- provide new and affordable housing;
- improve transport, infrastructure and air quality;
- be a regional centre for creativity and culture;
- create a green and environmentally friendly city; and
- be a town that supports safe and stable communities.

## 2.11 Winchester District Community Strategy 2010-20

The District wide Community Strategy identifies three overarching outcomes: Active Communities; Prosperous Economy; and a High Quality Environment.

Immediate priorities for 2010 – 2014 are established as being Older People; Access to Services; and Reducing the District's Carbon Footprint. The Strategy states that efforts will be concentrated in the following wards which have the highest deprivation scores in the City:

- St Luke – Stanmore North.
- St John – Winnall West.



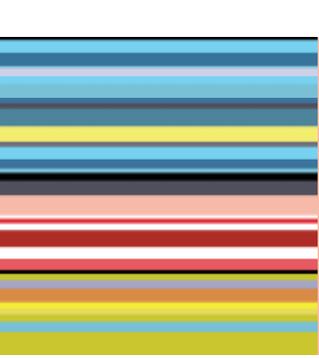
St Peter's School (west of Stanmore)



Former Library site



St Luke's Church



## 2.12 Winchester District Housing Strategy 2013/14 - 2018/19

Given the high proportion of local authority housing in Stanmore, the Council's Housing Strategy is an important document for the area. The number one priority for the District is:

To maximise the supply of high quality affordable housing in urban and rural areas.

This is supported by the key objective:

*'Build new Council Homes and support Registered Providers increasing the supply of high quality affordable homes in order to meet a wide range of community needs and to sustain the vibrancy of the local economy'*

## 2.13 John Thompson & Partners Report 2003

John Thompson and Partners was appointed by Winchester City Council in July 2002 to work with the residents of the Stanmore and Highcliffe areas of Winchester as part of the city's neighbourhood development programme.

Stage one of the community consultation process

commenced in July 2002. John Thompson and Partners consulted with local residents and organisations by means of organised events and individual meetings. Key findings included:

- general acceptance that there needs to be affordable housing in the area for local people – some felt that provision of bungalows for older residents would be a good way of freeing up larger family homes;
- general feeling that many of the allotments are unused – better use could be made of them;
- general support for the development of garage sites – assuming that street parking is improved;
- general wish to see future development that respects the scale and density of existing homes; and
- general reluctance to see development on areas of open space – although acceptance of the idea that some rationalisation might lead to better maintained, more attractive spaces.

The report recommended a number of sites that should be considered for the development of affordable housing and those sites have been included within our baseline review.

Of the sites promoted, a limited number of developments

have come forward, notably Ecohomes at St Lukes Court and planning permission at Cromwell Road.

## 2.14 Carroll Centre – Space Planning Exercise May 2012

A space planning exercise was undertaken for the Carroll Centre to enhance the use of the existing building. Design ACB were commissioned to produce an options study, the resulting three designs were then discussed at public consultation in spring 2012. The desirability of an increased campus approach to adjacent buildings was discussed however was not considered feasible and the focus of the options was on the remodelling of the existing Carroll Centre footprint. One of the options has now been partly taken forward at the Carroll Centre, as illustrated opposite, to accommodate the library.

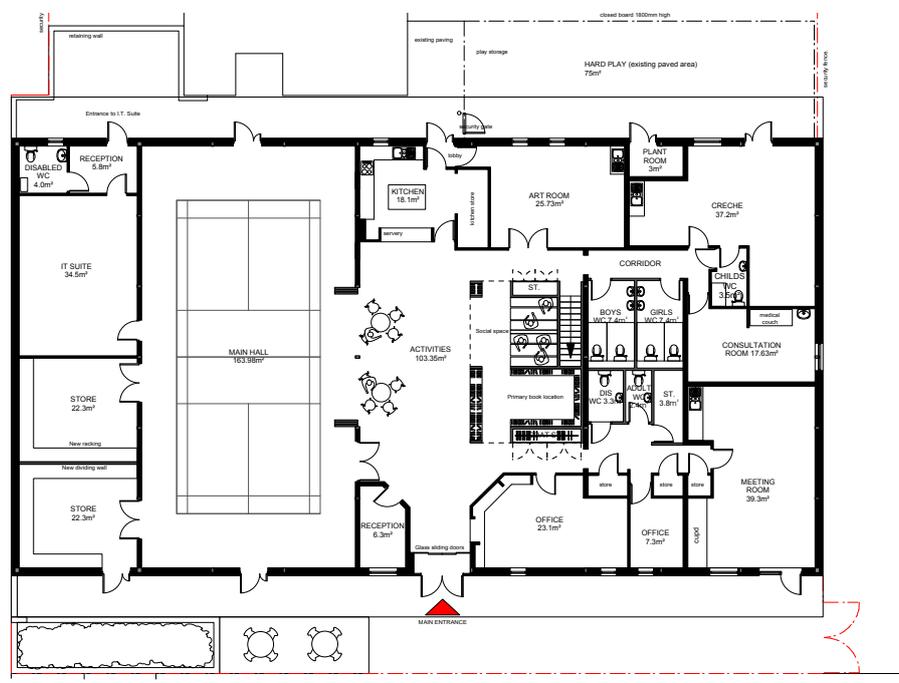


Figure 2.2: Preferred space planning scenario for the Carroll Centre:  
Design ACB

## Community and Regeneration Initiatives: Key Issues

- Stanmore has a history of community work, notably the past Stanmore Community Project which gave much support to the development of the Carroll Centre.
- There are a wide range of community, resident, voluntary and statutory agencies operating in Stanmore.
- The Stanmore Community Action Plan represents a key community document for Stanmore, setting out a series of key themes and actions, having undergone extensive consultation in its production. These provide the base for the Stanmore Planning Framework.
- St Luke Ward, which encompasses Stanmore, is a priority Ward as stated in the Winchester District Community Strategy due to high levels of deprivation.
- The Winchester District Housing Strategy states the council's intention to build new affordable homes. The Council's substantial land holdings in Stanmore provide for a review of land.
- In 2002/3 John Thompson and Partners worked to produce a Neighbourhood Development report for Stanmore. This recommended a number of housing development sites at garages, allotments and on open space, however only one garage and one allotment site has come forward for development.
- As a result of a space planning exercise in May 2012 works have largely been undertaken to the Carroll Centre to allow it to accommodate the library, previously at Wavell Way. This increases the importance of the centre as a community facility. Opportunities for further expansion should be explored.

## Socioeconomic Assessment

A desk based socioeconomic assessment has been undertaken for Stanmore using the most recently available data. The following key statistics are recorded for the Stanmore area.



### 2.15 Population:

- According to the 2011 Population Census there were 4,045 people resident in the Stanmore area, compared to 4,176 in 2001, a decline of 131 or 3%, suggesting a relatively stable population.
- The 2011 Census found that 36% of the population in Stanmore were school children/ full time students age 18 and over. This compares with 6.8% of the Winchester population and 5.5% across the country.
- The 2011 census reported that Stanmore had double the city rate of 16-19 year olds and 4 times as many 20-24 year olds compared to the district average, corresponding with the high proportion of students.



### 2.16 Housing and environment:

- The 2011 Census recorded that there are 1,608 homes in Stanmore and that 46.2% of these are rented from the local authority, compared with a district

average of 10.6%. The Census also recorded that 17.8% of households are privately rented compared with 12% across the district.

- Around 750 Council dwellings have been sold through Right to Buy, accounting for 45% of the original total. Sales in recent years have been low, however are now increasing due to discount rules brought in by Government.
- Estimates for 2010, using the number of student tax exemptions, sharing households and registered HMOs, indicate that there are around 182 (11%) student households and a total of 303 (18%) Houses of Multiple Occupation (HMOs) in Stanmore.
- Increasing numbers of HMOs has reduced the availability of family homes.
- Community facilities in Stanmore include a good provision of open space, two small retail centres, two churches, a working men's club and the Carroll Centre, hosting a library and primarily providing services for children. Nearby King's School has a range of quality leisure facilities available to the public.



### 2.17 Deprivation:

- The 2010 Indices of Multiple Deprivation (IMD) identify that parts of the St Luke Ward, which contains the Stanmore area, are in the top 30% of most deprived neighbourhoods in the country when considering all types of deprivation. More specifically, The Valley is in the top 30% most deprived in the country, Lower Stanmore in the top 45% and Upper Stanmore in the top 55%.
- High deprivation scores are recorded for income deprivation in all parts of Stanmore and employment deprivation in the Valley and Lower Stanmore.
  - IMD statistics for Stanmore contrast in the extreme with Winchester District as a whole, which is ranked in the bottom 10% of deprivation at the authority level.
  - In October 2012 there were 82 people (2.1%) of population claiming Job Seekers Allowance – compared to 1.3% across Winchester. This has fallen from 110 people earlier in the year.
  - In February 2012 there were 240 residents or 6.3% of the population claiming employment support allowance and incapacity benefit, compared to 3.4% across Winchester.

- Incidences of anti-social behaviour by young people in Stanmore have culminated in a disbursement order being introduced outside the Wavell way shops in late 2012.



### 2.18 Education:

The highest 2010 IMD score for Stanmore is recorded for education, skills and training, with the Valley area being in the top 7% most deprived in the country (compared to being in the top 25% in 2004).

- There is one primary school within the study boundary, Stanmore Primary School, which has improved considerably over recent years and reports a willingness to

increasingly connect with the community.

- King's Secondary School is to the north east of the study area, the main secondary school for Stanmore children. It is OFSTED rated Outstanding and has high quality sports and training facilities for use by the wider community.
- St Peter's Catholic Primary School, which plans to expand, is located just to the west of the Stanmore boundary.



### 2.19 Health:

There are no GP surgeries in Stanmore however there are 4 GP surgeries within a 2 mile radius.

- The Winchester District Health and Well-Being Partnership

identify Stanmore as a priority area. The focus is on forging strong relationships in the community and tackling health inequalities and areas of deprivation.

- The Partnership report that access to health services is a key issue in Stanmore, with no GP or dentist service located within the estate.
- The Partnership also highlights issues in Stanmore relating to under 18 conception and termination.
- Stanmore resident's reported health status as of the 2011 census – Very good health (48%); Good Health (35%); Fair Health (12.5%); Bad Health (3.6%). This closely aligns with the national average although slightly underperforms compared with the district average.

## Socio-economic Key Issues:

- Stanmore is considerably more deprived than Winchester on average across the range of deprivation statistics.
- All parts of Stanmore perform poorly in terms of income and employment deprivation, particularly The Valley and Lower Stanmore. Deprivation in Stanmore is particularly focused in The Valley area, which is worst for education and skills.
- Stanmore has a higher proportion of students than the City or national average. Recent estimates suggest that around 20% of properties are used as HMOs, which includes student residencies, reducing the availability of family homes.
- Stanmore has almost four times the rate of 16-24 year olds compared with the City, correlating with the high student population.
- Stanmore has double the rate of residents claiming employment support allowance and incapacity benefit, compared to Winchester City as a whole.
- Instances of antisocial behaviour in autumn 2012 have culminated in a disbursement order.
- Stanmore has a range of community facilities, however there is no GP service within the neighbourhood.



## The Spatial Context for Stanmore

This section reviews the key physical characteristics of Stanmore and identifies emerging constraints and opportunities.

### 2.20 Stanmore Context

Stanmore lies around 2km the south west of Winchester city centre, within the city's urban area. Winchester itself is a historic city and a former capital of England, records dating back more than 2,000 years. Winchester has a wealth of well preserved historic buildings which are most concentrated in the centre and include the Cathedral and The Great Hall. The earliest development in Stanmore is no older than early 20th century, a marked difference from much of the rest of the city.

Stanmore is bordered by the railway to the east and the Romsey Road to the west, as well as two ridge lines to the north and south. This leads in part to separation from other neighbourhoods in Winchester, with topography also creating divisions within the Stanmore estate.

There is no access directly north through much of the estate and connections under the railway to the east are particularly poor, with no pedestrian or cycle way under the road tunnels due to their narrow nature. Pedestrian connections exist to the south and to the west the highway network connects to the Romsey Road.

Stanmore lies in close proximity to a number of important amenities, including the University, Sainsbury's foodstore at Badger's Farm, Royal Hampshire County Hospital and King's Secondary School. Stanmore covers a large area being over 1km in length, the north east corner being closer to the city centre amenities and south west nearer to Badger's Farm and the open countryside.



Winchester Cathedral



Winchester University

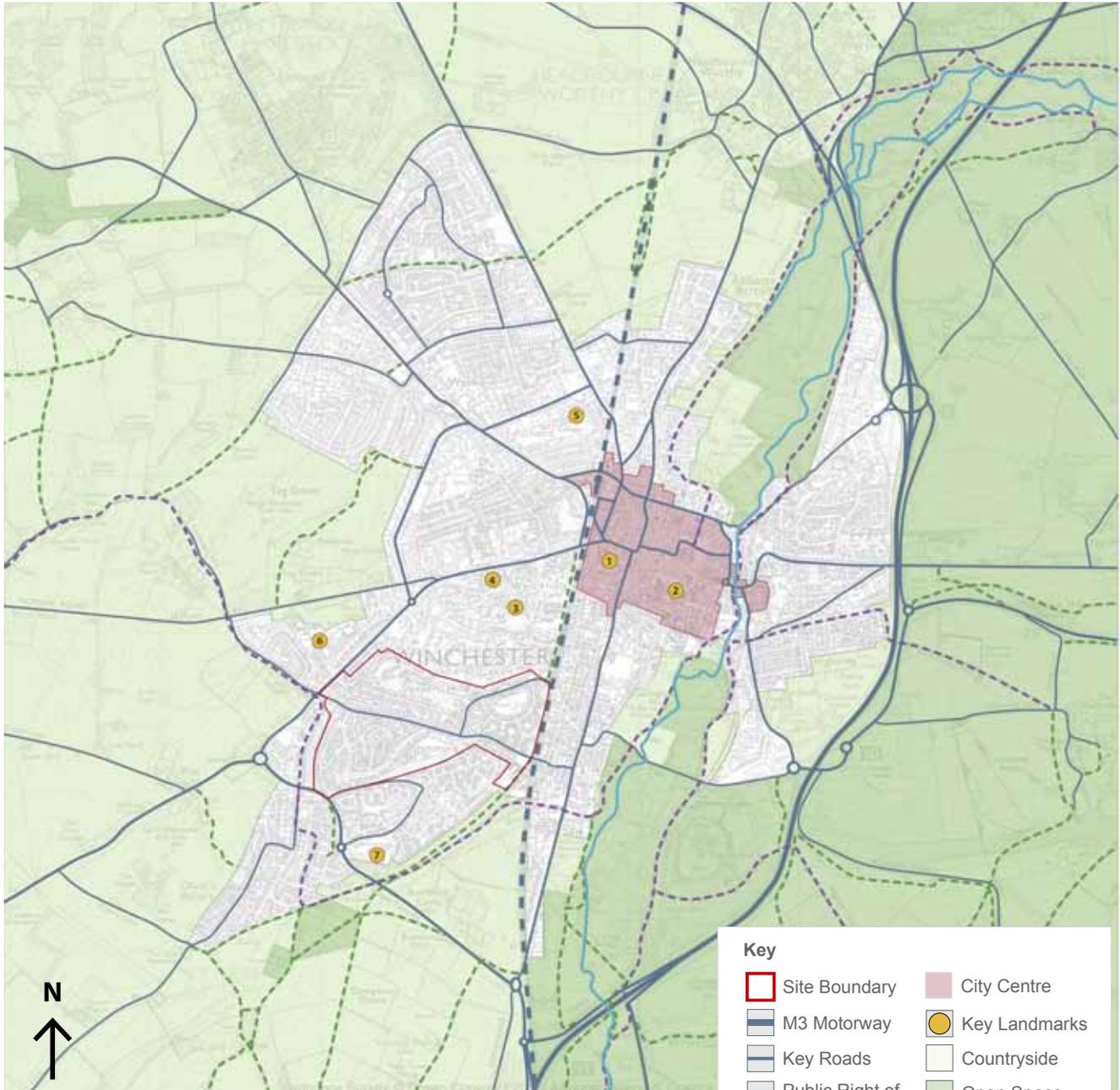


Figure 2.3:  
Winchester Town Wide Analysis

1. The Great Hall
2. Cathedral
3. The University of Winchester
4. Royal Hampshire County Hospital
5. Peter Symonds 6th Form College
6. King's School and Tower Centre
7. Sainsbury's

**Key**

- |   |   |
|---|---|
| Site Boundary                                       | City Centre   |
| M3 Motorway   | Key Landmarks   |
| Key Roads   | Countryside   |
| Public Right of Way                                 | Open Space Designation (South Downs National Park and Registered Parks and Gardens) |
| South Downs Way/ Pilgrim's Trail/ St. Swithin's Way |   |
| Public Right of Way                                 |   |
| Railway   |   |

## 2.21 Facilities and Amenities

Stanmore has a range of local facilities within the area as well as a secondary school and a sports hub just outside, which are accessible to local residents. Identified facilities are as follows:

- Wavell Way shops – a parade of shops comprising the main retail centre in Stanmore.
- Somer's Close community cluster, comprising:
  - o The Carroll Centre – offering a wide range of community programmes and activities and including a sports room, IT suite, crèche and meeting room and library. Built in the early 1990s and refurbished in 2012.
  - o Scout Hut – aged building leased to the local Scout Group from WCC.
  - o Stanmore District Community Centre – aged building managed by the Stanmore Community Association. Regular groups include Rainbow Club. Leased from WCC.
- St Luke's Church – daily playgroup and other community activities.
- Winchester Family Church – Tots and Tinies group.
- Sportsman's Club – working men's club, members only.
- Stanmore Primary School.
- Crowell Road shops – limited number of shops including Post Office.
- Battery Hill store – shop and café at the top of Battery Hill.
- St Peter's Catholic Primary School (just outside Stanmore)
- King's Secondary School (just outside Stanmore)
- St Catherine's View - private care home, previously the Stanmore Hotel.
- Sheltered housing accommodation at:
  - o Airlie Corner
  - o Drummond Close
  - o Lisle Court
  - o The Valley
  - o General Johnston Court
- New Queens Head – former public house site, the subject of two previously failed planning applications for residential and retail / community uses.
- Bus Service – routes served by services 1 and 2.
  - o Route 1 is a 15 minute service until around 6 p.m. and then hourly late running from 9 p.m. until midnight (Thur - Sat). Routes from Stanmore (Upper/ Lower) to Winnall via the City Centre.
  - o Route 2 is a limited two hourly service on weekday morning/ early afternoon from Winchester Bus Station to Badger Farm via Lower Stanmore/ The Valley.
- Three key green spaces and a series of play facilities:
  - o The Valley, a sloped green space with trees along the ridge and a children's play area fronting Thurmond Crescent.
  - o The Stuarts Crescent recreation ground, with a children's play area and junior marked pitch on the western half.
  - o Somers Close recreation ground, with a 'kickabout' pitch, children's play area and teenage play facility including skate park (NEAP). The south of the space is bounded by a steep and heavily treed bank defining the Stanmore / Badger Farm borders.
  - o Further play facilities on Walpole Road.

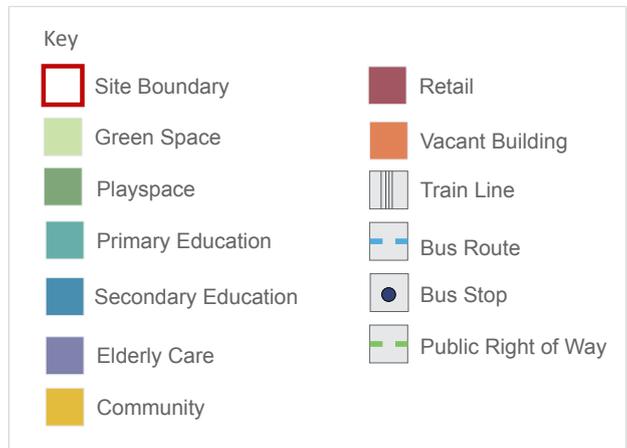
Overall, from an assessment Stanmore has a range of facilities and is particularly well provided for in terms of open space and schools, although a recent Council assessment reports underprovision of sports pitches and natural green space.

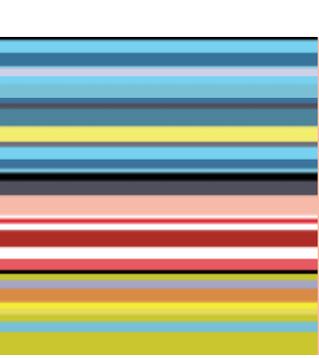
The two retail centres at Wavell Way and Cromwell Road (with a further unit on Battery Hill) service localised and walkable catchments. Whilst the churches, working men's club and Somer's Close cluster appear to distribute social amenity throughout the area, in fact the cluster at Somer's Close provides the only



Figure 2.4: Facilities and Amenities Plan

dedicated community facilities and these are not central to, nor easily accessed by much of the resident population due to the nature of the access and the area's topography. It is also of note that the estate lacks a doctor's or dentist's surgery.





## 2.22 Character Areas

Stanmore has developed over the last century in a series of phases representing the periods of housing construction – all initially built as public housing. In many respects the area is unique in the distinctiveness of each of its neighbourhoods which accurately represent the housing of that period.

The topography of the area and the periods of housing development have come to form three reasonably distinct areas which residents relate to, being Lower Stanmore, Upper Stanmore and The Valley, explored opposite. The amenities and connections available to each area has the potential to impact on the quality of life for residents.

### 2.22.1 Lower Stanmore

Lower Stanmore was the first area of the estate to be developed, completed during the inter-war period. Primary streets are Cromwell Road, Stuart Crescent and King's Avenue areas. This phase includes the Cromwell Road shops, Stanmore Primary School and the Stuarts Crescent / Cromwell Road Recreation Ground, as well as a series of allotments dedicated to local residents by merit of their encirclement by houses. The closure of the New Queens Head pub has left the area without a

public social facility aside from the member only Sportsman's Club – a working men's club.

### 2.22.2 Upper Stanmore

Upper Stanmore represents the second major phase of housing, developed largely in the post World War II period, primarily considered to be Wavell Way, Minden Way and Fox Lane. Although Stanmore Lane and Battery Hill are referred to as Upper Stanmore, the Battery Hill area housing typologies are more akin to Lower Stanmore, including encircled allotments, and were developed in the 1930s. The typical Upper Stanmore typology is 1940/50 development with a generous boulevard along Wavell Way. Wavell Way shops appear to have been added at a later date, not in keeping with the wider layout.

Recent infill on Drayton Street has provided some eco-houses which diversify the local character. Another example of infill has occurred at Montgomery Close, replacing garages. The Somers Close cluster of community buildings is contained within the area with its range of services that are most accessible to Upper Stanmore residents via Wavell Way / Somers Close.

### 2.22.3 The Valley

The Valley was developed largely during the 1980s representing the most recent developments in Stanmore. Key areas are Octavia Hill, Thurmond Crescent / Road. The Valley at the lower end is partly sheltered accommodation with flats at the upper end around Woolford Close. The topography slopes steeply into 'The Valley' and has been a barrier to development, with much of the land dedicated to open space or woodland, and extensive allotments along the north east ridge and a play area at the western end of the open space. The Valley area lacks community facilities although there is a common room for residents at the lower end and the Sportsman's Club on the Valley / Lower Stanmore border.



Figure 2.5: The Valley Character Area

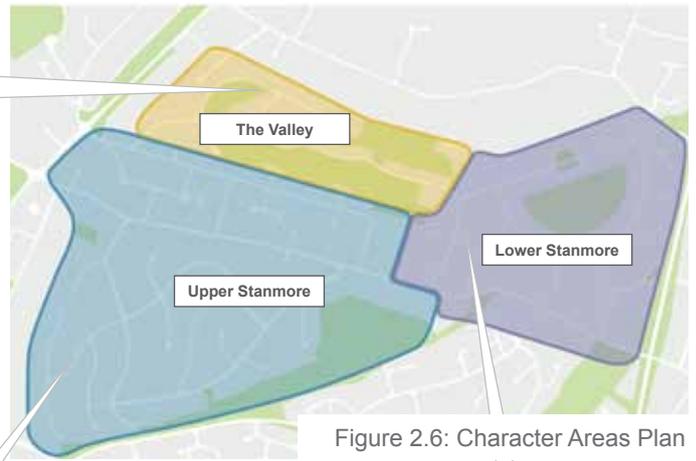


Figure 2.6: Character Areas Plan



Figure 2.7: Upper Stanmore Character Area



Figure 2.8: Lower Stanmore Character Area

## 2.23 Topography, landmarks and views

As noted, Stanmore has a changing topography sloping from west to east down the Romsey Road to Lower Stanmore. This affords excellent views from the elevated western parts of the estate towards the green open hills beyond the urban area to the east. Internal to the estate are a series of east west ridges along the south boundary, Battery Hill and north boundary, which decline as they reach Lower Stanmore.

There are a number of notable views within Stanmore along key routes and the area contains a limited number of landmark buildings, distinguished by their effect on the local skyline.

The topography of the estate and the railway constrains movement both within and to the outside and is understood to affect the perception and use of access to amenities (such as the Carroll Centre).

Topography also dictates use of the open space. Lower Stanmore recreation ground takes advantage of the flat area to provide a level playing pitch. Somers Close Recreation Ground is also relatively flat whilst The Valley open space is steeply sloped. The steeped edges on the north and south borders of the estate have been relatively undeveloped due to their nature and have therefore remained heavily treed.

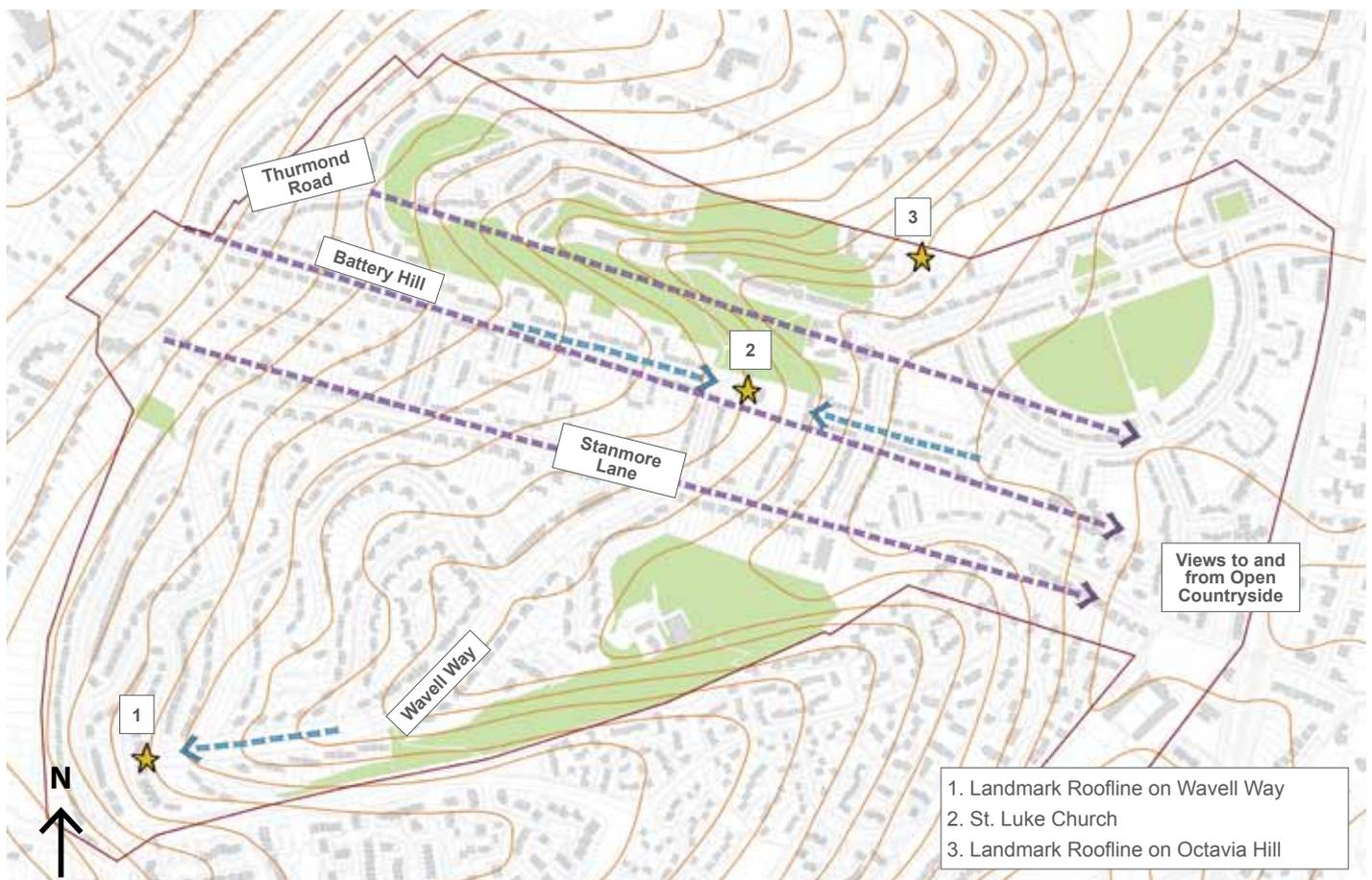


Figure 2.9: Topography, landmarks and views plan

## 2.24 Houses of Multiple Occupancy

Despite the original construction of the Stanmore estate for public housing, the process of right to buy has led to around half of the properties becoming privately owned and a number of these becoming let out as HMOs. The proximity of the area to Winchester University has created a strong market for student accommodation, particularly

second and third years, which form part of the HMO population.

Recent estimates suggest that HMOs comprise around 20% of properties in Stanmore. The plan below records the percentage of HMO student properties on a street by street basis, indicating hotspot areas with HMOs to be Cromwell Road and parts of the top of The Valley. Much of Upper Stanmore and Stanmore Lane also have concentrations of student housing.

HMOs and more notably student housing leads to a transient population which can conflict with the permanent resident community and is an evident issue for Stanmore. Recent changes in government legislation enable local authorities to bring into planning control new proposals for HMOs.



Figure 2.10: Houses of Multiple Occupancy

## 2.25 Accessibility

Stanmore lies between two main radial routes running north south out of Winchester City Centre. Stanmore Lane is the primary 'through route' as is its offshoot along Cromwell Road. The internal road network to Stanmore is a series of secondary road routes and cul-de-sacs, which help to create an intimate residential environment.

Whilst designed to primarily take local residential traffic, it is understood that the key local routes of Stanmore Lane and Cromwell Road also are used as through routes. Traffic calming has been installed on Stanmore Lane as a deterrent to this 'rat running' and to reduce speeding however these interventions have suffered in their appearance through use.

Battery Hill is reported to suffer from congestion, primarily due to local parking issues, there

being a lack of designed spaces for modern car ownership ratios. A parking permit scheme has been recently introduced in Lower Stanmore to tackle non-resident parking (reportedly partly associated with commuters to the Hospital as well as university students) which is considered effective although part of the problem has been pushed into The Valley and Upper Stanmore.

Stanmore is permeated by pedestrian routes which, in addition to the road network, include a number of linking alleys and dedicated walking routes. The plan reveals some areas where connecting routes are lacking, notably formalised paths to the Carroll Centre within Somers Close Recreation Ground. The plan also reveals the strength of walking connections to the south (via the 'ridge' and past Stanmore Primary School to the open space at Bushfield Camp) and the proximity of the west end of Stanmore to the

open countryside. The Valley and Lower Stanmore are more constrained, particularly in terms of walking connections north. There are three connecting routes to the east under the railway, however the two road tunnels have no pedestrian walkway or cycleway (due to the width of the tunnel) restricting safe pedestrian movement. In particular, the lack of pedestrian walkway under the Stanmore Lane tunnel is of concern given the close proximity to the primary school.

Pedestrian walking experiences vary, in some instances having large grass verges, such as Wavell Way, but at other times blocked by parking on verges and pavements, notably on Stanmore Lane and Battery Hill.

Tree planting tends also to follow this pattern, mature trees situated on the Wavell Way boulevard whereas Battery Hill is almost void of on street planting.



Wavell Way / Wolfe Close



View of church down Battery Hill



View from Battery Hill



Figure 2.11: Accessibility Plan

1. Sarum Road Hospital	9. St.Peter's Roman Catholic Primary School	Local Centre	Primary Road
2. Royal Hampshire County Hospital	10. Oliver's Battery Local Centre	Health	Secondary/Connecting Road
3. Winchester University	11. Oliver's Battery Primary School	Education	Main Road/Cul-de-sac
4. Winchester Business School	12. Badger Farm Local Centre	Public Open Space	Walking Connections
5. Winchester College	13. King's Secondary School	Public Right of Way	Railway Line
6. St. Faith's Church of England Primary School	14. Cromwell Road Local Centre		
7. Stanmore Primary School			
8. Stanmore Local Centre			

## 2.26 Constraints and opportunities

A number of emerging physical constraints and opportunities have been identified through the baseline and during consultation which will inform the Stanmore Planning Framework. These are summarised opposite and in the plan overleaf.

### 2.26.1 Constraints / Challenges

- Carroll Centre – poor access and poor quality gateway.
- Ageing community buildings adjacent to the Carroll Centre.
- Expanding St Peter’s Primary School which may put further pressure on the local road network.
- Pitt Manor development of 200 homes may put pressure on local social and road infrastructure.
- Gateways to Stanmore could be enhanced and pedestrian access improved – particularly railway tunnels.
- Railway line and topography contributes to isolating Stanmore.
- Lack of changing facilities at Cromwell Road Recreation Ground pitch, the only formal pitch on the estate.
- Excessive parking and associated traffic issues on Battery Hill.
- Anti social behaviour at Wavell Way shops.
- Poor quality walking connections / alleys to and within the Somers Close Recreation Ground which houses the Carroll Centre / community cluster.
- No public house in Stanmore since the closure of the New Queens Head, now derelict.
- Topography affects access to facilities both within and beyond Stanmore.
- Residents without vehicles reliant on bus services – particularly in the Valley where services are less frequent.
- The quality of the public realm varies throughout the neighbourhood, notably in terms of the need for further tree planting/space for trees, and poor public realm on some key connecting routes.
- Improve footpath connections to the wider area, city centre and countryside.



Carroll Centre



Somers Close Recreation Ground



New Queens Head

- High and increasing number of HMOs, leading to a decrease in family housing.

### 2.26.2 Opportunities

- Investment in green spaces would enhance their usability and improve local quality of life. Proposals for a Playbuilder at The Valley and MUGA at Somers Close, previously scrapped due to lack of funding could be re-explored.
- High number of allotments concentrated in Lower Stanmore. Potential to explore opportunities for infill development subject to local usage.
- Multiple garage sites, particularly in Upper Stanmore. Analysis of ownership identifies that around two thirds are rented to Stanmore residents. The remainder are rented primarily by Winchester residents, however, some leaseholders reside as far as Lancashire and Bath. Potential to explore opportunities for infill development and review of lettings policy.
- St Luke's Vicarage garden (privately owned) is expansive and could provide a development opportunity if access and permission are forthcoming.
- Wilberforce Close has no fronting development and could be well placed to accommodate residential units subject to design and open space policies.
- King's Secondary School has a range of high quality leisure facilities which are available for community use.
- Enhanced connections, particularly to the Carroll Centre, could benefit the community.
- New Queens Head site could provide an opportunity for new commercial, community or residential development.
- Use of Stanmore Primary School playing fields for the wider Stanmore community.

## Spatial context Key Issues

- The Carroll Centre is the strongest community facility and continues to grow as it encompasses the library. However, the gateway, access and surrounding buildings are weak and will need investment or remodelling. It is also not central to the whole Stanmore community.
- Much of the open space would benefit from investment to enhance its functionality and usage. The public realm and planting could also be improved in parts of the estate.
- The topography provides for excellent views but can make access more difficult and constrains development.
- Student residencies and HMOs are common and concentrated on certain roads, requiring appropriate management to ensure a cohesive community.
- There are opportunities to enhance accessibility, both walking routes, particularly at Somers Close, as well as a need to consider how the estate can gain enhanced access to facilities beyond the local area.
- New Queens Head site could provide an opportunity for new commercial, community or residential development.
- There are a range of opportunities for infill development subject to review of allotments, garages and open spaces.
- Potential to allow community use of primary school grounds.

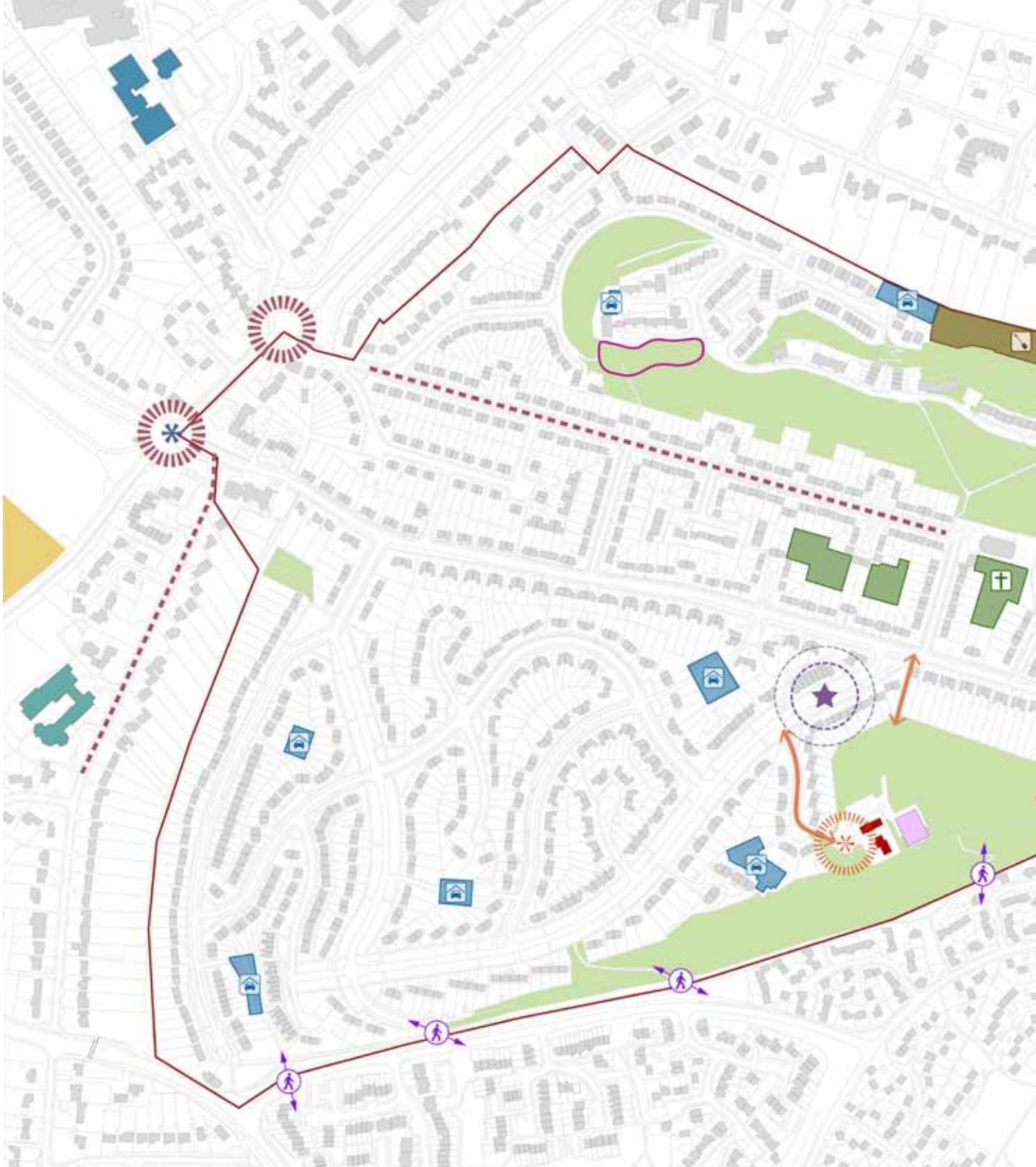
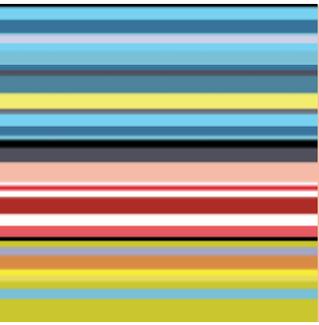


Figure 2.12: Constraints and Opportunities Plan



Key

-  Site Boundary
-  Allotment Site
-  Garage Site
-  Vicarage Garden
-  Community Garden (disused)
-  ASB Hot-spot
-  Quality Space
-  Derelict NQH Pub Site
-  Primary School
-  Carroll Centre
-  Ageing Community Buildings
-  Pitt Manor Site
-  Potential Site with Infrastructure
-  Railway
-  Barrier to Movement
-  Gateway, potential to enhance
-  Busy Junction
-  Reported Parking Congestion
-  Pedestrian Gateway /Access
-  Poor Accessibility

# **3.**

# **Stanmore**

# **Future**

“Stanmore will be a thriving and safe neighbourhood where all residents are proud to live. It will be a place that has seen the benefits of housing growth captured locally, with desirable homes that provide for the existing community and attract new residents.

There will be a strong sense of community spirit, effective partnership working, a wide range of well-run community facilities and high quality, and well maintained green spaces.

It will have strong connections within the neighbourhood and to nearby areas with training and learning programmes on offer for those who require further support”.

# 3. Stanmore Future

Community and stakeholder engagement and consultation has been central to the development of the Stanmore Planning Framework, recognising the importance of community ownership in achieving a deliverable set of priorities and actions.

The approach to consultation has involved two main stages, an initial round of stakeholder engagement as part of the baseline, and widely advertised public engagement on the draft Planning Framework.

The steering group supporting the Planning Framework has also included community representation comprising Councillors, local community groups and officers. The process also recognised and built on the work by the community in previous years in developing the Stanmore Community Action Plan 2010.

## 3.1 Previous Consultation

Stanmore has undergone an extensive amount of consultation in recent years, particularly in supporting the development of the Stanmore Community Action Plan 2010, led by Stanmore Combined. A summary of consultation undertaken in the build up to the Community Plan is noted below.

- **Love it / Hate it survey – 2008:** The key concerns identified were parking, students, litter, dog fouling and general untidiness and antisocial behaviour.
- **Household survey - Feb/March 2009:** The results identified that areas of focus for improvement should be concentrated on parking, road/pavement repairs, clean streets and traffic congestion.
- **Young Person's consultation - June 2009:** This took place with support from King's school, HCC and the Carroll Youth Centre and involved 50 young people from King's School aged between 12 and 15 years old. Responses from the young people's consultation indicated a range of issues with the most frequently reported being rubbish & litter (76%), teenagers hanging around (58%), dog fouling (48%) and parking (48%).
- **Consultation events - Nov 2009:** Discussing HMOs, attended by 130 people, and to discuss other outcomes of previous consultation.
- **Community representatives meetings January – April 2010:** Community representatives held 5 meetings with Winchester City Council, Police, University of Winchester and others to discuss the emerging actions for the Community Plan.



Valley Path



Sportsman's Club



Wavell Way Shops

Previous consultation culminated in the production of the Stanmore Community Action Plan 2010, setting out specific themes and actions.

### 3.2 Stanmore Planning Framework Consultation Stage 1 (Nov / Dec 2012)

A number of consultation tools and techniques were employed to clearly elicit the views of residents and to ensure their buy-in to the process.

The existing community website of Stanmore Combined was used to provide information to residents throughout the process. Events, proposals and feedback forms were advertised as well as information about how to get in touch with the team.

During the baseline stage of the work in November and December 2012, consultation focused primarily on engaging with a wide range of stakeholders and statutory, voluntary and resident groups, as well as an open resident drop-in day advertised in the Stanmore Newsletter. The team gave a presentation and met with over 20 community groups representing Stanmore at the Stanmore Community Network Lunch.

In addition, 'Neighbourhood Champion training' was undertaken. The Broadway

Malyan team met with a small group of diverse members of the community on a more in-depth basis to look at the neighbourhood and possible change in more detail. Two sessions were undertaken.

A full list of consultees, activities undertaken and findings is appended to the Planning Framework and a summary is included below.

#### Key Consultation Findings Summary: Stage 1

##### Housing

- Recognised need for new affordable homes.
- A number of potential housing sites in Stanmore.
- NQH pub site – deliver new homes or a community facility?

##### Community

- Carroll Centre continuing to expand its role – potential to increase cluster with surrounding buildings. Increase working with King's School. Recently redecorated and housing library from 2013.
- Ongoing increased communication between community groups, residents and other key stakeholders.
- Increased role of Stanmore Primary School within the community.

- Success of the 2012 Party in the Park (held at Somers Close Recreation Ground).
- Insufficient activities for young people. Increased antisocial behaviour since summer 2012 resulting in dispersal order.
- No real 'heart' to the area, no pub, café or doctor's surgery.
- High rate of students / HMOs which can be disruptive and have poorly maintained houses.
- High deprivation scores for some indices.
- Increased pressure on community and transport infrastructure due to Pitt Manor development.

##### Green Space

- Good amount of green spaces, Cromwell Road Recreation Ground well used for sport.

##### Accessibility

- Good connectivity of walking routes and reasonable bus service.
- Introduction of permit parking.
- Parking insufficient in many areas, notably Battery Hill.

### 3.3 Consultation Findings: Stage 2 (April / May 2013)

A second stage of consultation was undertaken on the draft Planning Framework to determine community views on the emerging themes, objectives and projects. The consultation ran from 21st March to 26th April 2013. Postcards were delivered to all households in Stanmore advertising the consultation process. The Stanmore Combined website contained all the consultation material including the draft Stanmore Planning Framework proposals, a downloadable copy of the response questionnaire and a link to an online version of the questionnaire.

Two public consultation events were held as part of the process.

The first was at the Carroll Centre on 26th March. Broadway Malyan consultants and officers were at the Centre from 11AM to 7.30PM and around 200 people attended the event.

The second was at Stanmore Primary School on 18th April from 2.30PM to 8PM with around 100 people attending the event. Consultation boards displaying the draft proposals were positioned at the Carroll Centre for the duration of the consultation. A total of 106 questionnaires were received during the consultation process.

The key questionnaire results were as follows:

#### Key Issues for Stanmore

- Tackle antisocial behaviour.
- Manage student housing and houses in multiple occupation (HMOs).
- Provide affordable homes for local people.

- Improve local open spaces and provide more facilities to make them more useable.
- Provide more activities for young people.
- Enhance community facilities
- Address lack of parking and use of parking by non residents.

#### Community Facilities in Stanmore

- 71% of respondents identified that community facilities in Stanmore need investment and improvement. Preferred improvements identified included a new community hub, an extension to the existing community centre and more facilities for children and teenagers.

### Stanmore Planning Framework - Get Involved!

Your help is needed to draw up a Planning Framework for Stanmore. The Framework will set out a shared vision for Stanmore over the coming 10 years, and identify options to improve the area and make it an even better place to live. It will cover green space, community facilities, transport and housing.

To have your say on the draft Stanmore Planning Framework come along to one of the open days:

Tuesday 26th March 11am - 7.30pm at the Carroll Centre  
Thursday 18th April 2.30pm - 8pm at Stanmore Primary School

The plans will also be on display during the Easter break at the Carroll Centre during library opening hours.

The draft Stanmore Planning Framework will be online at [www.stanmorecombined.org.uk/stanmore\\_planning\\_framework/](http://www.stanmorecombined.org.uk/stanmore_planning_framework/) where you can view emerging ideas and download a questionnaire to give your feedback. The consultation period runs from the 25th March until the 26th April.

**If you could make one improvement in Stanmore what would it be?**  
Let us know by emailing [stanmore@broadwaymalyan.com](mailto:stanmore@broadwaymalyan.com) or calling Matt Kinghan on 020 7261 4200



- 68% of respondents considered that Stanmore is lacking in community facilities. Preferred new facilities are a doctor's / health service and more activities for children and young people.

### New Homes in Stanmore

- 47% of respondents agreed that new homes are needed in Stanmore, 34% disagreed and 18% were unsure.
- Respondents supported investigating new homes on some garage sites, at the top of The Valley by Wilberforce Close, a small area of Cromwell Road Recreation Ground and between Stanmore Lane and Battery Hill.
- Respondents did not support investigating new homes at Wavell Way.

- Respondents were relatively divided over the potential to investigate new homes at allotment sites and at parts of Somers Close recreation ground.
- A frequent comment was the objection to the demolition of any existing homes in Stanmore.

### Open Space, Connections, Transport and Parking

- The majority of respondents supported the introduction of new play equipment, extra playing pitches and home zones in Stanmore.
- The majority of respondents agreed that Stanmore would benefit from improved pathways and connections, improved traffic calming, road widening to provide new parking and the introduction of cycle ways where possible.



Consultation event in Carroll Centre

## 3.4 A Summary of Key Issues

The issues identified through the baseline review and tested during consultation with residents have been distilled to provide key challenges and opportunities. These key issues are summarised below and establish a platform for developing the overall strategy for Stanmore.

### Affordable Housing

**Challenge:** There is a considerable need for new affordable homes in Stanmore (and Winchester) as well as demand for private housing which is supported by the Council's Local Plan. It is recognised that with any new homes the right infrastructure will need to be put in place, including parking – already constrained in Stanmore, any needed school places and the retention of open space.

**Opportunity:** The Council is introducing a programme of council house building across the district that will focus on opportunities provided by Council owned land, including Stanmore. A number of sites in Stanmore have been identified as being potentially suited to housing.

### Student Housing

**Challenge:** There are increasing numbers of HMOs in Stanmore, being around 20% of all dwellings and 30% in some roads. Many of these are student properties. There is concern about the impact of such large numbers including the loss of family housing, poor housing maintenance and poor behaviour can affect local quality of life and environment.

**Opportunity:** The City Council has reviewed approaches to managing HMOs with a view to more intensive management of the area.

### Improving Open Space

**Challenge:** Compared to Winchester City as a whole, Stanmore has a large quantity of open space, considering all types, although a recent assessment of public open space in Stanmore undertaken by the City Council concludes that there is a deficiency in informal and natural green space. Consultation has identified that some of the existing green spaces, recreational areas and associated facilities are of poor quality and lack overlooking making them less safe.

**Opportunity:** There is a desire to improve the quality of the green spaces and to provide enhanced play and recreational facilities in Stanmore.



New Queens Head Site



Open Space in Stanmore

## Improving the Socio-economic profile of Stanmore

**Challenge:** Stanmore is a 'priority neighbourhood' for the Council and its partners under the Winchester District Community Strategy 2010 – 2020. 2010 deprivation scores for parts of the Stanmore area in the top 30% of the country, notably education, income and employment. There are reports of antisocial behaviour and concern about crime.

**Opportunity:** Investment in community facilities can support increased community intervention and support.

## Enhancing Community Facilities

**Challenge:** Stanmore contains some valuable community assets including its primary schools and the Carroll Centre. However there is no clear heart to the area in a focal location and residents have expressed a desire for more community facilities, including enhanced provision for young people and a health service in the neighbourhood. Provision for young people remains a priority given its perceived link to antisocial behaviour in Stanmore.

**Opportunity:** Opportunities have been identified both in terms of the expansion of the existing Carroll Centre cluster or the potential of a new offer at the former New Queens Head site.

## Accessibility, Parking and Public Realm

**Challenge:** Parking remains a key issue in Stanmore, particularly in areas which are not covered by the new permit regime. Access around the estate is also poor in some areas where paths or roads need upgrading.

**Opportunity:** The Estate Improvement budget has identified and prioritised works in some key areas. A further public realm strategy would help to raise the overall quality of the environment.



Stanmore Library



Carroll Centre



Parking in Stanmore

# **4. Stanmore Planning Framework Strategy**

To realise the vision we need a comprehensive plan. Our plan for Stanmore is to make it a more attractive place to live, with accessible, high quality green spaces, good connections and a variety of activities to promote community spirit.

# 4. Masterplan: Vision and Objectives

## 4.1 The Vision for Stanmore

The vision establishes a picture of where Stanmore is aiming to get to in the future, established through the consultation process:

**“Stanmore will be a thriving and safe neighbourhood where all residents are proud to live. It will be a place that has seen the benefits of housing growth captured locally, with desirable homes that provide for the existing community and attract new residents.**

**There will be a strong sense of community spirit, effective partnership working, a wide range of well-run community facilities and high quality, and well maintained green spaces.**

**It will have strong connections within the neighbourhood and to nearby areas with training and learning programmes on offer for those who require further support”.**

A comprehensive plan is needed to realise the vision. In order to achieve this, the Stanmore Planning Framework includes a masterplan, strategy, projects and action plan. It establishes the spatial response to the key issues, setting out opportunities for sustainable growth with new homes, high quality green spaces, improved connections and an enhanced community offer.

The Strategy component of the Planning Framework comprises four key themes with associated objectives. These underpin the masterplan and frame the projects which will enhance Stanmore and improve life for residents. The themes are presented spatially on the masterplan as a series of layers that address specific issues and draw together to formulate a sustainable and comprehensive approach.

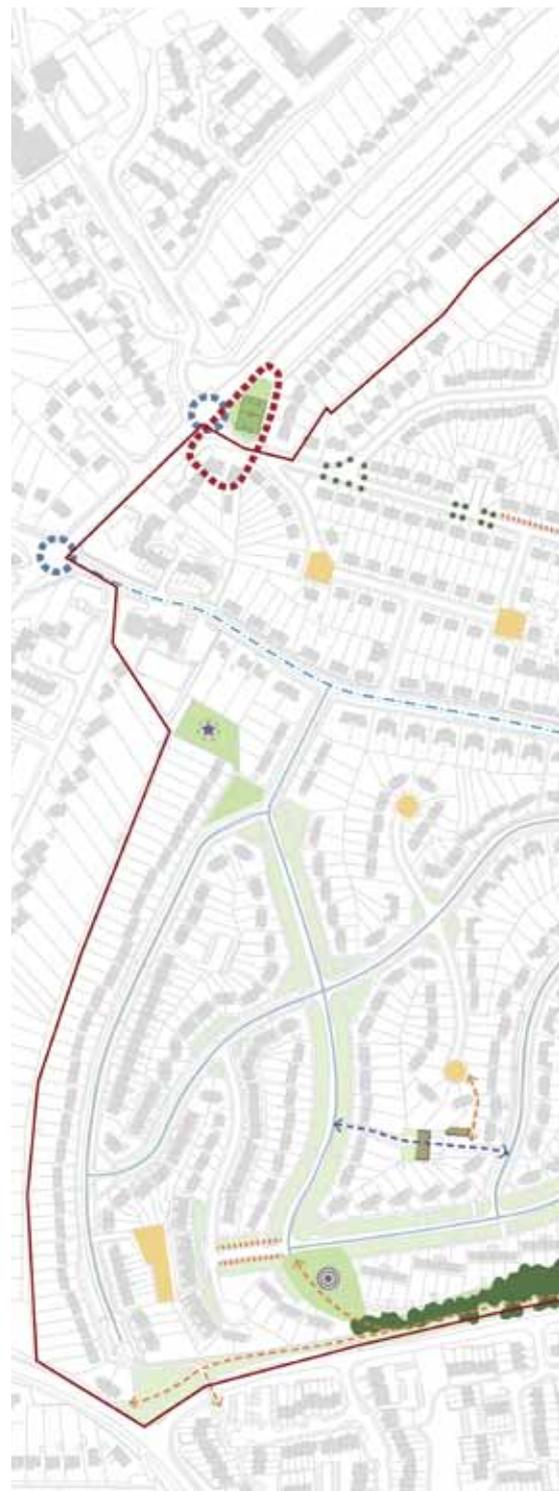


Figure 4.1: Masterplan

- |  |                                 |   |  |   |   |
|--|---------------------------------|---|--|---|---|
|  | Environmental improvements      |  | Landmark building  |  | Private gardens                         |
|  | Redesign play areas             |  | Junior playing pitch                                       |  | Proposed retail                         |
|  | age <5 play area                |  | Home zone (pedestrian priority area, see Open Space board) |  | Proposed leisure and community building |
|  | age 5-12 play area              |  | Managed woodland   |  | Car park                                |
|  | Multi-use games area            |  | Upgraded / new footpath                                    |  | Improved parking (road widening)        |
|  | Planted tree avenue             |  | New vehicle access   |  | Enhanced traffic calming                |
|  | Upgraded open space             |  | Proposed residential frontage                              |  | Activity hub                            |
|  | Upgraded allotments as required |   |  |   |   |





### Theme one: Delivering Housing Growth and Renewing the Built Environment

- Increasing the number of affordable family homes to meet housing need for local residents;
- Delivering housing growth in Stanmore with the potential to facilitate the development of high quality new homes, which will re-invigorate the area's profile;
- Spreading the benefits of housing growth by capturing land values for community investment, improving and regenerating the environment, with improved gateways into Stanmore and linkages to the wider area; and
- Increasing the management and monitoring of Houses of Multiple Occupation including student accommodation.



### Theme two: Community and Community Facilities

- Enhancing community facilities, providing an accessible and visible offer for a range of ages to increase participation and community cohesion;
- Focus on activities for young people;
- Strengthened neighbourhood management including management of HMOs;
- Tackling crime and antisocial behaviour through improvements to the built environment and new community activities;
- Increasing the link between local schools and the community;
- Promoting good health and well being through improved facilities and targeted projects; and
- Facilitating empowerment and governance through the Stanmore Partnership Group.



### Theme three: Public Realm and Open Space

- Improving existing green spaces and connections for the benefit of people and wildlife;
- Updating play facilities with a focus on natural and imaginative play;
- Supporting local growing and allotment use;
- Promoting increased tree planting and management; and
- Enhance the overall condition of the built environment and public realm.



## Theme four: Connections, Transport and Parking

- Promoting sustainable movement, walking, cycling and public transport;
- Improving traffic safety along Battery Hill, Stanmore Lane and The Valley; and
- Addressing current issues of parking through permits, parking management and increased spaces.

## Planning Framework Strategy



### Theme one: Delivering Housing Growth and Renewing the Built Environment

#### New affordable homes in Stanmore

There is evidence of substantial need for new affordable homes in Stanmore and across Winchester District as a whole. The consultation process has clearly established a desire to see additional affordable housing within Stanmore, as there is both a shortage of supply and a mismatch of accommodation type to need. The situation is exaggerated by the increase in private rental HMOs, which are mainly occupied by university students. Family housing with gardens has seen erosion over recent decades. Changes to the regulation of the City Council's Housing Revenue Account now facilitate an opportunity for the construction of new homes to be funded by the Council.

The development of a range of high quality new homes, primarily as social housing, has the potential to support local housing need and to assist in raising the profile of the area by setting a benchmark in terms

of good quality design and construction. Infill in recent years in Stanmore has ranged from new eco homes (at St Lukes Court) to more traditional houses and bungalows (Montgomery Close). Stanmore has strong historical housing typologies which help to define its individual character areas. New homes in Stanmore should respond to and reinforce the existing form. The City's Integrated Townscape and Landscape Assessment identifies useful defining features for Stanmore which can be used as guidelines for new development, for example:

- Housing estate reflecting much of the spirit of the Garden Suburbs ethos in its layout.
- Buildings lines consistent to streets and areas of open space (occasionally staggered).
- Two-storey houses throughout and no use of roofspace for additional accommodation.

Winchester's Housing Strategy (2012/13) establishes the Council's preferred approach to new build and the type of houses required. In particular it notes the priority for 3 bedroom houses which will be available for social rent. This is reinforced by the Council's most recent Housing Needs Assessment (2012) which identifies the following requirement:

- Up to 20% 1 bed properties.
- Around 20-40% 2 bed properties.
- Around 50% 3 bed or larger properties.

In terms of homes for local people, the government's local lettings policies allow for some flexibility in terms of prioritisation of those who want to live in a specific area and can assist residents with a connection to Stanmore being prioritised for a local council home. However, local lettings must not dominate the system at the expense of the statutory reasonable preference categories.

The Planning Framework investigates how and where new housing might be incorporated successfully into Stanmore. Seven principal areas are investigated, some being conglomerations of a number of sites. In the early stages of the work, some twenty-four sites were investigated, including reappraisal of the work carried out ten years ago (John Thompson and Partner).

The responses from the consultation process have been a key driver in the final appraisal of the potential sites.

#### Wider benefits of new homes

New housing development also brings benefits in terms of attracting investment in a

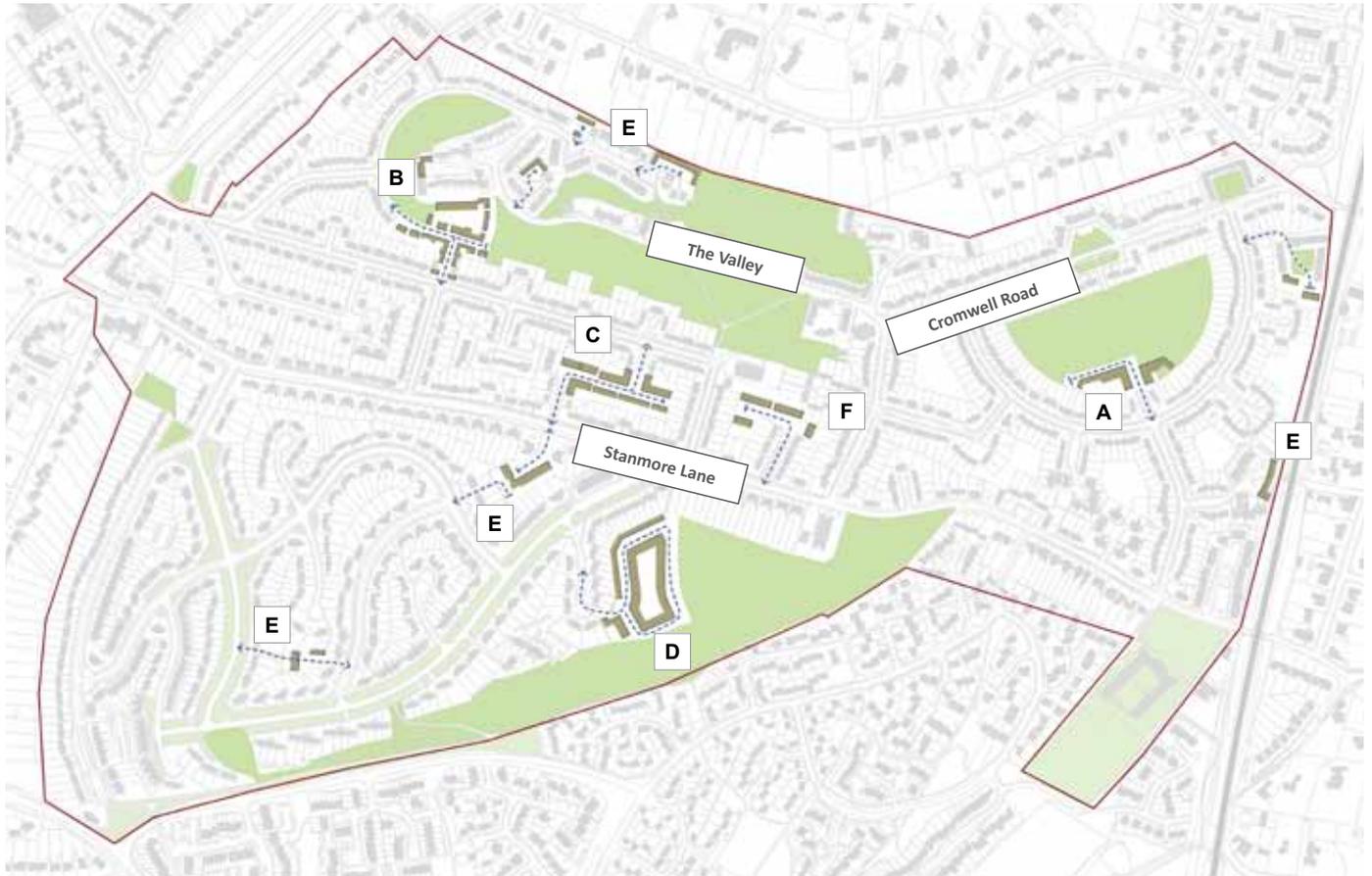
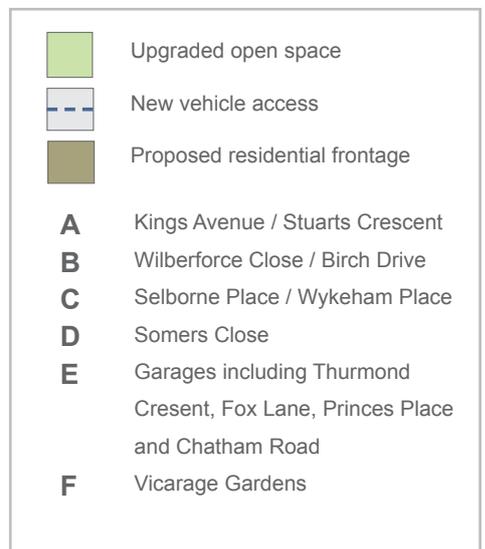


Figure 4.2: Delivering Housing Growth

range of local physical, social and environmental assets. Winchester City Council will make a local commitment to delivering community benefit with the construction of additional social housing. Where land is sold for private development, the receipt can also support community investment alongside contributions made via section 106 (planning obligations) or the forthcoming Community Infrastructure Levy. In particular, the housing development strategy in Stanmore can be aligned with

the following benefits:

- Home zones (pedestrian priority areas in residential streets).
- Investment in green spaces and facilities (such as new equipment for children and young people).
- Investment in new community facilities.





## Theme two: Sustainable Community and Community facilities in Stanmore

A key part of the strategy for Stanmore is to deliver a socioeconomic programme that supports individuals and families in achieving better opportunities, outcomes and an overall higher quality of life. The strategy for a more sustainable community in Stanmore includes multiple strands:

- Enhanced community facilities;
- Supporting young people;
- Tackling crime and antisocial behaviour;
- Promoting good health and well being;
- Facilitating empowerment and governance; and
- Managing Houses of Multiple Occupation and student housing.

Community facilities can play a central role in enhancing people's quality of life by providing opportunities for learning, support, leisure and socialising. Enhanced community facilities for Stanmore have been identified as a priority for residents. An improved central facility could potentially deliver a range of benefits for the community both for younger

people, providing activities and reducing anti social behaviour, as well as the community as a whole through better a new and improved health, social and learning offer.

Stanmore has an existing hub of facilities at Somers Close, including Scout Hut, Community Centre and Carroll Centre, the latter offering a programme of activities for families, children and young people and housing

the community library. The offer in the Somers Close area could be strengthened, either to deliver an enhanced offer around the existing cluster or through the provision of a new facility at the former New Queens head site near to Stanmore Primary School.



Figure 4.3: Community Facilities

### Option 1:

Key

- Open Space
- Woodland
- Existing Buildings
- New Residential Homes
- Retail / community
- Foodstore
- Community Centre/Library
- Sports Hall
- Children's Play
- Teenage Play



- A new integrated community centre, for example at the New Queens Head site
- New homes on the current Carroll Centre, Scout Hut and Community Centre area
- Retail (food store) / mixed-use at the former library site

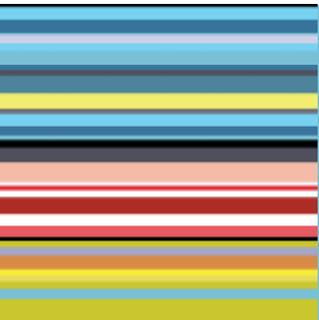
### Option 2:

Key

- Open Space
- Woodland
- Existing Buildings
- New Residential Homes
- Retail / community
- Foodstore
- Community Centre/Library
- Sports Hall
- Children's Play



- New homes on the New Queens Head site
- Extension to the Carroll Centre with new homes overlooking the recreation ground
- Retail (food store) / mixed-use on the former library site



Improved links between schools in Stanmore and community organisations also provides an opportunity to make best use of all local facilities and to co-ordinate approaches to integrated care and learning. Stanmore Primary School has a hall, catering service and pitch which over time could be developed for community use subject to demand.

### Supporting young people and Tackling crime and antisocial behaviour

Providing activities for young people has been highlighted as a priority through the consultation process and can be a method of reducing crime and antisocial behaviour. Engaging and supporting young people requires an integrated approach, providing role models, skills and

confidence and the appropriate activities to develop these. Providing managed space where young people can relax, learn, play, interact and take on responsibilities and ownership, both through structured and unstructured activities, forms an important part of the Stanmore strategy. As part of new or refurbished community facilities a youth space is proposed that could offer a range of facilities, such as a music room, sports activities and equipment including Multi Use Games Areas.

Tackling antisocial behaviour was identified as the top priority for Stanmore during consultation. As part of improved community facilities, new activities can increase community cohesion by encouraging people to get to know their neighbours. The

physical interventions to tackle crime including changes to public open spaces, with increased over looking and natural surveillance through some residential development, as well as investment in public realm and new footpaths and alleys.

### Promoting good health and well being

Good health is an integral aspect of a good quality of life. Stanmore generally benefits from a good provision of open space and has a number of allotment sites which provide the opportunity for locally grown produce. Any new community facility (or existing) can assist in promoting good health and healthy eating and indeed the Carroll Centre at present does offer lunches made by local residents. Over time, a



Recreation Ground



St Peter's School

wider health campaign can be developed that promotes healthy eating, cooking and locally based sports activities. The promotion of allotment lets to local residents could also be encouraged, as at present the majority of tenants come from outside the Stanmore area.

### Houses of Multiple Occupation

Through the process of right to buy, many former council houses have become privately owned and subsequently sold or let out to the HMO and student market, the latter being driven by the close proximity of the university. More than 20% of houses in Stanmore now fall into this category and in some streets the proportion is much higher. A number of issues can occasionally arise in relation to such houses, including poor

maintenance and upkeep, noise disturbance and additional parking pressures. In recent years the City Council has increased its management of this market, delivering welcome packs annually at the start of the academic year and increasing monitoring by the neighbourhood warden.

In response to ongoing concerns over HMOs and student properties, the City Council have reviewed potential strategies and an intensification of the management is to be taken forward. This will involve neighbourhood patrols at HMO 'hotspots' and the ability of the neighbourhood warden to issue on the spot fines.

### Facilitating empowerment and governance

Effective neighbourhood management and governance is critical in implementing change and raising the quality of life. Stanmore already has a number of community organisations including the Stanmore Community Association, Stanmore Combined and Carroll Centre as well as resident associations. An appropriate vehicle needs to be identified to delivery change and lead the implementation of Planning Framework actions and projects, including involvement from Winchester City Council. It may be appropriate to create a wider network of local organisations, including schools, that can participate in the programme.



Use of playing fields in Stanmore



Play facilities in Stanmore



### Theme three: Public Realm and Public Open Space

Compared to much of the Winchester urban area Stanmore has a good provision of public open space, with two recreation grounds and a large area of natural space at The Valley as well as numerous allotment sites. Despite the relatively good quantity of space, there is a recognised need to enhance the quality of space with residents identifying improving open space and associated facilities as a priority during consultation.

There are a wide range of benefits of high quality local green space and wider 'green infrastructure'. It can help to support wildlife and ecology and build more sustainable communities. Key community benefits can be considered as:

- Providing space to support greater social interaction and social inclusion.
- Increased health, life expectancy and reduced health inequality.
- Improved levels of physical activity and health as well as psychological health and mental well being.

- Encouraging education and learning by engaging people in the outdoors and the natural environment.
- Support the local economy by enhancing property values, reducing sickness and increasing productivity.

#### Public Realm and Public Open Space Strategy

The approach to green space in Stanmore focuses on enhancing the design and recreational facilities on existing open space within Stanmore, particularly the larger spaces of Somers Close, Cromwell Road and The Valley, where residents acknowledge their low use largely results from poor design and problems with rubbish dumping and antisocial behaviour. Enhanced design and recreational facilities can be partly funded through new residential development on limited infill sites, which in appropriate instances can help to enhance open space by providing overlooking and natural surveillance to improve safety.

The loss of any open space is resisted by the Council's Core Strategy, however in order to enhance the quality of existing open space and improve its usability, development on specific parcels is identified as part of an integrated package of improvements.

The enhancement of children's outdoor play facilities to improve fitness, social cohesion and life chances, using Play England design guidance and assisted by a visibly impartial agent such as the Dame Kelly Holmes charity should be explored in Stanmore.

The publication of Play England guidance in 2008 marked a shift in the UK away from traditional equipped play areas (kit, fence and carpet) to play areas that are more imaginative, better integrated with the landscape and promote contact with nature and natural materials. Participation in the design process by children is essential to the process. It should be feasible to re-use existing equipment in Stanmore to rejuvenated play areas.

A specific approach is required for each of Stanmore's green spaces, drawing on their key assets. The Valley best provides for more animated play, given its slope and treed coverage at the crest. Cromwell Road is able to accommodate further playing pitches, and Somers Close is associated with community activities and play given its adjacency to community facilities.

The green space strategy importantly needs to extend to the streets in Stanmore to promote good urban design and quality streetscape. Areas of



Figure 4.4: Public Realm and Open Space

Stanmore have generous tree coverage, particularly along Wavell Way and Cromwell Road. However, some of trees are reaching full maturity and will require replacement and management. There are also other areas, such as Battery Hill, where tree coverage is lower and verges are mismanaged and often used for parking. A combination of verge release for parking and additional planting will support an improved street scene.

In conjunction with improvements in green space there is a need in places to

enhance the overall condition of the built environment and public realm. The introduction of home zones in some residential areas, where surface materials create a pedestrian priority and more 'play friendly' environment, will assist in slowing traffic and encouraging safe street play.

Key	
	Environmental improvements
	Redesign play areas
	Age <5 play area
	Age 5-12 play area
	Multi-use games area
	Planted tree avenue
	Upgraded open space
	Upgraded allotments as required
	Junior playing pitch
	Home zone
	Managed woodland



## Theme four: Connections, Transport and Parking

### Sustainable movement within and beyond Stanmore

The overarching aim is to improve connectivity within Stanmore as well as to the wider city network, ensuring a priority for pedestrians, cyclists and public transport users, and ensuring that where residents have private vehicles, that sufficient parking is available. Enhanced walking and cycling routes are likely to encourage more residents and employees within Stanmore to walk and cycle to local destinations. The benefit of enhancing these routes is threefold:

- It provides safer, cleaner routes providing local people a sense of ownership within the area;
- It increases healthy living; and
- Reduces car travel on local roads thus reducing congestion.

There are specific opportunities to enhance existing and provide new walking and cycling links in Stanmore. In particular, the connection to Somers Close Recreation Ground from both Stanmore Lane access points (near to the former New Queens

Head site and Wavell Way junction) should be enhanced to ensure a safe and welcoming route to the community facilities, the final strategy relating to the approach to community facility investment in the area.

Connections out of Stanmore, which are relatively limited, could be improved. The railway line creates severance on the eastern edge of the neighbourhood and the bridges are narrow and single lane. At Airlee Road traffic lights have been introduced, the Stanmore Lane bridge nearest the primary school would also benefit from such interventions to enhance safety.

### Traffic and parking

Issues relating to traffic congestion and parking have been identified by residents as a priority. In particular, Stanmore Lane, The Valley and Battery Hill have been highlighted as experiencing excessive speeds or restricted carriageway.

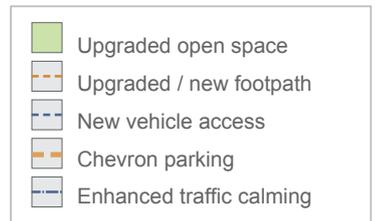
Stanmore is now being piloted as a 20MPH zone by Hampshire County Council. The remodelling of traffic calming is planned for Stanmore Lane. New interventions along The Valley would also help to control speeds.

At Battery Hill, the narrow carriageway combined with a high volume of parking pressure results in reduced access. The proposed approach is remove of parts of the verge to create new parking spaces. The Estates Improvement scheme has also released additional parking spots around the neighbourhood.

Lower Stanmore has recently had a parking permit system introduced which has benefitted the area but caused some displacement of parking congestion. An estate wide system would push commuters and non-residents outside of the area and onto the park and ride system, reducing local congestion and increasing parking space availability.



Figure 4.5: Connections, Transport and Parking



# 5.

## Key Projects



# 5. Key Projects

## 5.1 Community Hub

Community hubs can take on many different forms based on a model of providing a number of services under a single roof. These might include a café, hall and function rooms, doctor's surgery or PCT function, IT suite, sport and leisure activities and focused activities for young people.

The space can be used as a flexible location for projects, activities and services of interest to local people, such as employment and skills training, housing advice, money management courses, debt and benefits advice, Police drop-in sessions, resident meetings, lunch clubs, art classes or signposting for people of all ages and circumstances to other events and activities.

Community hubs offer multiple benefits both for service providers and users. Service providers are able to reduce

costs by sharing a single building and also capture higher footfall from users accessing other services. For users, they are able to reduce transport costs and time by using more than one service at a time, for example, accessing learning services at the same time as visiting a GP.

Quality centres create a sense of place and bring the community together.

## 5.2 Existing position

Stanmore has an existing community 'hub' or cluster where a series of buildings are located at the end of Somers Close, comprising the Carroll Centre, Stanmore Community Centre and Scout Hut. Together these offer a range of facilities and play an important part in community life.

The Scout Hut and Community Centre were constructed in the 1960s and 1970s and are now showing some signs of

dilapidation, although in recent years the Scout Hut received Community Fund monies to assist with refurbishment requirements. The Carroll Centre, constructed in the 1992, offers a range of community services including after school, youth club, crèche, outreach and IT suite. The Centre underwent refurbishment in 2012/13 as part of the installation of the community library, formerly at Wavell Way, and following a space planning exercise earlier in 2012.

Collectively the three buildings are an important part of the Stanmore community and have an adjacent car park, recreation ground and children's play area. Some joint working and sharing of administrative responsibilities has begun since 2012, however, the buildings and premises remain separated and operated independently. The community cluster faces a number of challenges. The Community Centre, which provides a large



Hinckley Youth Club, Leicester



Phoenix Community Centre, LB Sutton



Dedicated Youth Space

hall / meeting room, is aged and will require investment in the near future. Access to the cluster could be improved, being down a sloped residential cul-de-sac with bus stop at the top and lacking visibility and presence. The Carroll Centre, with the widest offer, is particularly hidden, being behind the other two buildings from the approach. Walking routes from lower Stanmore exist via Stanmore Lane however these involve crossing the recreation ground. New surfacing and lighting is needed at the lower Stanmore Lane access and routes across the recreation ground need formalising. At present the ability for the offer to grow and extend is constricted by space. The location and access is also considered to restrict take up of services by the community.

### 5.3 Opportunity and Options

Improved community facilities was a priority identified by residents, alongside associated issues of tackling antisocial behaviour and providing more activities for young people. In particular developing either a new combined hub or extending the existing facilities were considered as potential improvements, with a health facility the top priority for inclusion.

During the development of the Stanmore Planning Framework,

the City Council acquired the derelict New Queens Head pub site at the east end of Somers Close Recreation Ground. This created an opportunity site for a potential new community hub. Consultation with residents identified that two options for the former pub site could help to deliver new community facilities, as set out on figure 4.3 (P50) and figure 4.6 (P65).

The option to create a new community hub at the New Queens Head site would have a number of benefits, being central to the community, visible on a main road and close to the Stanmore Primary School. The recreation ground would be accessible from the rear. A new building could be designed to high energy efficiency standards and offer around 2,000 SQM with a range of function rooms, including a dedicated youth space. In addition, there is capacity for a further 800 SQM, 5 court sports hall and 80 space car park. This combined community and leisure offer would exceed the current footprint of the Carroll and Community Centre and offer a visible and accessible high quality facility to the Stanmore community.

Alternatively, there is an opportunity to remodel the existing community cluster at Somers Close. In particular, over time, the Carroll Centre could be expanded to encompass

the Community Centre site. This would create a new front entrance and gateway to the cluster and allow the Carroll to extend its offer, having a larger range of rooms and services, that could include a dedicated youth centre and potentially a health facility. An integrated part of the proposals would be enhanced and formalised access from Stanmore Lane and improvements to facilities at Somers Close Recreation Ground including outdoor teenage equipment.

### 5.4 Principles

Key principles that should be applied to a new hub or adapted building:

- Improved accessibility / visibility;
- High quality design finish, both internal and exterior, creating pride in the community over a shared facility;
- Shared lobby, atrium or entrance space;
- Separate entrances for particular uses i.e. youth area;
- Revenue making aspects i.e. café / rooms and services for hire;
- High sustainability credentials - design and style drawing on sustainable materials and energy generation; and
- Outward looking, open and inviting.

Potential services and features of the building could include:

- Café
- Multi Purpose Hall
- Sports / leisure
- Smaller meeting rooms
- GP centre / Health Centre
- Music /Recording Studio
- Computer Workspace & Terminals
- Multi Use Games Area
- Games Room with pool and snooker tables

In terms of management, there are existing community organisations with the potential to take responsibility for the management of the centre. Revenue as well as capital funding will be a key issue as the building must be economically sustainable.

### 5.5 Accessibility

Community hubs should be highly accessible in the broadest sense, including via public transport and where possible, be located near to transport interchanges. Cycle parking provision and safe cycle routes should be established. Community venues should preferably have strong visibility and a frontage or sign posting on a main route. Professional signposting and endorsement from the local authority or other public services such as the

NHS increases confidence in the services. A challenge for the existing Somers Close cluster is a lack of community visibility. Some local remodelling and enhanced signage could improve this. Placing a new hub on Stanmore Lane at the former pub site would give significant prominence to the facility, creating community pride and a visible sign of investment in Stanmore.

### 5.6 Delivery

Given the austerity measures currently in place for the public sector, the delivery of any community hub will have to be integrated into the wider spatial strategy for the area. The options proposed considered indicative new housing layouts either at Somers Close or the New Queens Head. These could make some contribution to community facilities either through a community contribution or through land sale and section 106, if private housing. Further monies would also most likely be required, match funded by the public sector or charity, such as the lottery. Further due diligence and site investigations would be necessary before any further community or housing development at Somers Close. Identifying the services and space that can be included within a community hub will require discussions with residents on what they would wish to see

offered locally, key service providers, notably the local authority department leads (leisure, education), PCT and other community groups. Other providers such as the local schools could also be involved.

Youth involvement in the design of young people's services will be particularly important and should be aligned to the design of new outdoor and green space facilities.



Hinckley Youth Club, Leicester



Sunlight Centre, Gillingham

## Case Studies: Community Centres

### Community Hub – Hinkler Parade Thornhill Southampton

A small neighbourhood parade of shops has been redeveloped by a partnership of Barratt Homes, First Wessex Housing, Southampton City Council and Thornhill New Deal for Communities. Funding has come from a combination of sources including Council land / buildings, Homes and Communities Agency and New Deal for Communities.

At the heart of the redevelopment of the neighbourhood centre is a new Natterbox community hub replacing the shop used by residents as a meeting place, providing advice and support. The new hub incorporates the functions of the old Natterbox plus housing, health outreach and library services and a café facility. Running costs are underpinned through commercial rents from a Co-op metro store and 4 small retail units in the new parade.

The local community were involved in the project from the start through consultation on the design, management and governance arrangements. The hub and shops will be owned and managed by the resident led Thornhill Plus You limited.

### Sunlight Centre – Gillingham, Kent

Sunlight is two linked organisations, the Sunlight Development Trust and Sunlight Social Enterprises.

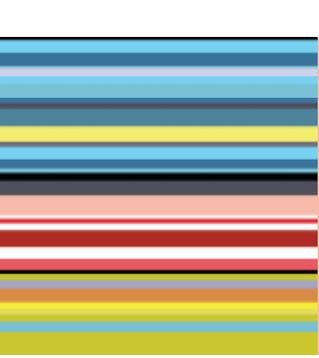
Sunlight Centre is a community and enterprise hub; it contains an extensive range of quality facilities, equipment and flexible meeting spaces. It has award winning design and is recognised as one of the country's leading examples of integrated health and community service anywhere in the UK.

- Sunlight Development Trust uses community development to tackle long standing health and social inequalities. This is in partnership with local agencies, local business and most importantly people and their communities.
- Sunlight Social Enterprises is a Community Interest Company (or CIC) managing a diverse business portfolio which offers training and jobs for local people while delivering a trading surplus to support the ongoing work of Sunlight Development Trust.

### The Hinckley Club for Young People at Green Towers

An multi award winning £6m activity centre in the town of Hinckley, Leicestershire which opened in 2010. It replaced an old youth club building drawing in £4.5m of government funding and £1.5m from the local authority. The building has a huge array of facilities for children and young people and runs a wide range of clubs and activities:

- Full Sized Multi Use Sports Hall
- Small Sports Hall
- Climbing Wall
- Gymnasium/ Fitness Suite and Dance Studio
- Music /Recording Studio
- Computer Workspace & Terminals
- Outdoor BMX / Scooter / Skate Park
- A Junior All-weather Astro turf Pitch
- Games Room with pool and snooker tables
- On-site Cafeteria
- Conference facilities



## New Homes

Delivering new homes in Stanmore provides an opportunity to support those in need of affordable accommodation as well as derive benefits to the community associated with new housing investment. During the consultation process, residents were consulted on key housing sites and proposals and those gaining support have the potential to be further investigated for new housing in Stanmore.

All of the identified sites collectively provide capacity for around 150 new units, however it is not considered that this total would be delivered even in the medium to long term. The most deliverable sites could come forward over the next decade as part of the Council's new build programme, most readily at Wilberforce Close and Somers Close, subject to resolving the preferred approach to new community facilities.

### Key Issues

Each of the sites noted below will require further investigation and due diligence prior to any commitment. The following will need to be considered:

- **Surveys:** including ground investigations, topographical survey and confirmation of access and ownership.
- **Feasibility:** initial design and financial feasibility studies to ensure proposals are viable and deliverable.
- **Consultation:** further consultation with locally affected residents on any emerging design proposals.
- **Acquisition:** in some instances it may be necessary to acquire existing privately owned or leased properties or to rehouse existing council tenants to facilitate development. A sensitive approach to discussion, negotiation and compensation will be essential to achieving development.
- **Pre application discussions:** discussions with the local authority planning officers to agree the principles of development and design framework for the site.
- **Planning:** submission and approval of applications, and thereafter appointment of contractor.
- **Loss of public amenity:** planning policies resist the loss of open space. A suitable strategy will need to be agreed, likely to result partly in the improvement of existing open space and partly with the identification of new public space.

## 5.7 Somers Close

The strategy for new homes at Somers Close is entirely linked to the proposal for any new community hub and investment in new community facilities in the area. An extension of the existing community cluster can release the former pub site for housing with equally the reverse being true. There may be opportunities for further additional units and access, noting that Somers Close is relatively constrained, subject to any preferred approach being identified through further consultation and review which ensures maximum benefit for all stakeholders.

The highest intervention scheme would involve the Carroll Centre and Community Centre being demolished and the Scouts Hut either being retained or included in a new location, resulting in the partial development of the west end of the Recreation Ground for up to 35 homes to form a new face and overlooking of the recreation ground with 30 casual visitors parking spaces.

The alternate option, of expanding the existing cluster and delivering housing of around 20 units at the former pub site, faces a challenge in requiring a planning use class change from community to residential.

This is likely to be resisted unless investment in community facilities can be demonstrated elsewhere (Local Plan Policy CP6), promoting the importance of an integrated strategy.

In either instance there is an additional opportunity to expand residential development to the north of the existing community cluster, subject to a review of local access rights, transport, accessibility, parking and mitigating loss of open space.

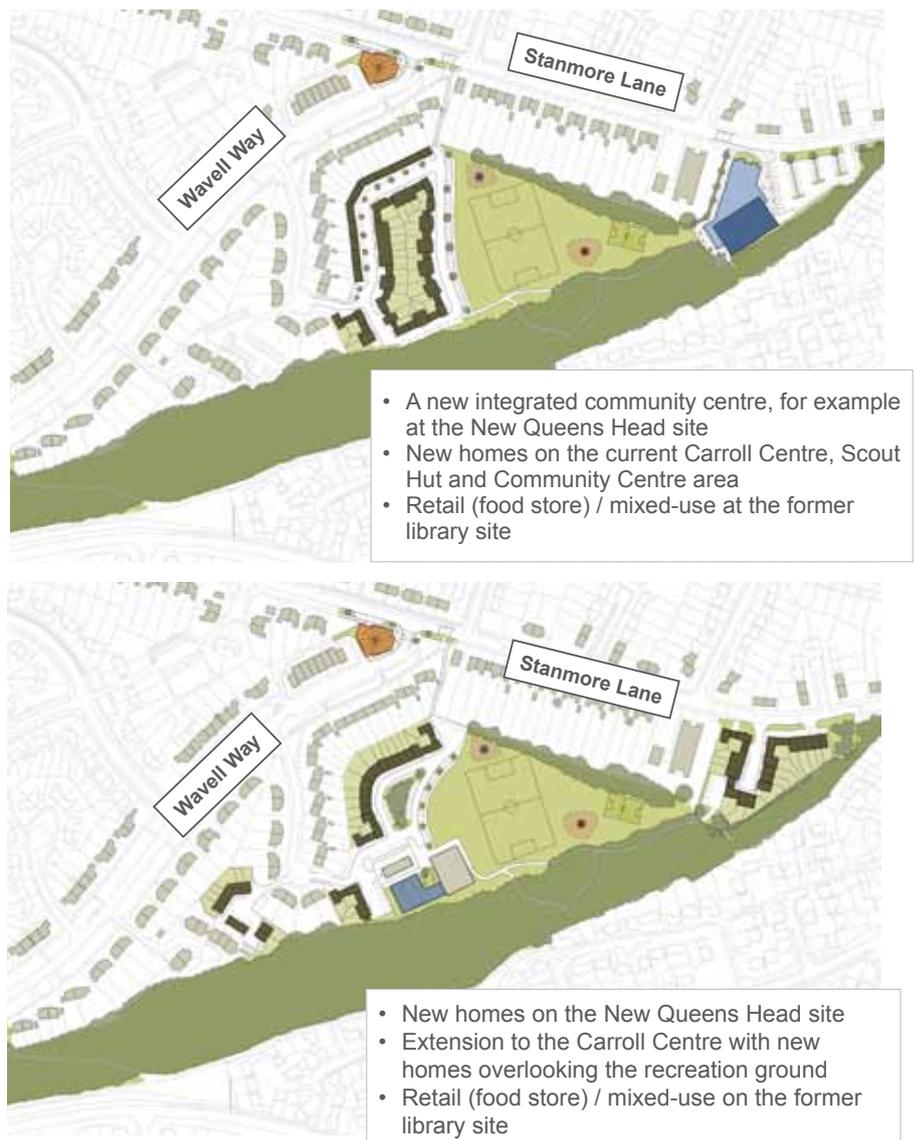


Figure 4.6: Somers Close

## 5.8 Close / Birch Drive

Wilberforce Close at the top end of the valley is an incomplete single sided street with three storey flats over an undercroft of parking garages. The development potential of this site and The Valley area have been considered before. However there are issues that complicate any solution:

- Land contours present steeply banking areas.
- An electrical mains cable crosses the site.
- A sewer crosses between garage blocks.
- A small development of 8 'starter' homes was built in the 1980s at the southern end of Thurmond Crescent.
- Extensive mature tree lined valley sides.
- Some residents have extended gardens.

The overall impression of Wilberforce Close is an area in need of upgrade in Stanmore. The blocks could usefully have elements of refurbishment, especially the public realm. Analysis found that this area of Stanmore could combine connectivity and public realm improvements with new housing.

Firstly, connectivity, there is a desire line rough track from Thurmond Road down the slope to Wilberforce Close. Many children and parents use this route every day; likewise Battery Hill is a busy road. A cross link to Stanmore Lane can be achieved at Keble Street, with a traffic calming four-way mini roundabout on Battery Hill. An access drive, Birch Drive connects a series of existing and new housing developments along the upper part of The Valley, back to Thurmond Road. An extension of this can meander down the hill to connect with Wilberforce Close and The Valley. The new links would make a strong case for Cromwell Road Recreation Ground to be upgraded to serve a wider area of Stanmore.

Secondly, the re-levelled hillside can now support new housing for up to 35 new family homes; some fronting Birch Drive, some fronting Wilberforce Close. A number of homes could face down the valley. Wilberforce Close could become a home zone/play street leading to Thurmond Crescent Recreation Ground via several routes. A further 5+ homes could be constructed to replace a garage block.

Consultation response supported this site as a prime opportunity to provide homes and upgrade connectivity and the public realm.

This is a high priority site and can be brought forward in the short term.



Figure 4.7: The Valley

## 5.9 Kings Avenue / Cromwell Road Recreation Ground

This is the site of the Cromwell Road Recreation Ground. A perfect crescent of green provides a play area and a single kick about football pitch. It is the largest flat recreational site in Stanmore. About 80 homes have gardens backing onto this area and many have gates from rear gardens to the ground. Surveillance of the recreation ground is a problem as no homes front onto the space. Distances are also an issue. Despite two access points, the recreation ground is quite isolated, but well used.

The spatial capacity of the ground has been analysed alongside the current uses and users. It should still be possible to achieve usefully proportioned rectangular pitch space, while adding some new housing to provide surveillance. A layout describing both flats and houses was tested to show up to 20 homes would be possible without losing functionality.

The consultation showed that this site was relatively well favoured to be developed for new housing, providing there was no significant loss of public amenity. A more detailed study may indicate that more homes are possible.

This site should be considered as



Figure 4.8: Kings Avenue / Cromwell Road Recreation Ground

## 5.10 Garages Sites

The masterplan analysis has identified a number of sites where garage blocks have some potential to be turned into new homes. The consultation process showed support for small schemes to replace blocks of garages with mews houses, retaining 60-70% of the garages within the schemes and creating small mews home zones to enrich the local neighbourhood. Connectivity would also be significantly improved. Building homes over garages also improves the natural surveillance characteristics. Homes would generally be 1 and 2 bed units with balcony private amenity space.

The feasibility for the regeneration of the garage blocks is medium to high and further work should be carried out on individual sites.

## 5.11 Vicarage Garden

The vicarage garden is a privately owned site which would require demolition of two existing City Council owned properties to gain access, delivering up to 18 new units. Discussions between the owners and the City Council would identify the potential for the site to come forward.



Figure 4.9: Garage Sites



Figure 4.10: Vicarage Garden

## 5.12 Former Community Garden

The site comprises two parcels of ex-allotment / community garden land which are surrounded by homes built in the 1930s. These 'landlocked' parcels are behind Selborne Place; off Stanmore Lane and Wykeham Place and off Battery Hill. Both parcels have been 'adopted' by surrounding residents and cultivated as community gardens. However, the access is not well known about on the estate and few people frequent the areas. Some mature quality tree stock gives the appearance of permanence.

Again, this area has the capability to provide both additional new housing and additional capillaries to the movement permeability of a revitalised Stanmore. Linking the existing cul-de-sacs would create a coherent street pattern with up to 33 new family houses with gardens. However, this would mean the loss of 8 existing homes and the community garden. Some trees could be preserved within the private gardens. Various options exist and have been considered which retain more of the existing housing stock.

In consultation, this site was broadly supported however a significant minority of residents objected to development primarily due to the loss of amenity and



Figure 4.11: Former Community Gardens

the need to demolish existing properties.

The site is a lower priority with considerably more feasibility required before any development decision.

## Open Space Strategy

The open space strategy is a key multifaceted project for Stanmore to be integrated into the overall Planning Framework. The involvement of local residents, and in particular young people and users of equipment, should be integral to the refinement of the strategy and design of any new facilities. Key interventions are considered below:

### 5.13 Promoting Natural Play

As previously noted, it is suggested that a roll out of more natural play equipment be tested in, using the latest Play England design guidance. The use of natural materials, such as logs, rocks, boulders, trees and ropes gives children the opportunity to face imaginative challenges and work with nature and natural materials. Working with the community, local residents and young people – potentially via schools or the Carroll Centre – test bed sites can be identified where new or replacement natural facilities can be introduced. Thereafter a roll out across the estate could be delivered.

### 5.14 Multi Use games Areas (MUGA)

MUGAs offer a highly flexible space allowing many sports (tennis, basketball, football, volleyball etc) to be played in one area.

MUGAs can be delivered with:

- Reduce noise impact: through material design and placement away from homes unique sound insulation system.
- Can include a range of surfaces, all weather or tarmac, that provide all weather use and all year, subject to lighting.
- A range of sizes to fit the location.
- Should be in visible locations or adjacent to a community facility that can monitor activity.
- Can operate either as an open community facility or be managed for bookings at a centre.

The delivery of one or two MUGAs in Stanmore provides an opportunity for increased recreational activity and a focal point for young people to gather. Suggested locations could be at Somers Close, where activity can be monitored, or possibly at the Romsey Road / Battery Hill junction.

### 5.15 Teenage / adult play

Teenagers require a different level of play and activity to younger children. More challenging facilities can be relevant to teenagers and adults. Some examples of these facilities exist in Stanmore at Somers Close and Cromwell Road, both of which would benefit from further investment. The appropriate design of these spaces needs to be conducted

with end users and may be a simple integration of covered sitting space that is defined for such purposes. More interactive play could involve climbing equipment and nets. The case studies provide examples of best practise elsewhere. In particular, The Valley could suitably offer space for some climbing posts and nets where it could be monitored by St Lukes Church.

### 5.16 Playing pitches

Stanmore currently has one informal kickabout pitch at Somers Close and a marked junior pitch at Cromwell Road. Both are understood to have good usage levels, particularly Cromwell Road where university students play. The Winchester Playing Pitch Strategy, part of the Open Space, Sports and Recreation Study (2008) highlights an ongoing under provision of junior playing pitches.

An additional junior playing pitch could be introduced at Cromwell Road and supported by local changing facilities which could come forward alongside local housing proposals, increasing overlooking and surveillance.

A new pitch and changing rooms would need to be appropriately managed, preferably by a local club or association.

**Climbing Forest: Coombe Abbey Country Park  
Coventry City Council  
Cost: £80,000**

English Heritage and the Coventry Conservation Officer co-operated and consulted with park users, including interviewing carried out by teenagers. The Climbing Forest consists of a number of tall oak posts set into the ground, supporting a complex network of ropes, nets, rails and ladders, each set at varying heights. The Climbing Forest caters for all ages, including adults in their twenties. The scheme has been very carefully designed to provide an exciting and challenging play experience for older children. The manufacturer carried out a full risk assessment of the equipment throughout the design stage.

**Cowley Teenage Space  
Lambeth Council  
Cost: £100,000**

The aim of the project was to engage young people on the estate in an imaginative design process. The core of the consultation took place on the proposed site itself, which became a large-scale experimental area for two weeks. The young people were keen to have their 'own' space. The layout included a small combination 'low-key' ramp and mound; a 5-a-side football pitch and basketball area.

**Spa Fields Play Space  
Islington Council  
Cost: £175,000**

Children and young people were involved in all phases of the rejuvenation of the park including the new play area. The involvement of teenagers was particularly important as this group had been the focus for many of the former 'problems' on the site. The play area is next to a busy through route, and feels a very safe place.

The layout itself is intricate, and the site includes a complex arrangement of mounds, ditches, hollows and paths, all edged by planting and walls at sitting height, to help enclose the site and screen passing traffic. Consultation with nine local schools involved the children drawing their ideas for a playground.

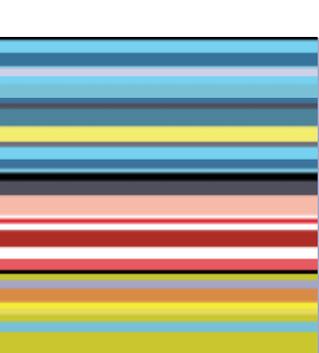
Bespoke play equipment was designed specially for this site, which achieved safety certification.



**6.**

**Delivering the  
Stanmore Planning  
Framework**

Winchester City Council and its partners Hampshire County Council and Stanmore Combined want to continue to work with the community to realise the vision for Stanmore. Our focus is on delivery but change will not happen overnight and will be dependent on a number of interrelated interventions and a co-ordinated action plan.



# 6. Delivering the Stanmore Planning Framework

This section of the report provides advice on how the projects identified in the Planning Framework could be taken forward. It considers the partnership arrangements that could be considered to ensure an inclusive and therefore sustainable approach to change. The report concludes with an action plan that provides clear guidance on taking forward the projects set out in the previous chapters to tackle the social, economic and physical issues identified in Stanmore forward.

## 6.1 Delivery Partnership

The development of a Neighbourhood Partnership in Stanmore could be established to create a delivery vehicle to take forward projects identified in the Planning Framework. The Steering Group established for the Planning Framework provides a strong starting point to establish such a future partnership structure which could evolve to include representatives from the existing community organisations in Stanmore including the Stanmore Community Association, Stanmore Combined and Carroll Centre as well as resident associations. Representatives from the private sector would also ideally become more

integrally involved as a driving force within the future partnership structure and the voluntary sector involvement could be expanded to include Registered Providers as could statutory service providers including the health sector. Private sector representatives could include developers and local employers such as retailers.

The participation of residents in this group is also crucial. This could be representatives from residents groups, or by looking to recruit people who have previously not engaged with community activities. These residents would require support and it would need to be ensured that they would feel empowered and confident to become active participants who have a real feeling of involvement.

In order for a Neighbourhood Partnership to be successful some form of written agreement is important to provide clarity in relation to roles, responsibilities and expectations. A written agreement would ensure actions are 'joined up' and co-ordinated – locally sensitive, responsive and accountable - maximising effectiveness.

The vision, projects and action plan set out in this report provide

the first working plan for a Neighbourhood Partnership which should be refined as it progresses.

With regard to delivery, the Neighbourhood Partnership will need to:

- Ensure the proposals are brought forward in a holistic and progressive manner through the public sector through its planning, transportation and social roles;
- Promote the need for co-ordinated public sector funding support to deliver key public realm and infrastructure projects required early on in the Masterplan proposals;
- Prepare projects which can then be taken on by private and public sector partners; and
- Ensure that development and public realm proposals are of the best possible design quality and embedded in housing proposals.

## 6.2 The Role of Winchester City Council

It is clear that Winchester City Council has a leading role in delivering the Planning Framework given its extensive landholdings across all of the key project areas and officers

should continue to drive the Planning Framework forward and importantly the ability to generate a step change in the attractiveness of Stanmore.

The Council is also an investor, and may be able to contribute to the delivery of some of the community, transport and public realm projects that have been developed. It is important that community and youth services, together with improvements to green infrastructure and public realm, are taken forward alongside housing growth and the Neighbourhood Partnership and community are key to the development of successful proposals in this area.

### 6.3 Land Ownership and Land Assembly

We have identified that the City Council is the predominant land owner within Stanmore therefore limiting the amount of land assembly required to take forward renewal. However given there may be a degree of residential demolition required to deliver the proposals identified, including owner occupation properties, a clear programme of work is needed to identify all third party ownerships lying within the proposed redevelopment areas alongside any established rights of access, followed – where necessary – by a programme of one to one consultation.

### 6.4 Ensuring the Benefits of Housing Growth are Captured Locally

Mechanisms to ensure the benefits of housing growth are captured locally, such as designating the Somers Close/ New Queens Head site as a 'priority regeneration area' in the emerging City Council's Local Plan Part 2 – Development Management and Allocations Document, should be explored. It is recognised however that the timescales for delivering the priority projects identified in the study and the progression of the Local Plan may not allow this as Local Plan Part 2 is not due to be adopted until Summer 2015. Winchester City Council will need to make a commitment to ensuring that the benefits of housing growth, particularly funds raised through land sales, are captured locally in the Stanmore community.

### 6.5 Funding Sources

There is a scarcity of public funding for regeneration projects at the present time and it is unlikely that this position will change in the near future. The present government has introduced several new fiscal incentives that have the objective of promoting housing growth which can be linked to regeneration. Additional funding may come through planning obligations (s106 agreements or Community Infrastructure Levy)

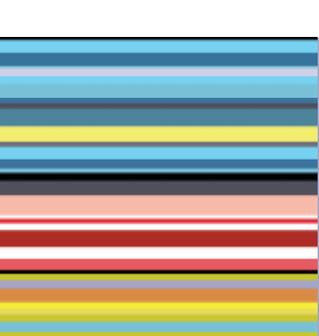
or public sector asset disposals. The applicability of these to Stanmore is briefly considered below.

#### Housing Revenue Account -

As a result of the financial freedoms granted by housing finance reforms Winchester City Council is taking the opportunity of establishing a programme for the provision of new council housing. The HRA Business Plan therefore includes a provision for £42m of investment in additional Council housing over the next 10 years.

Recent public expenditure cuts following the Comprehensive Spending Review mean that at a national level there are fewer resources available to support the provision of new affordable housing through Registered Providers - RPs. Additionally, not enough housing overall is being supplied by the market, increasing the problem of affordability, through lack of supply. The market for HMOs and student housing in Stanmore exacerbates the problem locally.

The Council's ability to supplement RPs programmes with its own affordable housing programme is therefore very timely. The programme should provide in the region of 200 to 300 homes across the District over the 10 year period (depending on the building type and land costs etc) supplementing the projected



RP programme of 1000 homes (which are mainly on market sites through Section 106 agreements).

The identification of housing sites in Stanmore will feed into this programme and ensure rapid delivery of new homes in line with the policy and budget principles outlined in the comprehensive Development Strategy.

#### Asset Disposal -

Asset Disposal is a potential source of funding. The sale of public sector land to a developer can raise capital. Whilst these funds could potentially help to cross-subsidise the regeneration programme set out in the Planning Framework; there are no guarantees that the money will be reinvested into the local area and this commitment would need to be made by the City Council.

#### Community Infrastructure Levy (CIL) -

The Community Infrastructure Levy (CIL) is a new mechanism for raising funds for essential infrastructure from development. The levy is an amount that must be paid per square metre of qualifying development. Winchester City Council consulted on the Community Infrastructure Levy Draft Charging Schedule in Spring 2013. It will now be submitted for independent examination and is due to be adopted late 2013.

The draft charging schedule sets out a charge of £120 per square metre for residential development in Stanmore (Zone 2). Where buildings are demolished, the total of the demolished floorspace will be off-set against the floorspace of the new buildings, providing the buildings were in lawful use prior to demolition. The CIL charge does not apply to affordable housing and will typically be prioritised towards strategic infrastructure.

Strategic infrastructure is set out in the council's infrastructure delivery plan and is pooled towards district wide priorities.

#### Section 106 Agreements (S106) -

Section 106 Agreements (S106) are types of Planning Obligation authorised by Section 106 of the Town and Country Planning Act 1990. They are legal agreements between the Local Planning Authority and applicant / developer and aim to balance the extra pressure created by new development with improvements to ensure that the new development makes a positive contribution to the local area and community. Applicants will not be asked to solve existing problems, although they may be asked to contribute towards resolving an existing problem if the proposed development would make things worse.

Planning Obligations can deliver real benefits to the

community living in the area of the development site, and S106 agreements are the main vehicle for delivering new affordable housing, although this supply method did experience a decline in secured units with the slowdown in development in the District as a result of the 2007 onwards 'Credit Crunch'.

S106 agreements will sit alongside CIL and the planning authority can levy both costs on a developer with the CIL being a fixed cost and Section 106 potentially negotiable. However, in Stanmore the ability to levy both CIL and S106 may be limited due to development values which may not be strong enough to withstand both S106 and CIL costs.

S106 can only be used for items not covered by CIL priorities (i.e. cannot be double counted) and must relate specifically to the proposed development, for example being mitigating impact on local highways, parks or public transport.

Where the City Council is constructing affordable housing, S106 type provisions can still be made in terms of improvements to open space, the public realm or community facilities. These should be agreed in advance between the housing and planning departments.

## 6.6 Development Delivery Mechanisms

The physical transformation of Stanmore can be achieved using a range of potential delivery mechanisms. The City Council has a significant catalytic development role. Securing the commitment of others is crucial, particularly in terms of land (where necessary), planning, management and revenue costs. Successful collaboration with the private sector to deliver homes will be key, not least to bring assets and funding to the table as well as a contractor to deliver Council funded social housing. The City Council will have a key role to play in creating certainty in the market place and reducing risk for the private sector.

The City Council should ensure that current best practice design is actually delivered by the housing industry, which is too often focused on driving down cost and with little effort put into design. Design guidance is often insufficient to control this. The City Council should encourage the use of development agreements where possible and appropriate to demand full partnership and ensure a satisfactory end product.

## 6.7 Public: Private Joint Ventures

The public sector has extensive land holdings in Stanmore and therefore has a very important

role to play in the facilitation of the delivery of the projects outlined. One method of delivery could see the public sector undertaking any outstanding land assembly work and selling on to the private sector at market value. Alternatively, the public sector could elect to put its land into the development partnership agreement at a discounted land value and accrue benefits over the long to medium term through increased values or overage agreements. A developer / contractor partner would be able to assist both with delivering new council social homes as well as private housing.

## 6.8 Implementation - Design and Development Briefs

Once the delivery mechanism for each of the projects is identified, simple development briefs should be created as appropriate to guide future development. The briefs should cover:

- Regeneration and Growth Context;
- Land assembly issues;
- Design Quality;
- Requirements of preferred developer/ RP, if appropriate;
- Financial arrangements; and
- Joint venture arrangements, if appropriate.

The projects set out in this document will be subject to further technical discussion and

viability testing with key partners in the public and private sector and below we set out the key steps to be undertaken in order to assess viability.

## 6.9 Assessing Viability

A key part of the delivery strategy is undertaking development appraisals to ensure the proposals are viable. We see this as a two staged process as follows:

### Stage 1: Prepare Indicative Development Appraisals

Indicative Development Appraisals for key sites identified to date should be prepared. This could be based on the indicative unit numbers prepared as part of the Planning Framework. The appraisals should give a total cost and total value; highlighting the level of surplus or the financial gap. The appraisals could be prepared in advance of any further public consultation to ensure the proposals are backed up by an understanding of delivery.

The key and priority development opportunities that could be assessed are:

- The New Queens Head and Somers Close (c30 – 40 units dependent on strategic option pursued)
- The Valley (c35 units)
- The Cromwell Road Recreation Ground (c20 units)

- Garage sites (various) (c25 units)
- Vicarage (c20 units)
- Former Community Garden (c30 units)
- Total new units (gross) c150 – 160

The indicative appraisals would be based on a series of assumptions:

- Likely values for new housing
- Affordable housing percentages
- Professional fees
- Contingencies
- Marketing
- Disposal fees
- Finance
- Profit Margin
- Section 106/ CIL

The individual indicative development appraisals could inform a wider model that would provide an overview of the planning framework proposals as a whole including broad figures for a new community hub and key public realm initiatives.

## Stage 2: Refine and Further Appraise Proposals

Detailed viability testing of the major project proposals could be undertaken, using real cost data supplied by a Quantity Surveyor, using house types, sizes, actual ground conditions, infrastructure requirements, planning obligations and

CIL, as well as testing phasing, developer returns (if appropriate), sales information, levels of affordable housing and open space provision that could be supported. The appraisals should be based on the costs and values of the preferred options for Stanmore following consultation, the current market assessment, BCIS cost analysis and the surveyor's experience of development schemes elsewhere. This would give a detailed site specific financial appraisal to identify the likely real costs of bringing the scheme forward and what would be possible and what would not.

The appraisals should determine viability of the proposals and include the following components:

- Potential rental value
- Potential initial investment yield
- Capitalised rental values
- Potential residential end sales values
- Cost of site surveys and planning
- Preliminaries
- Build Cost
- Environmental costs
- Highways contribution (S278 and S38)
- Potential S106/CIL costs
- Any affordable housing provision
- Contingency
- Interest
- Fees (Professional, Agents,

Legal)

- Purchasers costs
- Developers profit

Additional work required to aid viability testing:

- Establishing exact Land ownership details
- Identify extent of right to buy
- Identify any easements/ covenants
- Investigate ground conditions
- Establish Rights of way
- Establish what an appropriate level of open space provision is required
- Identify maintenance audit and costs, such as road resurfacing

The additional work points listed above could largely be undertaken internally if officer time was made available. The investigation of grounds conditions would be required to identify if there are any abnormal circumstances that would impact on costs and potential scope of development. If ground conditions are undertaken there is likely to be an added cost as it would need to be undertaken externally.

**Proposed steps for the delivery of the projects identified in the masterplan is summarised in the table below. This highlights priorities, key actions, timescales and key partners.**

## Case Study: Community Involvement

### Community engagement and involvement

The report Improving delivery of mainstream services in deprived areas: the role of community involvement, (the then ODPM, September 2005), highlighted that the relatively modest costs of community involvement are generally outweighed by the benefits. The report looked at 15 case studies, covering crime, health, education, worklessness, housing and cross-cutting issues.

The benefits identified by the report included:

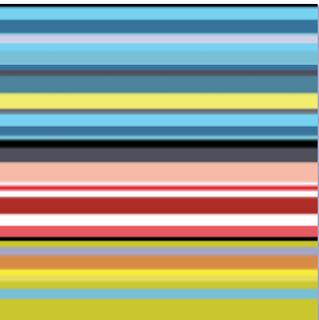
- Reductions to the cost of public services
- Increased user satisfaction and easier access
- Lower crime rates, reduced fear of crime and better local environments
- Better prospects for improved health outcomes
- Improved employment opportunities for local residents
- More motivated front-line staff and more joined-up local services

The costs of these activities were estimated at £45 - £60 per annum per household or less - about the same as a CCTV camera, a duvet or a microwave oven.

It also considered the constraints on more comprehensive and intensive involvement of communities in deprived areas and what more might be done to encourage it. Key issues to address are:

- Helping agencies [and politicians] to fully understand the short term costs which will achieve longer term benefits and savings
- Ensuring formal structures and processes help co-ordinate the work of agencies with the community – both strategically and operationally. sharing information, costs, benefits and risks
- Underpinning effective community involvement with:
  - o Clear objectives for involvement
  - o Stable and long-term structures and processes
  - o A mix of mechanisms to provide the widest opportunities for users to get involved in ways best suited to their circumstances.

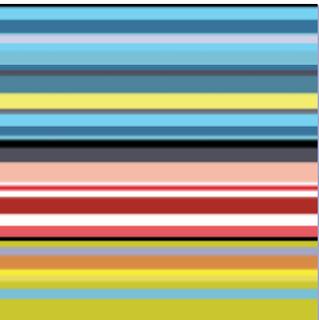




Summary	Priority	Key Actions and Outcomes	
<b>Delivering Housing Growth and Renewing the Built Environment</b>			
<p>Comprehensive regeneration of Somers Close/ New Queens Head through creation of new homes, access and green infrastructure improvements, alongside community facilities upgrade</p>	High	<p>Undertake further investigation into strategic options for delivering new housing as part of wider comprehensive regeneration scheme through detailed masterplanning and viability exercise.</p> <p>Ground investigations/ surveys/ confirm access and detailed ownership</p> <p>Further public consultation and one to one consultation with directly affected homeowners</p> <p>Agree acquisition and demolition strategy for affected properties if required</p> <p>Inform emerging City Council's Local Plan Part 2 – Development Management and Allocations Document</p> <p>Submission of planning application, approval and subsequent implementation of new homes via contractor / developer: improved community facilities together with green infrastructure improvements</p>	
<p>New homes at the top of The Valley (Wilberforce Close) enabling investment in local green infrastructure</p>	High	<p>Detailed masterplanning and viability appraisal to include green infrastructure strategy – consider intensification</p> <p>Agree delivery mechanism – HRA or commercially led</p> <p>Ground investigations/ surveys/ confirm access strategy from Battery Hill and ownership</p> <p>Further public consultation and one to one consultation with directly affected homeowners</p> <p>Agree acquisition and demolition strategy for affected properties</p> <p>Inform emerging Local Plan Part 2</p> <p>Submission of planning application, approval and subsequent implementation of new homes via contractor / developer: including green infrastructure improvements</p>	

	<b>Timescale</b>	<b>Indicative cost</b>	<b>Funding</b>	<b>Lead Agency</b>
	Short term	Sub £10,000	WCC HRA/ Commercially led	HCC / community, voluntary and statutory stakeholders
	Short term	TBC		
	Short term	Officer time		
	Short / Medium term	Officer time		
	Medium term	Dependent on delivery route		
	Medium term			
	Short term	Sub £10,000	WCC HRA/ Commercially led	
	Short term	Officer time		
	Short term	TBC		
	Short term	Officer time		
	Short / Medium term	Officer time		
	Medium term	Dependent on delivery route		
	Medium term			

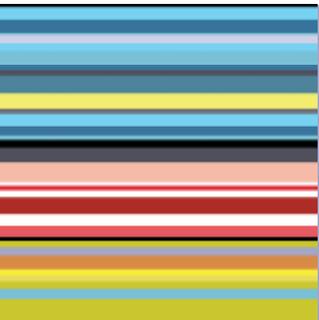
Short term = 0 - 2 years  
Medium term = 2 - 5 years  
Long term = 5 - 10 years



Summary	Priority	Key Actions and Outcomes	
<b>Delivering Housing Growth and Renewing the Built Environment</b>			
Infill housing sites on garage sites	High	Establish ownership in detail, review usage, lettings policy and impact of reduction in provision  Discuss with leaseholders  Confirm priority list for various sites  Detailed masterplanning and viability exercise  Inform emerging Local Plan Part 2  Submission of planning application, approval and subsequent implementation of new homes	
Vicarage Garden	Medium	Commence discussions with Church  Detailed masterplanning and viability appraisal dependent on outcome of discussions  Ground investigations/ surveys/ confirm access and ownership  Agree acquisition and demolition strategy for affected properties  Submission of planning application, approval and subsequent implementation of new homes via contractor / developer	
New Homes on the southern fringe of the Cromwell Road Recreation Ground to front open space	Medium	Detailed masterplanning and viability appraisal to include improvements to sports provision  Submission of planning application, approval and subsequent implementation of new homes via contractor / developer: including sports provision improvements	
Allotment Sites	Low - subject to on-going housing need	On-going review of allotment usage over long term	
Community Garden	Low - subject to on-going housing need	Undertake further feasibility to establish viability and whether acquisition strategy is appropriate prior to advancing	

	Timescale	Indicative cost	Funding	Lead Agency
	Medium term	Officer time	WCC HRA/ Commercially led	
	Medium term	Officer time		
	Medium term	Sub £10,000		
	Medium term			
	Medium term			
	Medium / Long term			
	Medium term	Officer time		
	Medium term	Sub £10,000 TBC		
	Medium term	Officer time		
	Medium term	Dependent on delivery route		
	Medium / Long term			
	Medium term	Sub £10,000	WCC HRA/ Commercially led	
	Medium term			
	Medium / Long term			
	Long term	Officer time		
	Medium term	Officer time		

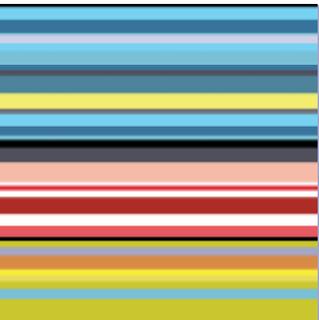
Short term = 0 - 2 years  
 Medium term = 2 - 5 years  
 Long term = 5 - 10 years



Summary	Priority	Key Actions and Outcomes	
<b>Community and Community Facilities</b>			
Enhance community facilities through revitalisation of Somers Close cluster	High	<p>Embed requirement for enhanced community facilities into housing proposals on Somers Close/ New Queens Head site</p> <p>Determine preferred option (remodel of existing or new facilities) scale and scope, as part of detailed masterplanning/ viability for Somers Close/ New Queens Head site, in discussions with community, voluntary and statutory stakeholders (health, police, education, youth) including existing providers / leaseholders</p> <p>Seek and establish wider requirements / funding for community enhancements</p> <p>Undertake community and stakeholder discussions to determine and prioritise scope of facilities for hub, informed by cost considerations – including management structure</p> <p>Detail design alongside wider housing, access and green infrastructure projects</p>	
Supporting young people through the provision of new activities	High	<p>Embed focus on young people into proposals for enhanced community facilities</p> <p>Promote increased partnership working between Somers Close community cluster and Kings College particularly around use of leisure facilities</p> <p>Continue partnership working with Stanmore Primary school as part of enhanced community cluster</p> <p>Ensure youth input and focus for enhanced green infrastructure at Somers Close</p>	
Former library site	High	<p>Promote site as retail/ mixed use development with potential for residential above. Ensure element of community use retained.</p> <p>Explore potential to provide health/ dentist/ GP facility on site in conjunction with health authority. To be developed in conjunction with proposals for Somers Close/ New Queens Head site</p>	
Facilitate empowerment and governance to drive objectives of Planning Framework forward	Medium	<p>Develop Neighbourhood Governance model to assist in taking Planning Framework forward, including capacity building with community groups to enable them to take ownership of the Planning Framework</p> <p>Promote integrated working through quarterly meetings of community groups and local schools, increase usage of Kings leisure facilities and Somers Close community hub</p>	

	Timescale	Indicative cost	Funding	Lead Agency
	Short term	HCC officer time, support from design consultants likely. Sub £10,000		HCC
	Short term			
	Short term			
	Short term			
	Short / Medium term			
	Short term	Officer time		
	Short term			
	Short term			
	Short / Medium term			
	Short term	Officer time		
	Short term			
	Short term	Officer time		WCC / Local Community Groups
	Short term			

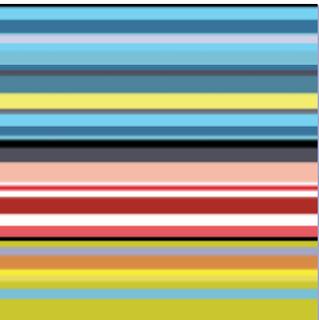
Short term = 0 - 2 years  
 Medium term = 2 - 5 years  
 Long term = 5 - 10 years



Summary	Priority	Key Actions and Outcomes
<b>Community and Community Facilities</b>		
Community Safety	Medium	Tackle perceived and actual antisocial behaviour and noise encouraging neighbourly behaviour; providing more facilities and information on activities for young people; reducing traffic speed and footpath lighting  Consider increase to Neighbourhood Warden enforcement powers
Houses in Multiple Occupation (HMOs)	Medium	Recent Councillor Working Group recommendations set out one year pilot to intensify Neighbourhood Management patrols to minimise impact of HMO hotspots and ensure cohesive community  Consider further planning controls for management of HMOs  Ensure close communication with University in relation to on campus accommodation strategy  Continue communication with private landlords of HMOs with regard to management of properties and amenity improvements
Develop Communications Strategy for Planning Framework	Medium	Agree communications group with representatives from WCC, HCC, key community groups  Ensure on-going communication and consultation with regard to proposals including next steps, ensure focussed engagement with young people
<b>Green Infrastructure</b>		
The Valley	High	Improve quality, access, attractiveness and usability – embed landscape featured multi age play equipment adapted to hill side as part of housing proposals. Appointed design team to work closely with youth groups.
Somers Close Recreation Ground	High	Improve quality, access, attractiveness and usability – embed enhanced pitches and teenage recreation as part of Somers Close/ New Queens Head housing / community proposals. Appointed design team to work closely with youth groups.
Cromwell Road Recreation Ground	High	Improve quality, access, attractiveness and usability – provide new junior pitch as part of enhanced package of green infrastructure improvements alongside housing proposals for The Valley/ Somers Close  Establish management regime and embed potential for changing facilities as part of housing proposals for Cromwell Road Recreation Ground

	<b>Timescale</b>	<b>Indicative cost</b>	<b>Funding</b>	<b>Lead Agency</b>
	Short term	Officer time		
	Short term			
	Short term	Officer time		
	Short / Medium term			
	Short / Medium term			
	Ongoing			
	Short / Medium term	Officer time		
	Short / Medium term			
	Short / Medium term			
	Short term			
	Short / Medium term			

Short term = 0 - 2 years  
Medium term = 2 - 5 years  
Long term = 5 - 10 years



Summary	Priority	Key Actions and Outcomes	
New green space to west of Stanmore	Medium	Investigate potential to provide new open space and recreational provision to west of Stanmore to address locational deficiency and loss as a result of housing growth proposals, possible introduction of MUGA at western gateway as shown on masterplan	
Tree planting and green links	Medium	Mature tree planting / replacement as part of overall public realm strategy as shown on masterplan	
Local food growing and allotment use	Low	Support local programmes to enhance allotment use by local people	
<b>Transport and Accessibility</b>			
Improve connectivity and pathways	High	Ensure improvements are included as part of future development proposals	
Improve traffic management and highway infrastructure	High	Stanmore Lane carriageway maintenance/resurfacing including reconstruction of traffic calming features	
	Medium	Introduce 20 mph speed limit	
	Low	Investigate introduction of homezones	
Improve access to and increase parking provision	Medium	Assess community desire to extend residents permit parking scheme	
	Medium	Prepare alternative road layout designs for Battery Hill to increase on-street parking	
	Low	Investigate opportunities to increase on-street parking provision in general	
	Low	Investigate opportunities to increase off-street parking provision	
Improve links to wider area	Low	Enhance gateways/access points	
Improve cycling access	Medium	Review cycling infrastructure	

	<b>Timescale</b>	<b>Indicative cost</b>	<b>Funding</b>	<b>Lead Agency</b>
	Medium term			
	Medium term			
	Medium term			
	Medium / ong term		Developer	WCC Planning
	Short term		HCC	HCC Highways
	Short term		HCC	HCC
	Short / Medium term			WCC E&T/HCC Highways/Residents
	Short / Medium term		WCC/HCC	WCC E&T
	Short / Medium term		HCC	WCC E&T/HCC Highways
	Medium term		HCC	WCC E&T/HCC Highways
	Short / Medium term		WCC	WCC Housing
	Medium term			WCC E&T/HCC Highways
	Medium term			WCC E&T

Short term = 0 - 2 years  
Medium term = 2 - 5 years  
Long term = 5 - 10 years

# Appendix One: Planning Policy Background and Evidence Base

## Winchester District Local Plan Part 1 Joint Core Strategy (2013)

The Local Plan Part 1 was adopted in March 2013. Policies of note include:

### Policy WT1 - Development Strategy for Winchester Town

The spatial planning vision for Winchester Town will be achieved through:-

- provision of 4000 new homes (2011-2031) to meet a range of community needs and deliver a wide choice of homes including affordable homes to ensure social inclusion. This will be achieved through:
  - development and redevelopment of existing premises and sites and other opportunities within and adjoining the defined built-up area of Winchester, to deliver some 2000 new homes.
  - a new neighbourhood to the north of Winchester at Barton Farm for about 2,000 homes, of which 40% will be affordable, and associated support facilities and services in accordance with the requirements of Policy WT2;
  - exploring the employment opportunities presented by the site at Bushfield Camp in accordance with Policy WT3.

### Policy WT3 - Bushfield Camp Opportunity Site

Land at Bushfield Camp (43 ha) is identified as an Employment Site... Proposals must resolve the long term future of the site by securing sustainable development and delivering a high quality, accessible scheme which... limits the total area of development to 20 hectares of land, prioritising use of the previously occupied area.

### Policy CP3 - Affordable Housing Provision on Market Led Housing Sites

In order to help meet affordable housing needs, all development which increases the supply of housing will be expected to provide 40% of the gross number of dwellings as affordable housing. On sites of less than 5 dwellings a financial contribution in lieu of on-site provision will be accepted.

### Policy CP11 - Sustainable Low and Zero Carbon Built Development

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Specifically, the Local Planning Authority will require: new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes (CSH) and Level 4 for the water aspect of the CSH from adoption of this Plan.

## Local Development Framework Planning Policy and Core Strategy Evidence Base:

A considerable planning policy evidence base has been developed by Winchester City Council. Relevant highlights are set out below.

### WCC Open Space, Sports and Recreation Study (2008):

#### Open Space

In terms of sports pitch provision, the most significant gap is in the west of Winchester City. Overall Winchester City is found to be deficient in parks and recreation grounds, informal green space, allotments and children's play space – according to Local Plan standards across the City.

#### Playing Pitch Strategy

The Strategy notes that in terms of current supply there is an under supply of junior football pitches across peak times in Winchester (by 3.5 pitches). Predicted demand at 2017 includes an undersupply of junior football provision for Badger Farm & Winchester, equivalent to 8.4 pitches.

#### Built Sports Facilities

King's School is highlighted as being used extensively by local clubs and the Community and reportedly possibly having the best standard of facilities in the City: (4 court halls – 25 x 10.9m swimming pool, gym – recently

refurbished – outdoor provision).

The report highlights shortfalls in a range sports facilities across Winchester, including sports halls with community access.

### WCC Green Infrastructure Study (2010):

The Study identifies Green Infrastructure deficiencies within the District and suggests a number of principles and recommendations for new opportunities and project initiatives. This includes Bushfield Camp, to the south of Stanmore and adjacent to Badger Farm.

### Parking Standards SPD (2009)

The SPD establishes the required parking standards in Winchester District according to dwelling size and whether the parking is provided on an allocated or shared basis.

Dwelling Size	Parking spaces required per dwelling	
	Shared /	Allocated parking spaces
1 Bed	1	1.5
2 Bed	1.5	2
3 Bed	2	2
4+ Bed	2.5	3

*Car parking standards for Residential Developments*

Dwelling Size	Long Stay (per unit)	Short Stay (per unit)
1 Bed	1	1 loop / hoop
2 Bed	2	1 loop / hoop
3 Bed	2	1 loop / hoop
4+ Bed	2	1 loop / hoop

Non PUSH	2012-2017	2017-2022	2022-2027	2027+
Winchester	37	122	93	33

### Winchester Housing Market and Housing Need Assessment Update 2012

#### Cycle Parking Standards for Residential Development

#### Winchester Open Space Strategy (2012)

**Play Areas** - Within the town area, the aim is to achieve a distribution of NEAPs (neighbourhood equipped areas for play). Multi sports areas, for older children and teenagers, are also to be provided in association with suitable NEAPs. The first two have been provided at North Walls and Somers Close.

**Sports Grounds** - There is a 26 hectare shortfall in the area available for sports grounds, when measured against the current Local Plan standard. The Bushfield Camp area was the preferred location for additional sports provision.

#### Winchester District Strategic Housing Land Availability Assessment 2012

The 2012 SHLAA is part of the LDF evidence base determining how much land is expected to come forward.

The Assessment establishes the District's annual affordable housing requirement identifying an annual shortfall 371 units needed to address the backlog of housing need, if this is to be cleared over the next five years. If the City Council aim to deal with the affordable housing shortfall over a longer period the model suggests that the shortfall could be eliminated over 10-15 years if consistently high levels of affordable housing delivery are maintained (100 plus new homes per annum).

Based on housing need by size, the pattern of re-lets and completions of affordable housing over the last 3 years, it is suggested that Winchester aims for:

- Up to 20% 1 bed properties.
- Around 20-40% 2 bed properties.
- Around 50% 3 bed or larger properties.

### Winchester City and its Setting (1998)

This study provides an integrated townscape and landscape assessment of Winchester. It notes the defining factor of the city to be its local topography situated in chalk downland. This is particularly applicable to the south west, containing Stanmore, where the downland runs from Oliver's Battery into the City Centre. Views from west Stanmore cross the river valley and reach St Catherine's Hill and the Eastern Downs. To the south of Stanmore, Oliver's Battery and Bushfield Camp (in part) provide open chalk and clay downs although Bushfield Camp and Compton Down being more typical open arable and pasture downland..

### Hampshire County Council Integrated Landscape and Townscape Character Assessment (2010)

The Stanmore area assessment identifies:

- Large medium-grain housing estate of the immediate-post-war period reflecting much of the spirit of the Garden Suburbs ethos in its layout
- Stanmore Lane and Battery Hill travel across a spur of land which is steeply inclined, generating spectacular views
- Good-sized plots, those to

corners can be very generous, side accesses and alleyways between houses in short terraces and some front drives (often created from garden areas)

- Buildings lines are consistent to streets and areas of open space but are occasionally staggered (seen to good effect on Cromwell Road and Stuart Crescent). Houses are set back with small gardens (some have been laid over to parking)
- Red brick, clay tile roofs and brick chimneys
- Two-storey houses throughout and no use of roofspace for additional accommodation (due to limited headroom and pitch of roof)
- Residential throughout; single-family private dwelling houses
- Good provision of small, medium-sized and large green public open spaces but limited provision of trees
- On-street parking throughout, lack of street trees, some loss of front gardens, wide grass verges in places
- Good access and connectivity for car users and pedestrians

# Appendix Two: Summary of Baseline Consultation

During the baseline stage of the work in November and December 2012, consultation focused primarily on engaging with a wide range of stakeholders and statutory, voluntary and resident groups as well as an open resident drop in day advertised in the Stanmore Newsletter. The consultation activities and findings are set out as follows.

## Neighbourhood Champions

Two workshops were undertaken with a number of local 'neighbourhood champions'. The first workshop involved reviewing a number of principles relating to urban design and applying them to Stanmore. The second involved discussing the emerging vision and strategy. The results of the first workshop are as follows:

### What are the most important aspects of a good neighbourhood?

- People who live there
- Activities and events
- Facilities
- Shops
- Open space

How does Stanmore perform in terms of...

- Facilities and services? Scored 4/5. Lacking a pub, doctor's and café.

- Connectivity? Scored 4/5. Generally easy to get around, however pavement obstructions include bins, overgrown hedges and parking. Bus times can be unreliable and is expensive.
- Identity? Scored 3/5. Lacks iconic buildings. Character being a neighbourhood of houses.
- Safety? Scored 3/5. Footpath from Somers Close Rec to Stanmore Lane can feel unsafe. Older people may feel unsafe after dark.
- Open Space? Scored 3/5. Good amount of open space but a lack of facilities, Cromwell Road Recreation Ground a particular area for improvement – basketball court?
- Sustainability? Scored 2/5. No cycle routes and limited recycling opportunities. Car dominated.
- Overall: 19/30 = 63%

### Opportunities suggested:

Improved activities at Cromwell Road Recreation Ground.

Potential for clever housing development on the Valley green space.

Need for enhanced youth provision to help reduce antisocial behaviour.

Notice boards could help let residents know what is going on.

## Neighbourhood Warden – Key Issues Identified

- Students: 20-30% of many roads now student houses. Can lead to low quality maintenance and repair, parking issues. Occasional littering on student nights. Council has the opportunity to provide Warden with enforcement powers.
- Community Co-ordination: Need clear Terms of Reference for existing community organisations – clearer purpose.
- Community Centre: Carroll Centre improving, potential to become a community centre. Winnall Community Centre is a good example.
- Residents: Opportunity to develop more of a Stanmore wide mentality. More events planned for 2013.
- Young People: Disbursal order will be in place 1st December 2012 by Wavell Way shops. Need more dedicated youth space and activities. Skate park light coming in January 2013.
- Open Space: Cromwell Road pitch well used for formal games.

### Stanmore Community Association – key issues identified

- Opportunity to create a more visible community hub potentially the New Queens Head Site.
- Better promotion of the King's School community sports facilities.
- Explore opportunities for greater community input from the Family Church, the Catholic Church, St Peter's School, King's School, Sportsman's Club, Scouts.
- Better utilisation of the Tower Centre - especially the underused Theatre.
- Explore links with University and Winchester College.
- Could Hampshire Community Action relocate to Stanmore?
- Promote more use of bus service – although current fares are uneconomical compared to car use.
- Explore ways of making the green spaces and children's playgrounds more visible.
- Explore more creative ways of addressing HMO problem.
- Consider how best to utilise old library building.

### Police Sergeant – key issues identified

- Increased Anti Social Behaviour (ASB) around Wavell Way has led to a temporary dispersal order.
- Need for increased activities / youth club for young people.

### North Stanmore Resident's Association – key issues identified

- Parking – recent permit scheme part introduced, has moved the issue to other parts of Stanmore.
- Recognised need for more affordable homes in Stanmore – suggested sites:
  - o Garage Road (off Fox Lane).
  - o Concerns about building on Cromwell Road Rec.
  - o Potential to build on the St Luke Diocese garden.
  - o Review Octavia Hill woodland.
  - o Wilberforce Close (The Valley) should be reviewed – use of open space.
- Concern about pub closure and impact of a chain food retailer replacement on local shops.
- View that the existing cluster (Carroll Centre etc) could be combined as a major hub. Could the New Queens Head site provide a community centre – including doctor's surgery?

- Review non-Stanmore student accommodation opportunities (off site development).
- Benefit claimant change 'bedroom tax' may release some larger homes in Stanmore.
- Bushfield Camp site is a long term strategic housing opportunity for Winchester.

### A2 Dominion – key issues identified

- A2 Dominion is the main third sector housing provider in Stanmore owning some 120 properties and many more across Winchester.
- 'Party in the Park' represented a success in 2012 which was largely managed by A2D and benefitted the whole community. Concerns that A2D may not be able to perform this role in 2013 and that the community organisations have not come forward to take on the role.
- A2D work closely with the City Council and in particular the Neighbourhood Warden.
- A2D have a resident forum however there is a lack of representation in Stanmore.
- Other community activities in 2013 include youth enterprise at the Carroll Centre, poorly attended, and a popular football training session at the Carroll Centre run by the Council.

### Lithend Letting Agent (Student Properties) – key issues identified

- Lithend are a private letting student landlord who own some 300 properties in Winchester and more than 60 in Stanmore.
- Few problems are reported regarding student living in Stanmore. Localised known issues relate to student management of their own bins and parking capacity. Noise and neighbourly behaviour issues are very infrequent.
- Lithend are keen to promote communication between residents, students, landlords and other key stakeholders. View that direct contact between residents and students / landlords can typically lead to a more immediate solution than complaints to Councillors.

### Community Drop-in

A community drop-in day was held at the Carroll Centre following advertisement in the Stanmore Newsletter. The below summarises the responses:

#### Q1 – Where is your neighbourhood?

Residents viewed either their road or Stanmore as their local neighbourhood area.

#### Q2 – Good things about Stanmore

- Carroll Centre iiiii
- Parks iii
- Community ii

#### Q3 – Improvements for Stanmore

- Safety including teenagers loitering iiiii
- More activities iiiii (activity evenings for adults such as film club at the Carroll Centre or parenting classes ii, more for young people such as boxing club or music studio iii)
- Improved housing ii and affordable homes i
- Parking & student parking ii
- Tackle empty pub ii

### Winchester New Allotments Society

Key issues identified:-

- All allotments currently occupied.
- Land WCC owned, rolling one year lease to the society.
- Investment recently made to Kings Place allotments.
- Short waiting list in Stanmore compared to other parts of Winchester.
- Recognition that some plots are 'low intensity' used or looked after by neighbours.

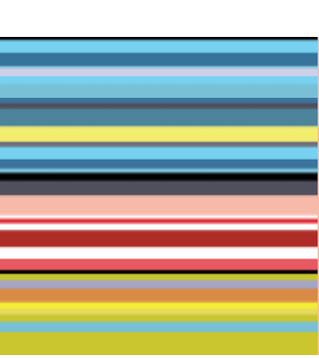
### Winchester University

Key issues identified:-

- Completion of additional on-site accommodation in 2013/4 will house all first year students.

### Community Network Lunch – key issues identified

- **Home Start** charity operating in Stanmore that provides support to families with young children.
- Winchester Area Community Action available to support community activity in Winchester.
- **Carroll Centre**
  - o Support for the potential to bring the Somers Close 'cluster' of community buildings together.
  - o Opportunity for the Carroll Centre to grow beyond a children's centre to a community centre. Access and gateway is important, potential to develop west access / gateway to building and create outdoor space.
  - o Development of links with King's School has significant potential for Stanmore / Carroll Centre.
  - o Scope to formalise route from former pub site to Carroll Centre – improve access for lower Stanmore.



- **Stanmore Primary School**

- o Considering opening facilities to community - keen to develop further links with the community.
- o Former dining hall adjacent land could be developed subject to investigation.
- o Severe traffic congestion in the mornings, potential for set down area.
- o Railway Bridge Tunnel at Stanmore Lane - an unsafe walkway.
- o Landscape plans being developed, funding required for implementation.
- o Winchester College students working the school.
- o Walking Bus – idea capable of solving some of the traffic disruption experienced in the area.
- **VISA** – Village Information and Adviser Service. A pilot service tendered by Winchester City Council and run under the umbrella of The Citizens Advice Bureau. Recruiting volunteers to spend 4 – 6 hours a week sharing information with older people, covering Stanmore and Winnal. Difficult to recruit volunteers.
- **King's Secondary School**, Winchester. Sports centre with extensive facilities – gym, 25m swimming pool, sports hall, astro pitch, tennis and netball courts and fitness suite. Private membership to fitness suite available.

- o The Tower – conference, meeting and training facility. Adult art classes, Blue Apple Theatre, dance, drama and exercise classes.

- o Potential for the School to use the Carroll Centre when school facilities are not available.

- **Rainbow Club** – meet in the Community Association community meeting every Monday 30 – 40 no. over 60's. The club see the benefits of co-location with the Carroll Centre.
- **Street Dance** - Street dance company based in Winchester bringing dance classes to schools, colleges and communities. Recently started at the Carroll Centre with a class of 15 no, 12 – 18 year olds. Aiming to start a mother and toddler group in 2013. Pay minimal fee of £5 per term. Linked to Theatre Royal.