
February 2013

2328_REF_640000_C

Abbotts Barton Planning Framework



Contents

	Pg
Introduction	4
Aims	6
Why we need Affordable Housing?	7
Consultation	8
Legal	10
<hr/>	
Location	13
<hr/>	
Planning	14
The approach to developing existing green spaces for affordable housing	16
The approach to developing green spaces for affordable housing, outside of the established settlement boundary	17
The approach to re-developing existing garage courts for affordable housing	18
Car Parking Standards	18
Ecology and Sustainability Policies	19
<hr/>	
Open Space	
Planning Requirements	20
Existing Facilities	21
<hr/>	
Highways	22



<http://www.winchester.gov.uk/housing>

	Pg		Pg
Analysis		Design Principles	50
Topography	28	Development Opportunities	
History and Development	30	SWOT Analysis	53
Urban Morphology	32	Planning Framework	58
Character Zones	34	Site Options	
Heritage Assets and Archaeology	36	Site S1 (Hillier Way)	60
Pedestrian and Cycle Routes	38	Site S2 (Colbourne Court)	62
Local Amenities	40	Site S4 (Charles Close)	64
Vehicular Movements	42	Site S7 (Dyson Drive)	66
		Site S8 (Hussey Close)	68
		Site S9 (Austen Close)	70
Landscape		Landscape Options	
Landscape Setting	44	Site L1 (Central Green Area adjacent to Charles Close)	72
Site Assessment	44	Site L2 (Landscape strip adjacent watercourse)	74
Green Structures and Trees	46	Site L3 (Landscape strip in front of Colbourne Court)	76
		Site L4 (Derelict land adjacent Nuns Walk)	76
Housing Mix	48	Conclusion	78
		Planning Framework Proposals	80
		Implementation	81

Introduction

There is a pressing need for more affordable housing in the Winchester District. Property prices, both in the rental and owner occupied markets, push homes out of the reach of many local people.

The lack of affordable housing is raised regularly by residents and businesses across Winchester as a significant problem and there is widespread support for increased provision.

Winchester City Council has identified the need to provide more affordable housing as a key local priority. Over 600 new affordable homes have been provided since 2007 which mean several thousand Winchester people have a suitable home which they otherwise would not have.

The Council is supporting provision in many ways; for instance by working with developers to ensure affordable homes are provided as part of new market developments and with parishes and rural communities to provide affordable homes in villages. It is also building new Council houses itself, focussing on land that it already owns.

As part of its ambitious programme the Council is considering opportunities across the District for new Council house development. Planning permission has already been granted for schemes in Itchen Abbas and Otterbourne, a planning framework for Stanmore is in production and other opportunities are being explored in the town areas and beyond.

Abbotts Barton is one place where new Council housing is to be provided for local people, an area which, as a result of Right to Buy, has seen Council stock reduce by around 50%, over 100 homes, since it was first built. The scheme has resulted in the loss of 3,000 homes across the district.

There is concern, understandably, about what is proposed, and objections to ideas that have been put forward. These have been carefully considered, but they need to be balanced with the needs of those local people who don't have any suitable home to live in; families with children, older persons and people wanting to set up home for the first time.

It is inevitable that proposals will result in change; however it is not the intention to produce anything other than a high quality environment. Proposals will need to be considered through the planning process and will be carefully scrutinised by a range of organisations and communities. New homes will be well designed and they will bring with them the opportunities for environmental improvements.

This Planning Framework explores opportunities and proposes an approach to development. It also provides a context for future planning decisions. Before these ideas can be brought into reality, there is a lot more to do, including technical and design work. This document is just a start and provides a framework for taking ideas forward. The Council wishes to engage constructively with the local community so they can help shape what is provided.

Development at Abbotts Barton will be just a part of a plan to provide more affordable housing across Winchester. However, it will be an important part and will help make sure that people today, and future generations, have a good quality home to live in.

Where Is the Council Considering Building New Homes? (Figure 01 - Right)

- Otterbourne
- Stanmore
- Weeke
- Highcliffe
- Micheldever
- Itchen Abbas
- Abbotts Barton
- Victoria House, Victoria Rd, Winchester
- Headbourne Worthy
- Otterbourne
- Shedfield
- Bishops Sutton
- Hambledon
- Swanmore

01



Affordable housing development since 2007 (over 600 homes) (Figure 02 - Left)

- Bishops Waltham
- Cheriton
- Colden Common
- Corhampton and Meonstoke
- Headbourne Worthy
- Kingsworthy
- Wickham
- Micheldever
- New Alresford
- Old Alresford
- Shedfield
- South Wonston
- Waterlooville

Winchester Town

- Romsey Rd
- Stanmore
- Andover Road
- Chilbolten Ave
- Staple Gardens

02

Aims

1. To provide around 50 new Council Homes for local people over a period years
2. To ensure new buildings and spaces are of a high quality and good design
3. To spread the benefits of housing growth by capturing the economic benefits for local community investment
4. To ensure new development encourages more sustainable journeys to local facilities and services through better use of improved pedestrian and cycle links and less dependence on vehicles.
5. To develop a Community Letting Plan for new homes to include
 - a. Priority to local people who need affordable housing
 - b. Taking account of the existing community profile in letting new homes
 - c. Taking account of the availability of primary school places
 - d. The potential to reduce under occupation of existing affordable homes
6. To provide new parking with new housing, review the use of existing off street parking and ensure parking provides the maximum benefit to the local community while taking into account, and limiting the impact on, the local landscape and townscape character
7. To consider the qualities of the local landscape and the townscape character and limit the impact of new development
8. To enhance biodiversity and amenity value within the neighbourhood. This will include:
 - a. Consulting the community about the design and use of existing green space within and adjoining their neighbourhood.
 - b. Compensating for green space lost as a consequence of development
 - c. Providing a well designed and comprehensive planting scheme for existing and new development.
 - d. Improving enjoyment of green spaces, through suitable provision of recreational and play facilities, including seating.
 - e. Ensuring green spaces are well designed
 - f. Improving accessibility for pedestrians and cyclists
 - g. Improving the setting of the South Downs National Park, together with improving opportunities for access and interpretation, and ecological enhancements
 - h. Improving long term maintenance and management of the public realm through provision of a management plan.
9. To work with the community to translate the Planning Framework into detailed ideas and to develop a Community Plan to help them articulate and achieve their aspirations.

Why do we need Affordable Housing?

WHY DO WE NEED AFFORDABLE HOUSING IN THE WINCHESTER DISTRICT?

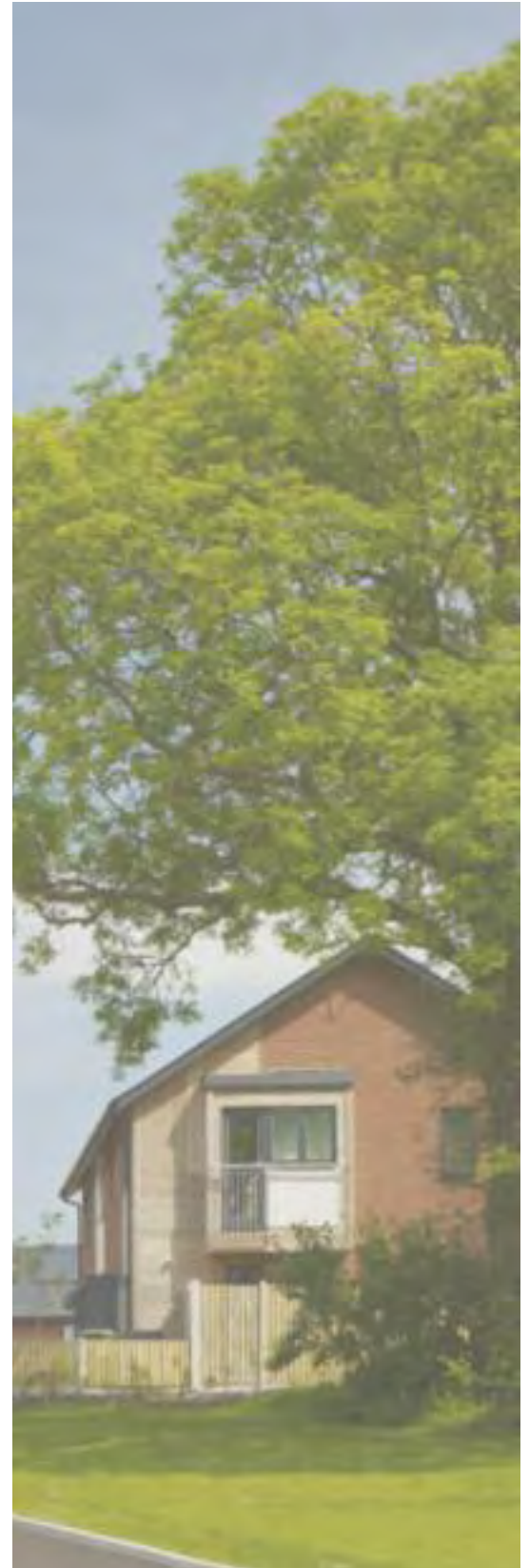
- Average house prices are over £350,000 in Winchester.
- There is a serious shortage of affordable housing in Winchester with over 3500 people on the housing waiting list
- Winchester is the least affordable district to rent or buy in Hampshire, and one of the least in the South-East.
- Local families and businesses are suffering as a result.
- A household with an average need could wait 6 years for a property to become available if they apply to join the register – so for the whole time a child is at primary school they could be living in unsuitable accommodation
- Private rented accommodation has become unaffordable. In November 2011, only 16% of the 78 properties to privately rent were affordable for households on low incomes

WHO MIGHT LIVE IN NEW HOMES AT ABBOTTS BARTON?

- People who already live in Abbots Barton - perhaps young people wanting to leave home, couples who need space for a growing family, or older people wanting to downsize.
- People who do not earn £60,000 a year – this is the income needed to buy a typical 2 bed property!
- People that work in Winchester, perhaps in business, the hospital, teaching in schools, or café and bar staff.
- Local families with children who have become homeless through no fault of their own

CAN BARTON FARM HELP TACKLE OR SOLVE THE PROBLEM?

- Yes, it can help tackle the problem. 800 affordable homes will be provided as part of the development, along with a school, local shops and recreational areas.
- It can't solve the problem completely though, as it will take more than 10 years to complete the development, with affordable housing being provided at a rate of less than 80 homes a year.
- The housing register continues to increase with around 100 households per month currently being added to the list.



01

Consultation

Method and Timing

The community consultation took place through two major events. Both were held in a marquee located at Chaundler Road Open Space, situated centrally in Abbotts Barton and easily accessible by road or by foot. Both events started at 2pm, with the first running until 9pm and the second until 7.30pm to allow working residents the opportunity to attend after their return home.

The first event explained the rationale behind the need for development in Winchester and identified a number of possible development sites. Residents were encouraged to mark a large map of the area with a red dot to denote the area(s) they felt were least suitable for development. For every red dot, they were required to add a corresponding yellow dot to denote the area(s) that were most suitable for development (see fig.02). In a separate exercise, they were also asked to give their comments on Community, Transport and Open Space issues in the Abbotts Barton area.

The second event presented the proposed ideas for each of the sites suggested at the first event. It detailed which would be proposed for housing development and what environmental enhancements might be possible. Residents were invited to comment on the indicative plans presented.

In addition to this, meetings have been held with the Abbotts Barton Community Development Action Group and information has been available online (together with an email address for comment). An exhibition has also been hosted in the Guildhall.



01

Summary of Findings

Both events attracted residents from across Abbotts Barton, including some from the Stoke Road, Abbotts Road and Courtenay Road areas on the other side of Worthy Road. The first event was attended by 180 people and the second by approximately 150.

There is a strong feeling amongst residents that the majority of open space is important and a clear desire amongst many to retain it. Residents regarded the central open space highly and any development will be vehemently opposed by many. That said, the site to the side of Charles Close had more mixed views, as did Dyson Drive and the garage sites. Other sites that received overwhelming opposition against development were alongside the river, with potential access from Grosvenor Drive and Green Park Close. Some areas marked by residents as suitable for development were not considered appropriate, as they were on land that has already been developed or related to land to the north east, further beyond the edge of Winchester, which would be unlikely likely to gain planning permission at present.

There were objections to the development of Council owned garage areas. This reflects concerns about parking generally, but also individuals concerns about losing a garage they rent. Many residents were surprised to hear of the numbers of garages rented by people from outside the area and a variety of views were expressed about the future of garage areas. These are discussed later in the Transport chapter. While there were objections to the loss of garages some residents expressed a view that this was preferable to building on green space.

While some residents prioritised areas for development that were the furthest away from their own homes, others judged the relative benefits/dis-benefits of developing one area of land over another and made selections on this basis.

Many people accepted the need for more affordable housing, and some supported provision, particularly when they appreciated the scale of housing need and that development was planned across the District, not just at Abbotts Barton. The ability to give priority to local people to live in the homes, and to take account of the likely impact potential new households could have on St Bede's school, were seen by several as positives.

There is obvious tension between density and land take for development and the implications for high quality design. While, understandably, many wish to limit loss of open space, there were also objections to the consequent housing densities created. The paradox of minimising land take and building at low densities must be addressed if sufficient numbers of new homes are to be provided. Clearly a balance must be struck.

Four other sites were identified for potential landscape improvements. This includes one site that is currently waste land and seen as a problem by local people.

Other issues of importance to residents included the lack of a convenience store or somewhere to meet. The speed and volume of traffic and difficulty parking, particularly as a result of commuter parking, were also key concerns, as was the pressure on the catchment primary school, St Bede's, and the impact of the new Abbotts Walk development. While any development proposals will take account of these issues, it would need wider community involvement and commitment if many of them are to be addressed in any meaningful way.



-
- 01 Photographs of consultation events
 - 02 Site identification plan used at consultation event for locals to identify preferred development site

02



Council Land at Abbotts Barton

Much of the Council owned land at Abbotts Barton was acquired by the Council for housing purposes in 1966. Approximately 200 new Council homes were built there in the years that followed. Since that time over 100 homes have been sold through the Right to Buy scheme. This includes a number of leasehold flats, to which the Council still owns the freehold.

Land is held largely within the Council's Housing Revenue Account, though land opposite the football club is held in the General Fund.

As with any new development it will be necessary to consider and seek expert advice on a number of legal issues as part of detailed feasibility work. In this case, this includes a village green application that has been made by the Abbotts Barton Community Development Action Group to Hampshire County Council for land at Dyson Drive.



Location

Winchester

The historic City of Winchester is located in the centre of Hampshire and is the ancient capital of Wessex and the Kingdom of England. It has developed from Roman times and now its heritage is an important part in defining its character, particularly with the cathedral at its centre.

Winchester is located on the boundary of the South Downs National Park. The River Itchen also passes through the city. These are only two important features that contribute to the richness and diversity of Winchester and its landscape setting.

Winchester's position within Hampshire offers it significant advantages in terms of its connectivity with local and wider, national and international networks. The M3 motor way, A303, A34 are easily accessible major traffic routes; the main train line to London passes through; and access to Southampton airport is only a short distance offering links to international destinations.

Abbotts Barton

Abbotts Barton estate is located to the north/north-east of Winchester City centre and vehicular access is primarily via Worthy Road, a major feeder road into and out of the city. Worthy Road forms the western boundary to the estate. The eastern boundary of Abbots Barton is formed by a footpath referred to as 'Nuns Walk', which connects Winchester City with smaller rural settlements. Nuns Walk also shares its boundary with the River Itchen and the South Downs National Park.

The northern edge of the site is defined by a recent development known as 'Abbotts Walk'. Points of access have been made through this edge, allowing alternative routes into and out of the estate.

The southern end of the site is shared with the Edington Road Allotments. There are currently no public access routes on this edge.

Planning Policy Context

The development of new Council Homes in Abbotts Barton will be guided and assessed against current national and local planning policies and other planning considerations. At the time of writing the Winchester District Local Plan Review 2006 (WDLPR 2006) is the adopted local planning policy for the area and, together with the South East Plan (SEP 2009) forms the 'development plan'. However, it is anticipated that the Winchester District Local Plan Part 1 – Joint Core Strategy 2012 (JCS 2012) will replace the Local Plan in the Spring of 2013 and the government intends to abolish regional plans as soon as possible. It is therefore very likely that when any planning applications are made to develop the Council's land in Abbotts Barton, the Joint Core Strategy 2012, will be the adopted planning policy document for the Winchester District.

The guidance within the National Planning Policy Framework is also relevant to the proposed development of Abbotts Barton. The Framework places a great deal of emphasis upon delivering sustainable development. The NPPF is positive towards the provision of new housing and places a strong emphasis upon creating sustainable, inclusive and mixed communities in both urban and rural locations.

Master Planning and Public consultation

Policy DP2 – *Master plans*, of the Winchester District Local Plan Review 2006 (WDLPR) and general guidance within the Winchester District Local Plan Part 1 – Joint Core Strategy 2012 and National Planning Policy Framework encourages landowners with major land holdings and significant proposals to prepare master plans and carry out detailed public consultation.

This Planning Framework fulfils these requirements. Although it does not constitute formal planning policy, it has been endorsed by the Council, in the form of the Cabinet (Housing Delivery) Committee. This document will create a framework for subsequent planning applications in the future.

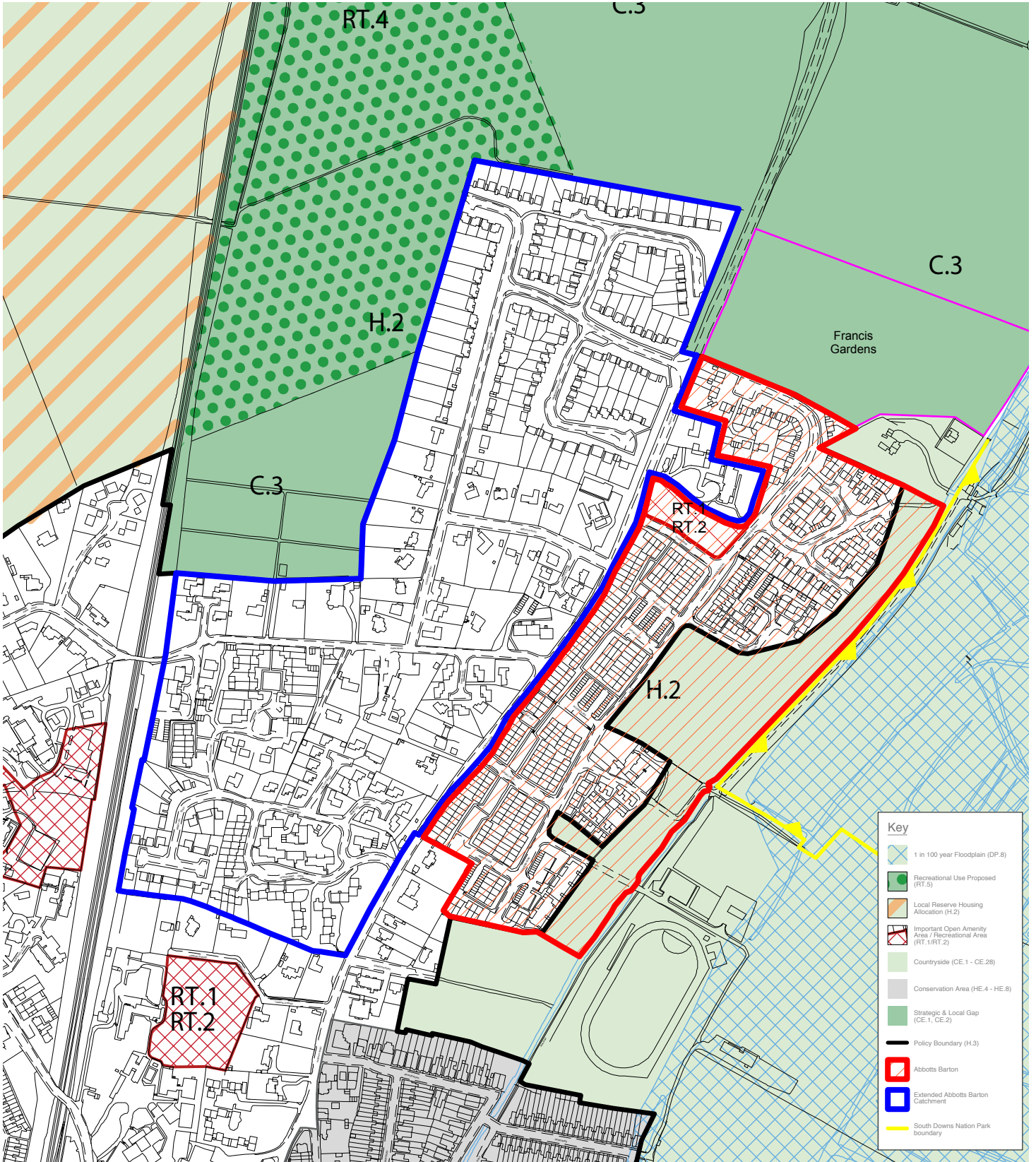
High Quality Development

Policies DP3 - *General Design Criteria*, DP4 – *Landscape and the Built Environment* of the WDLPR 2006 and JCS 2012 policies CP13 - *High Quality Design* and CP14 – *The effective use of land* require that new developments are of a high standard, make good use of land, are appropriate to the site and respond positively and creatively to the character and distinctiveness of the area. Important public realm and landscape features such as trees and views should be respected by new development.

The National Planning Policy Framework seeks to ensure that new developments secure a high standard of design and a good standard of amenity for all existing and future occupants. The policy states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Winchester City Council is committed to building successful and sustainable communities and to providing high quality new housing schemes that integrate well with their surroundings. Because of these commitments, the Council recognises that its proposals for Abbotts Barton must respond positively to the character and appearance of the area, and where possible look to enhance parts of the area for the whole community. In particular it will be important to offer landscape mitigation works that improve the area as part of the new housing proposals, particularly where existing open space is lost.

The proposals that will come forward as a result of this Planning Framework should comply with these policies.



The approach to developing existing green spaces for affordable housing.

Several of the sites that Winchester City Council intends to erect housing upon are existing grassed areas. Land at Dyson Drive is subject to policies RT1 *important amenity areas* and RT2 regarding *recreational space*, of the WDLPR 2006 and the JCS 2012 policy CP7 *open space, sport and recreation*. The other green areas (land at Hillier Way, and land opposite Charles Close) are not subject to these policies, however they are located outside of the settlement boundary and are therefore subject to 'countryside' policies.

Guidance from the National Planning Policy Framework regarding open space shows the importance that the Government places upon access to high quality open space. The guidance states that open space and recreational land can be built upon, if the loss of land resulting from the development is replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Both policy RT2 *important recreational space* and policy CP7 *Open Space, Sport and Recreation* contain a similar requirement to replace recreational space where it is built upon.

In addition to policy RT2 *important recreational space*, policy CP4 *affordable housing on exception sites to meet local needs*, from the JCS 2012 allows affordable housing to be built on 'exception sites' to meet local needs. This policy states that the Local Planning Authority is able to grant planning permission for affordable housing developments on land where housing would not normally be permitted. The policy requires that the proposals are suitable in terms of design and are appropriate to the character of the area.

Winchester City Council's approach to the development of grassed areas and the land designated as RT1 *important amenity areas* and RT2 *important recreational space* is to replace recreational space within the area with new and improved open space. The intention is that the community will have a say in exactly what improvements are carried out, however some suggestions are included later in this Planning Framework.

The potential development of land designated as RT1 *important amenity areas* at Dyson Drive will require Winchester City Council to carefully consider the features on the site that contribute to the character and appearance of the area. These features will need to be integrated into any future proposals, so that the land can continue to contribute to the amenity value and character of the wider area.

The approach to developing green space for affordable housing, outside of the established settlement boundary.

Proposed housing sites at Hillier Way and Charles Close are located outside of the identified settlement boundary, in terms of planning policy these sites are located in the countryside. These sites are not specifically identified by planning policy as recreational land and therefore they are not subject to policies RT1 *important amenity areas*, and RT2 *Important recreational space* of the WDLPR 2006. However, policy RT3 *smaller important open spaces* of the WDLPR recognises that some pieces of open land play an important role within housing areas.

Policy H6 - *Housing for local needs in rural areas*, of the WDLPR 2006 permits affordable housing developments in areas subject to countryside policies in exceptional circumstances, in order to meet identified affordable housing needs. Policy H6 has been used to develop six new affordable housing developments in rural locations in recent years, delivering 80 new affordable homes for local people. This policy will soon be replaced by policy CP4 – *Affordable Housing on Exception Sites to Meet Local Needs* of the JCS 2012.

Policy CP4 - *Affordable Housing on Exception Sites to Meet Local Needs* from the JCS 2012 will supersede policy H6 from the WDLPR 2006. Policy CP4 is very similar to the previous H6 policy and, as with the earlier policy, it permits as an exception to other policies the development of affordable housing on land where housing developments would not normally be allowed. The policy requires that new housing schemes relate well to the character and appearance of the area and the housing is secured to meet long term affordable needs. The Council will need to meet these policy requirements in any schemes involving this land.

When identifying exception sites for affordable housing developments, the Council undertakes a site appraisal exercise, sites that are available for development are considered and a sequential analysis is undertaken to consider physical and environmental constraints. The Council has undertaken an Urban Exception Site Appraisal for the Abbotts Barton and Hyde area, all potential sites which about the settlement have been considered by the Council. Sites that have been identified in the SHLAA (Strategic Housing Land Availability Assessment) have also been considered.

Many of the sites within the Abbotts Barton area that were considered as part of the exception site appraisal are not suitable for residential development at this time. This is because they are either subject to Local Gap planning policies (policies CE2 – Local Gaps of the WDLPR 2006 and CP18 - Settlement Gaps,) which prevent development, are used as allotments or the land is to be used as part of Cala Homes proposals for Barton Farm.

As part of the Urban Site Appraisal exercise the Council has given consideration to the development of land in private ownership in the settlement boundary. It is the case that privately owned sites are unlikely to provide significant numbers of new affordable housing. It is also the case that no privately owned sites within the settlement boundary have been submitted to Winchester City Council through the SHLAA process.

The exercise has shown that to provide new affordable housing in the area, land located outside of the settlement boundary must be used. The sites owned by the Council in Abbotts Barton clearly offer the greatest residential development potential. This is because they are available to be developed, the sites can provide a significant number of new houses, the sites are located next to the settlement boundary and are well related to the existing urban areas and the development of the Council owned pieces of land will not harm the designated local gap or wider countryside.

JCS 2012 Policy WT1 sets out the strategy for Winchester town, which includes the provision of 4000 dwellings over the next 20 years. Half of this will be provided at Barton Farm, with the remainder through development and redevelopment 'within and adjoining' the defined built-up area. Whether any greenfield site allocations are needed for housing or other purposes will be determined through Local Plan Part 2 (LPP2), on which work has just started. Any sites which are brought forward in advance of LPP2 will need to accord with JCS 2012 policies.

Any development outside the existing settlement boundary, or in conflict with other policies (e.g. RT1, RT2 and RT3), would therefore need to have special justification and be dealt with as an 'exception' site under JCS 2012 Policy CP4. It is a corporate priority of the Council, to increase affordable housing provision and Abbotts Barton has been identified as an area where the availability of Council-owned land provides significant opportunities for affordable housing provision in the short term. Other opportunities may be identified within the existing built-up area (for example through current work on a Stanmore Masterplan) but these are not sufficient to meet the scale of affordable housing need existing. Therefore the Council is exploring the potential for affordable housing provision at Abbotts Barton as an early stage of developing a programme of affordable housing sites. This can be done within existing planning policy (WDLPR 2006 Policy H6 and JCS 2012 Policy CP4).

As with land inside the settlement boundary, the intention is that mitigation improvements will be carried out. Again the community will have a say in exactly what improvements are carried out, however some suggestions are included later in this Planning Framework.

The approach to re-developing existing garage courts for affordable housing

Car Parking Standards

The Council has identified three potential housing sites upon existing garage courts at Austen Close, Hussey Close and Colbourne Court. All of the garage courts are located within the identified urban area and can, therefore, be developed for housing within existing policies. The development of housing with associated landscaping on these sites has the potential to improve the appearance and character of the area.

The Council has undertaken an analysis of garage usage and identified that approximately one third of all Council owned garages within Abbots Barton are let to people who live outside of Abbots Barton or are vacant. Winchester City Council own and manage approximately 1800 garages across the Winchester District. The Council estimates that around 25% of all garages are used for the parking of regularly used vehicles. There is a clear opportunity to re-develop the garage sites mentioned above whilst retaining adequate numbers of garages to meet local demand. As part of the proposals to redevelop the garage blocks for housing, the Council intends to explore the possibility of providing additional communal parking for existing residents as well as other parking and transport improvements and a review of existing garage use. Further details are included in this Planning Framework

The Council has carefully considered the level of parking provision to be provided for the proposed new housing. Abbots Barton is located within an accessible area within Winchester. The area is well served by public transport with easy cycle or pedestrian access to the city centre and the bus and rail stations.

Winchester City Council's Residential Parking Standards Supplementary Planning Document (December 2009) states that where high levels of accessibility are available there is scope to reduce levels of parking below the general adopted standards. It is therefore the councils aim to provide sufficient car parking for each development taking account of the accessible location of each site.

Ecology and Sustainability Policies

Policy CP16 *Biodiversity* of the JCS 2012 supports developments that maintain and enhance biodiversity. It is the Council's intention to respect and protect biodiversity, look to mitigate against any adverse impacts arising from the development of new housing and also where possible look to enhance biodiversity. Depending on the scale and nature of development, it may be necessary to undertake an 'appropriate assessment' to satisfy the requirements of the Habitats Regulations due to the proximity of the area to the River Itchen, which is designated as a Special Area of Conservation.

Policy CP11 - *Sustainable and Low and Zero Carbon Built Developments*, states that new developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. The Policy seeks the achievement of Code for Sustainable Homes level 5 for energy aspects and level 4 for water measures, unless it is demonstrated that these requirements would harm the viability of the development. The Council intends to propose new housing that meets the policy requirements

Full list of Policies from the WDLPR 2006 to be carried over once the WDLPP1 – JCS 2012 has been adopted, to be saved as statutory planning policies until replaced by future development plan documents, these policies are likely to be relevant to the development of new Council properties in Abbotts Barton.

Policy	Title
DP2	Master planning requirements for large sites
DP3	General Design Criteria
DP4	Landscape of the built environment
DP5	Design of amenity open space
DP13	Development on contaminated land
CE8	National sites (regarding SSSIs)
CE5	Landscape character
CE10	Other sites of Nature Conservation interest
CE11	New and enhanced sites of nature conservation value
H3	Settlement policy boundaries
RT1	Important amenity open spaces
RT2	Important recreational spaces
RT3	Smaller important open spaces
RT4	Recreational space for new housing development
RT6	Development of children's play space
RT9	Recreational routes.
T2	Development access
T3	Development layout
T4	Parking standards

Full list of policies from the WDLPP1 – JCS 2012, that are likely to be relevant to the proposed development of Council Homes in Abbotts Barton.

Policy	Title
DS1	Development strategy and principles
WT1	Development strategy for Winchester
CP2	Housing provision and mix
CP4	Affordable housing on exception sites to meet local needs
CP7	Open space, sport and recreation
CP10	Transport
CP11	Sustainable low and zero carbon built development
CP13	High quality design
CP14	The effective use of land
CP15	Green Infrastructure
CP16	Biodiversity

Open Space

Planning requirements

National Planning Policy Framework

Latest Government advice on the provision for open space, sport and recreation through the planning system is now set out in the National Planning Policy Framework (NPPF). It requires assessments of open space needs and opportunities, together with quantitative and qualitative deficits or surpluses. NPPF supersedes Planning Policy Guidance Note 17 (PPG17) which required all local authorities to carry out a review and produce locally derived standards for open space, sport and recreation facilities.

The 'Winchester Open Space, Sport and Recreation Study' was produced for the Winchester District, in partnership with East Hampshire District Council, in 2008. The Study's recommendations were used as the basis for new draft recreation standards in the Preferred Option version of the Core Strategy published in May 2009.

Winchester District Local Plan

Protecting Important Open Areas: Paragraph 9.10 of the current review of the Winchester District Local Plan (WDLP) states: "Existing recreational space must be retained to maintain adequate provision for the settlements and its loss will be resisted."

WDLP Policy RT.2 states: "Development proposals or changes of use will not be permitted where they would result in the loss or reduction of the recreational value of the important recreational areas..."

WDLP Paragraph 9.11 says: "Where the Planning authority is satisfied that limited development could be accommodated without harm to the recreational value of the area... or, exceptionally, where a facility could acceptably be replaced completely, permission may be granted. However, any alternative provision needs to be secured and be able to provide at least the community recreational benefit of the area to be lost."

Policies RT.1 and RT.2 apply to the green space beside Dyson Drive (S7 on the map) because it lies within the settlement boundary. The larger green spaces to the south east of Chaundler Road (L1 to L4 on the map) are outside of the settlement boundary and subject to Countryside Policies CE1 to CE28.

Core Strategy

Policy WT1 Development Strategy for Winchester Town seeks to retain existing open space and recreation provision and prevent their release for alternative purposes because of a shortfall of current provision. It also aims to ensure that the town retains its well treed character, attractive green setting, its well defined urban edge and access to open spaces and adjoining countryside.

In accordance with Policy CP7: Open Space, Sport and Recreation the Local Planning Authority will seek improvements in the open space network and in built recreation facilities within the District by means of new and improved provision, or by improving public access for existing facilities. The Policy also requires that new housing development should make provision for public open space. It states that:

"There will be 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 are at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality."

The Winchester District Community Strategy 2010-2020

Our vision for the Winchester District over the next decade is of diverse and dynamic communities, where people work together to ensure that everyone has the opportunity to lead a fulfilling life now and in the future.

Whilst open space is clearly an important element in providing communities with a high quality environment in which to live, there is also the need for good quality, new affordable housing.

These two elements are included under the Strategy's three main headings; Active Communities, Prosperous Economy and High Quality Environment:

- Support local people in accessing high quality and affordable housing which meets their needs.
- Ensuring that everyone has enough; decent housing, a good quality of life and a fulfilling job.
- Promote and develop a comprehensive green infrastructure framework for the District, which includes improved provision for walking and cycling.
- Ensure new development is sensitive and appropriate to the local environment

Open space plays an important role in enabling local communities to live active and healthy lifestyles. It is important to help protect and enhance the Town's rich biodiversity and habitats, and promoting walking and cycling as part of a comprehensive green infrastructure network.

Any new housing development should either provide replacement open space in the area, or where this isn't feasible, make improvements to existing areas of open space nearby, in tandem with improving access to existing open space in the locality.

Existing facilities

Open space in Winchester

There are a number of different types of publicly accessible open space in Winchester. These include parks, sports and recreation grounds, allotments, equipped areas for children and young people, informal green space and natural green space.

The current levels of open space, according to Policy CP7 of the JPS 2012 standards, show shortfalls of equipped areas for children and young people, parks and recreation grounds and for informal green space. The large informal green space at Abbotts Barton was included in the assessment despite it lying outside the settlement boundary because the open space assessment for each settlement includes areas beyond the settlement boundary by the access distances set out in Policy CP7. Informal green space is defined in the 2008 *'Open Space, Sport and Recreation Study'* as *"publically accessible and usable open space which is not allocated for any other use and is neither laid out nor managed for a specific function – such as a play area, a park, a recreation or sports ground, a nature area or allotment."*



01 Local Plan map 31N showing distribution (in pink) of RT1/2 open space in north Winchester

Projected increase: quantity and quality

Both Council planning policy and national planning policy state that where development would result in the loss of open space, there should be replacement open space provision, which is equivalent or better, in terms of its size and the benefit it brings to the community.

The development of housing at Abbotts Barton would mean a loss of about 0.37 hectares of RT1/RT2 open space and 0.6 hectares of informal open space. The total land lost amounts to 0.97 hectares, but this would be replaced by 1.095 hectares of land in Area L4.

The new housing will increase the population of Abbotts Barton by 120 people (2.4 people/dwelling x 50 dwellings). This will generate an additional need for various types of open space as set out in Policy CP7. The development proposals will allow for the creation of additional informal open space, together with upgrading/expansion of the children's play in Area L2. Any allotments, sport provision and natural open space required by Policy CP7 will need to be provided elsewhere. The above figures are approximate, and based on the current draft housing layout which might change as the proposals develop.

There is an opportunity to create and enhance a green corridor between the city centre and the South Downs National Park, with Nuns Walk. This will fulfil two of the objectives of the Winchester District Community Strategy 2010-2020 in that it would improve the environment and promote physical activity. It would also aid accessibility for pedestrians and cyclists and strengthen connective links within the built environment and wider countryside. This would help to improve the setting of the South Downs National Park, improve access and provide interpretation opportunities.

The opportunity also arises to turn the large central open space into a park for Abbotts Barton which serves the functional needs of the local community and, at the same time, bring in significant visual and habitat benefits.

These proposals would help to re-purpose derelict land in Area L4 into an area which would benefit the local community. Detailed proposals will need to take into account the South Downs Integrated Character Assessment.

The proposals are for very significant qualitative enhancements to open space provision in Abbotts Barton, and would need to be reinforced by means of a management plan.

Transport

The consultation events revealed particular concerns regarding the parking, including commuter parking and parking during local sporting events, traffic speeds and the infrequency of the bus service.

A number of people were concerned about the potential loss of garage parking, an increase in parking requirements, insufficient additional parking to meet the needs of new development and increased traffic as a result of proposed development.

Parking in Abbotts Barton is accommodated in garage courts, open surface parking, on-curtilage parking and on-street. Council owned garages are available for anyone to rent.

There are around 150 Council owned garages in Abbotts Barton, there are a small number of voids and approximately 50 garages are rented to people who do not live in Abbotts Barton. Studies elsewhere suggest only around 25% of garages are used for the parking of regularly used vehicles.

As part of the consultation exercise people were asked for their views on current parking arrangements in garages. Comments included:

- Some garages are well used, others less so
- Garages could be replaced by houses
- Keep all garages
- Replace some/all garages with open parking
- Some garages are not used by locals or for cars
- Garaging provides important domestic storage space
- Garages should only be for locals
- Garages should not be used by businesses



On Street Parking and Permit Parking Proposals

There are few waiting restrictions currently in Abbotts Barton. These are on the junctions of Oglander Road/Chandler Road to ensure clear access.

Due to the lack of waiting restrictions on the majority of the highway, and the relatively short distance to the centre of Winchester, the roads are often used by commuters for all day free parking. This is particularly prevalent in the southern part of Abbotts Barton.

Parking has been a contentious issue in Abbotts Barton for some time, but it is only recently that there has been sufficient support from the community to formally pursue the introduction of additional restrictions.

Following informal consultation with residents proposals have been drafted to introduce 'No waiting 8am to 6pm Monday to Friday with permit holders exemption' in conjunction with double yellow lines at junctions and single yellow line 'No waiting 10am to 4pm Monday to Friday' restrictions on some roads north of Dyson Drive. The location of the parking bays has been arranged to mirror the existing parking patterns whilst ensuring clear access.

The restrictions will stop all day commuter parking whilst maximising on-street parking provision for residents and their visitors. They will also reduce the amount of non-residential traffic through Abbotts Barton. The times and days of the restrictions have been set so as to provide as much flexibility for residents.

The new zone will cover the whole of Abbotts Barton and will be designated an 'outer' zone. This will mean that properties will be entitled to a total of four permits per household. On average most households only take up two permits and although a detailed parking survey has not been undertaken to establish exactly how many cars are owned by residents, the volume of on-street parking spaces is more than adequate to accommodate the needs of residents and their visitors.

Transport Conclusions, Options and Objectives

It is clear that transport, in particular parking, is a significant local issue. The area benefits from being relatively close to the town, something illustrated by the current appeal to commuters who use the area for “park and walk”. This commuter parking is a significant local concern.

New development will generate a demand for additional parking. While some parking may be provided on-plot, the provision of communal parking, available to existing and new residents alike, would increase the overall supply of parking locally. At the same time a new residents parking scheme will increase the availability of on-street parking for local residents by removing commuter parking. Part of the strategy for the area will be to consider the effects of the permit scheme and to take these into account in arriving at future approaches to development.

As a major owner of parking, garaging and other land in the area, the Council has the opportunity to make more off-road parking available for local residents. For instance, freeing up the 50 garages not used by people resident in Abbots Barton would provide an additional 50 off-street parking spaces for local residents. Another option may be to increase the amount of off-road communal parking available for all residents.

Objectives:

To:

- Provide parking for new homes
- Reduce commuter parking in Abbots Barton and the volume of non-residential traffic in Abbots Barton
- Ensure that the local transport network has sufficient capacity to accommodate planned new development
- Improve the supply of on and off-street parking for Abbots Barton residents, including the introduction of a resident parking scheme
- Review the use of Council garages to maximise their benefit for Abbots Barton residents and consider whether some should be replaced by communal parking in order to increase the supply of generally available parking for residents
- Monitor the impact of the new parking permit scheme and parking restrictions have on levels of on-street parking
- Allow existing residents to have access to new communal parking provided in association with new housing
- Consider opportunities for additional parking opposite the football club
- Consider whether bespoke domestic storage should be provided.
- Investigate the introduction of a 20mph zone
- Carry out improvements to road surfaces, verges and street lighting

Highways

General Parking

Options

Comments

Introduce a residents parking scheme

The proposals for permit parking were advertised from 16th January 2013. Due to the potential impact of the proposal this will be taken to Cabinet (Traffic & Parking) Committee for decision. This meeting is likely to be arranged for late March 2013.

Improve parking facilities on Hillier Way opposite Winchester City Football club

This has the potential to relieve pressure on existing roads, particularly during local sporting events, to provide additional resident parking, and also, if associated with improved landscaping (see landscape opportunities later in this document) provide a high quality access point to the South Downs National Park.

A feasibility study will be carried out to investigate whether to improve or extend the existing parking.

To prevent all day commuter parking so that recreational users are able to gain access and able to park and use the facilities the Council will introduce three hour limited waiting restrictions, in combination with 'no waiting at any time' double yellow lines. The new restrictions will apply to the existing car park and sections of Hillier Way.

Increase the number of generally available open parking spaces for Abbotts Barton residents

New communal parking is likely to be provided in association with some of the housing schemes. This would be permit controlled and available to all Abbotts Barton residents and so would increase the supply of off-road parking in the area.

New Housing

Options

Ensure new homes provide on-plot parking, or provide communal parking for Abbotts Barton residents as well as residents of the new homes

Comments

It is important that sufficient parking is provided as part of the new housing developments. Where possible on-plot parking will be provided.

Where this is not possible new communal parking areas will normally be provided.

It is unrealistic to reserve or segregate these areas between existing and new residents, so residents of the new houses would be entitled to permits, just as existing residents would. This means new parking would provide a benefit to all residents, not just the residents of the new homes. This will not only help maintain the provision of communal parking but should also help with the integration of new residents within the community. As residents of the new homes would be eligible for parking permits, they would also be able to park in other permit controlled parts of the area.

Specific proposals will be subject to further consultation, however options include:

At Dyson Drive – to provide off-street communal parking and improved on-street parking.

At Colborne Court - to replace some garaging and parking with open residents parking to the east (possibly with the provision of a domestic storage building for nearby residents).

At Austen Close and Hussey Close - Retain the garages for existing and new residents. Alternatively demolish some or all garages, to allow for housing development on part of the site, with the other part used for open parking for existing and new residents (possibly with the provision of a domestic storage building for nearby residents).

At Hillier Way – to provide on-plot parking and new open parking areas.

At Charles Close – to provide a combination of communal open parking, parking associated with individual homes and allow residents to use existing garages that are not being used by local people.

Highways

Council Owned Garages

Options

Give Abbotts Barton residents priority for renting Council garages for vehicle parking and domestic storage use

Comments

Council policies will be reviewed. Existing non-local renters or those not using garaging for the permitted purpose may need to vacate the garages.

Review occupation of existing Council garages

Council policies will be reviewed. Some existing renters may need to be relocated to garages not scheduled for redevelopment.

Maintain a level of off street parking that reflects the level of use of Council garages by Abbotts Barton residents.

The majority of Council owned garages will be retained, though some may be replaced with off-road communal permit parking which will be available to all Abbotts Barton residents.

Investigate replacing some Council owned garages with communal parking that would be available for all Abbotts Barton residents.

Open communal parking has a number of benefits – the number of parking spaces can be increased so allowing residents to park their cars off the road; they can be available to all Abbotts Barton residents, rather than exclusive to people who rent a garage; and it can improve the appearance of an area compared to garages.

Where redevelopment of parts of garage courts for housing is being considered we will investigate and consult on the best use of the land not required for housing to make sure it meets local community needs.

Investigate replacing garages with domestic storage building(s) for Abbotts Barton residents

It is likely that the minority of garages are used for the parking of vehicles by local people.

The consultation events made it clear that some other garages are used for domestic storage. While this is outside the terms of the licence that is granted to individual renters of the garage it is evident that there is a demand for storage.

Where we are considering redeveloping parts of garage courts for housing we will investigate and consult on the best use of the land not required for housing to make sure it meets local community needs.

Traffic Speed

Options

Comments

Investigate the introduction of a 20mph zone

HCC and WCC are working on pilot schemes to introduce 20 mph speed limits in a number of residential areas of Winchester. The Councils are currently consulting residents of Winnall, Highcliffe and Stanmore on this.

If these schemes are introduced and, following a review, are considered successful it is very likely that similar restrictions will be proposed for the other residential areas of Winchester.

Access

The number of new properties being proposed is not anticipated to result in a significant increase in vehicles movements.

If the new waiting restrictions and residents permit scheme are introduced this will stop commuters parking and therefore greatly reduce the volume of non-residential through traffic.

The capacity and visibility at the various junctions in Abbots Barton are expected to be able to accommodate any potential increase in traffic flows.

Other Planned Improvements

Other road and parking improvements

Improvements are planned to surfacing, verges and lighting to lower end of Hiller Way

Analysis

Topography

Abbotts Barton's south eastern boundary is at the threshold to the South Downs National Park and the River Itchen and is therefore fairly low lying. The levels across Abbotts Barton gradually rise towards Worthy Road and in total, there is an approximate rise of 15m across the estate. On the opposite side of the Worthy Road, the land continues to rise to approximately the line of the railway cutting embankment, which is a further 32m above the river level.

Development options will need to consider the level changes to ensure that they address the setting of houses with a potential requirement for retaining structures and the need to consider accessibility and drainage implications.

Views and landmarks

The topography within Abbotts Barton allows for long reaching views across the lower plains of the Itchen Valley and across towards the rising ground within Winnall industrial and residential estate. Only trees and open plains are visible, which makes these views extremely valuable and attractive to residents of the local community and helps to define part of the character of Abbotts Barton.

The most significant landmarks within Abbotts Barton are the listed Farm House and central parkland public open space. There appear to be few distance views towards these points of interest.

There are a number of important secondary views within (and when approaching) Abbotts Barton along footpath connections and across open space.

01



02



03





- 01 Long distance view from Chandler Road
- 02 View from Hussey Close along backs of garage block
- 03 Views across central open parkland (Public Open Space)
- 04 Plan view showing contours and section line
- 05 Cross Section through Abbots Barton

04



05

History & Development

Prehistory

People have settled in the River Itchen valley for over 4,000 years, exploiting its abundant range of resources and since earliest times the river crossing at Winchester, at a natural narrowing of the valley, has been strategically important. In the Iron Age, the crossing was dominated by a hill fort built on the summit of St Catherine's Hill on the east side of the valley and later by an enclosed settlement known as Oram's Arbour on its western side. Outside of this later enclosure there is archaeological evidence that small settlements developed along the valley side. Just to the north of Abbots Barton finds of Bronze Age and Iron Age date have been made and these suggest that people were settling and farming here.

Roman

Abbots Barton lies to the north of the Roman town *venta Belgarum* - 'market of the Belgae' - established after the Roman invasion of Britain in the 1st century AD. The town had defences and gates and through these passed roads linking the town to other regional centres. From the north gate of the town a road ran northward to the Roman town at Silchester and from there to the provincial capital at London. This road ran through the area later to become Abbots Barton; closer to the town it was flanked by suburbs and cemeteries. Sections of the road have been revealed at various points in Hyde, along with cremation burials, and also to the north of Abbots Barton, confirming its alignment through the site.

Saxon

At end of the Roman period in the 5th century AD, there is evidence that new settlers established themselves along the line of the Roman road. Evidence from an archaeological excavation just north of Abbots Barton found traces of wooden buildings, loom-weights and quern stones, as well as pits containing animal bone and Saxon pottery. This suggests the road was still used and perhaps provided a link to other settlements known to have been established further along the Itchen valley during this period.

Medieval

Hyde Abbey was established to the north of Winchester in 1110. Land to the north of the abbey and along the valley side became its grange farm and the origin of the name Abbots Barton lies in this role. The farm was vital to the self-sufficient Abbey and contributed to its economic life for over 400 years. The Mill Stream, which passes through the site, and which served the Abbey's mill, was established in this period.

Post-Medieval

Following the Dissolution of 1538, Hyde Abbey was closed and ownership transferred to the King. It was then leased to Thomas Wriothesley, who went on to dismantle and sell off the materials of the Abbey. His lease makes clear the royal claims to the estate: 'The stone, tumber, slates, iron and glasse, remaining within and upon the Church cloister, chaptre house, dormytery, frater, the Convent Hall, with the lodgings adjoining and the Gatehouse, deemed by the King's Comyssoniers to be superfluous houses, to be rased and taken thuse of the kinge his majestie. And likewise of all the leade, remaining upon Thabbotts Hall, the Chapell, the Treasurer, the new Chamber and oder houses assigned to remayne for the fermour. To be reserved to the use of the Kinge his Highness.' (Grover 2012).

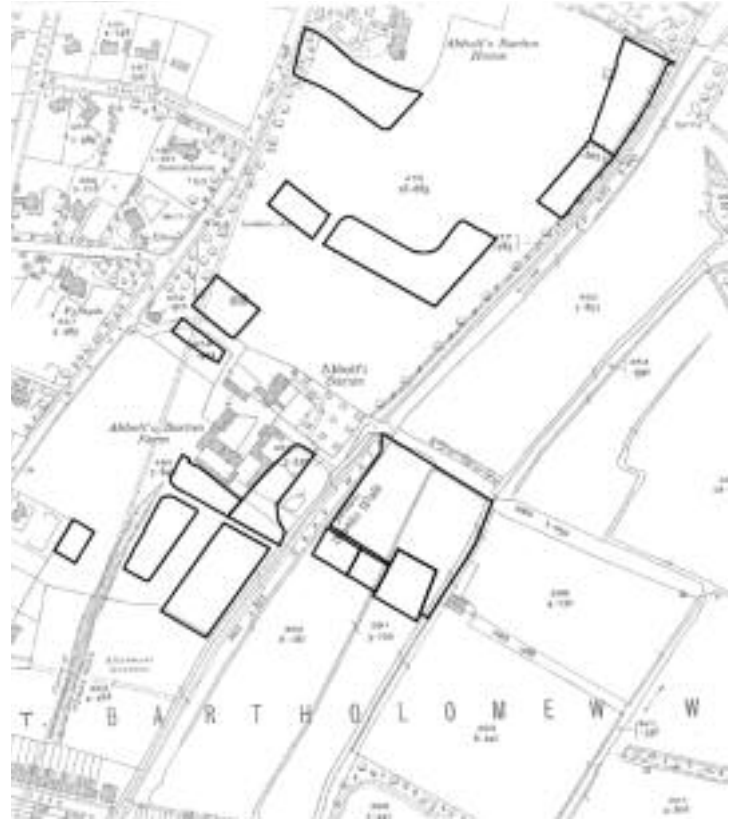
Little survived the dismantling of the Abbey buildings, with the exception of St Bartholomew's Church and the Abbot's Gatehouse. Wriothesley granted the demesne land of Abbots (or Hyde) Barton to Walter Chaundler, a local merchant. The estate included the manor, grange and three meadows. Abbots Barton stayed in the Chaundler family for four generations (Grover 2012, Kemble & Kirby 1994). Abbots Barton farmhouse and a dovecote still stand and are Grade II* and II listed buildings, respectively. While the majority of the elements of the farmhouse are 17th century, its timber-frame dates to the late 15th century, with a few features, such as one of the chimney stacks, perhaps surviving from the 13th century.

William Simonds, a merchant of Winchester, bought the farm in 1811 from Edward Austen Knight, of Chawton, Hampshire, brother of the author Jane Austen. He appears to have built the dovecote on an earlier base and added the porch. In 1968, the Simonds Estate was built around the farmhouse forming a modern suburb of Winchester and the stable block was renovated as a grocery shop for the estate.

01 Ordnance Survey Map, 1939
02 Development Map showing Proposed Housing Densities for original Master Plan, June 1967

Modern Abbotts Barton

Simonds Court was constructed in 1968, breaking the link of the farm house with Winchester City. Thereafter, the contract for the erection of 62 houses and 76 garages was issued in December 1969 and development continued until Abbotts Barton appears at it is today.



01



01

Analysis

Urban Morphology

It is important to consider the urban form of Abbots Barton, its shape, how it was developed and its relation to the rest of the City, when considering the most appropriate way in which to extend it.

The suburb spans Worthy Road, but for the purposes of this report, the estate to the east of the road, comprising Oglander Road and Francis Gardens is considered in more detail. This is a wholly residential area, of 60s - 70s housing of around 45dph.

Suburban Winchester

From the Historic Core, Winchester has expanded through a series of suburbs, principally from the latter half of the 19th Century, through the 20th century to the present day. Most recently this includes the development at Abbots Walk and the planned expansion at Barton Farm. Abbots Barton is one suburb in a number that ring the City, each with a character and layout determined by the planning of its time, the topography and landscape character.

From the historic core, development generally began along the radial routes, but soon larger parcels of land between were developed with their own identities and network of routes. The suburbs North of Winchester begin with Victorian Hyde and Fulflood, but extend along the Andover & Worthy Roads with Weeke, Harestock, Teg Down and Abbots Barton in the 1950-70s.

Abbots Barton Estate

The Abbots Barton Estate was constructed in the 1960s / 1970s on land previously owned by Abbots Barton Farm. The original Farmhouse remains as the centre piece, set in its own grounds.

The estate is typical of its time, built in two main phases in the 1960s (Chandler Road, Oglander Road) and 1970s (Francis Gardens & Grosvenor Drive). The earlier Chandler & Oglander Road development was built as council housing, in small terraced blocks with small front gardens onto roads and walkways. There is limited designated parking in garage courts, the main parking these days being 'on-road'.

The later Francis Gardens & Grosvenor Drive are of a slightly different character, generally in semi-detached or detached form, with longer front gardens, drives and garages for the majority. They were also built as open market housing.



01

- 01 Winchester Suburbs
- 02 Abbots Barton Figure Ground
- 03 Abbots Barton Housing Typologies

Block Patterns

The different forms of urban development are easily discerned in the figure ground drawing. The Abbotts Barton estate shows a very different development pattern to that of Hyde. Notable too, is the less dense development of the Courtney Road area with its detached properties on generous plots.

The layout of development in Abbotts Barton estate, generally forms clear frontages to the road, clearly defining the public realm and providing passive surveillance to open areas.



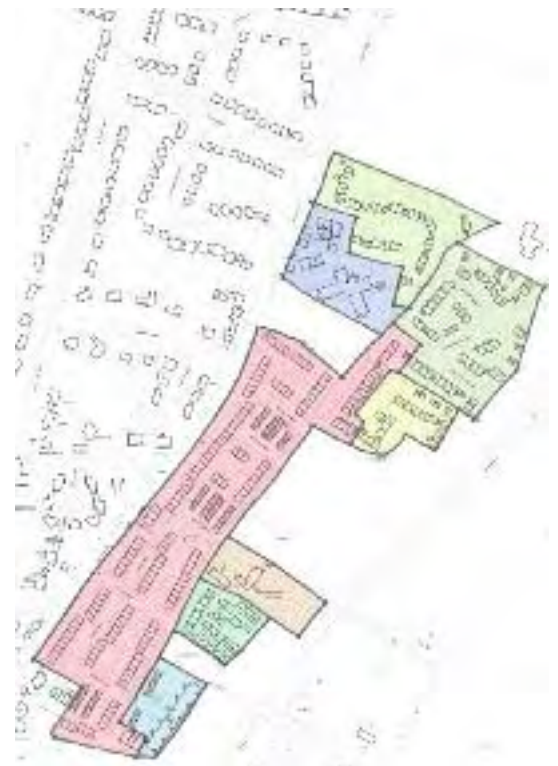
02

Housing type

There is a variety of housing types in Abbotts Barton, principally linked to the date of the development. Housing ranges from flats, in small house-type blocks to the large 3 storey stepped block at Colbourne Court.

Housing is predominantly two storey and ranges from short terraces of 6-8 units to detached houses. There are bungalows in the older persons development at Simonds Court, close to Abbotts Barton Farm House, the only historic building in the area.

The houses are constructed in materials common to the 1960's, a standard dark brown stock brick, large picture windows, weatherboarding and low pitched roofs with concrete tiles. Across the estate there are some variations on this palette, most notably with the small paned windows and 'Georgian' porches of Grosvenor Drive.



- Early Abbotts Barton Development
- Colbourne Court
- Simonds Court
- Abbotts Barton Farm House
- Charles Close
- Grosvenor Drive
- Abbotts Lea Cottages
- Francis Gardens

03

Analysis

Character Zones

It is important to identify the 'sense of place', or the character of a particular area, when considering how to make new interventions within it. The physical character depends on several inter-dependant elements:

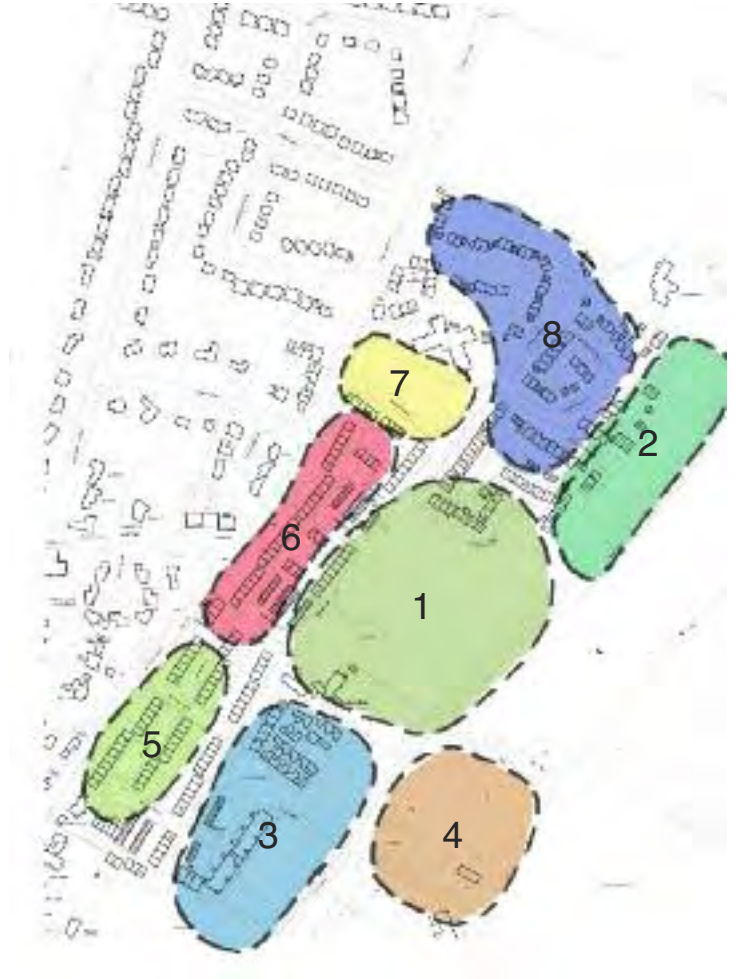
- enclosure - the degree to which spaces are defined, either by buildings or landscape, and the proportion of the in terms height and width
- orientation - how spaces and buildings are placed and how they react to changing light
- architecture - the 'style' of the buildings in terms of material and form, proportion and detailing
- landscape - types of planting and trees, hard surfaces, topography,
- uses - surrounding types of land use and associated impact on space including intensity of use, noise, overlooking, entrances, etc.

Enclosure

There are few formally defined streets or spaces within the Abbots Barton estate, as illustrated in the diagram opposite. This shows only a few sections of double sided 'street' and no 'squares', although the 'mews' space along Coney Green is very evident as a narrow walkway along the western side of the estate.

There are a few enclosed courtyards in places such as Simonds Court and the end of Charles Close, and these could be enhanced with any new development.

It is only with the inclusion of trees, that spaces become evident. The large bank of trees along Nuns Walk creates of a number of spaces along the eastern edge.



01

- 01 Diagram showing character zones
- 02 Enclosure - Houses and garages
- 03 Enclosure - Houses and trees

Character Zones

The various enclosures form the basis for the key character spaces in the development. They are loosely based on these public areas, and encompass surrounding housing

1. Central Green Space

The central green space, bounded by Chaundler Road and the bank of trees to Nuns Walk and forms the central space for the Abbotts Barton estate. It is an informally landscaped space, with individual trees in groups and a playspace that forms a focus for the space, and the community at large. The space slopes gently to the south, and is overlooked by properties to the north, making it a pleasant and safe place to meet and play.

2. Nuns Walk Green Space North

Connected to the green space, but distinct from it in spatial terms, is the long green space that fronts Nuns Walk to the east of the site. The northern part is a relatively secluded space, informally landscaped and bounded by gardens and garage courts to the west. This gives the majority a secluded feel which opens out into a wider space at the north east corner, fronted by houses and creating a natural termination to the linear space.

3. Nuns Walk Green Space South

The southern element is bisected by Hillier Way and bounded by Simonds Court and Colbourne Court which provide very different types of urban edge. Simonds Court presents gable ends and a small parking court, there is no frontage to provide passive surveillance and the single storey buildings do little to address or contain the space. The thin section of open land alongside Hillier Way further weakens the edge and draws part of Oglander Road into the space. Colbourne Court in contrast, is a three storey block of flats which formally addresses the space. It provides a strong formal edge, with an abundance of passive surveillance, although ownership and the boundary between private and public space at the ground floor is perhaps a little unclear.



02



03

4. Cadet Hut, Car Park and associated greenspace

Currently only partly used, this area is separated from the estate by the watercourse and the Nuns Walk treebelt. It has a slightly more rural feel as a result and there is potential to make it a valuable green space with some thinning of the overgrown undergrowth to the north.

5. Coney Green

Coney Green is a small linear green space to the south of the estate. It has a comparatively intimate feel when compared to the larger green spaces, being approx an 20m wide pedestrian only space, fronted by two storey properties. The land slopes considerably across this space, by as much as a storey and it punctuated along its length by mature trees that create pockets of space along its length. The south facing slope makes it a sunny, well lit space with plenty of overlooking to make it safe.

6. Austen/Coram/Hussey Access

This space is similar to Coney Green in that it is a pedestrian access behind the main Chaundler frontage. Unlike Coney green it is mainly single frontage to the north, connecting the spaces at the heads of Austen, Coram and Hussey Closes, which provide views out to the south and the Central Green Space. The southern frontages are a mixture of gable ends to other dwellings, or the backs of single storey garage courts accessed from the Closes. Each Close has trees that add enclosure and punctuate the walk through.

7. Dyson Drive

Dyson Drive is flanked by mature trees that lend an avenue feel to the road which could be strengthened with further planting. The greenspace is separated from the busy Worthy Road by a line of trees and undergrowth, set behind a perimeter brick wall. This, together with the tall hedge to Abbotts Barton Nursing Home, provides a strong edge to the greenspace which is overlooked by houses on the other two sides.

8. Grosvenor Drive & Francis Gardens

This area is characterised by suburban development of a different type to the rest of the estate. The main spaces are wide roads between frontages placed to accommodate parking in front of the dwelling. This provides for pleasant places, with standard suburban feel, well overlooked and punctuated with trees and large shrubs in the ample front gardens.

Heritage Assets and Archaeology

An Archaeological Desk-based Assessment and Historic Building Assessment has been carried out in order to inform the Planning Framework of Heritage Assets that might be affected by the proposed development of available sites within Abbotts Barton. These assets include buried archaeological resources, and historic building resources and their visual setting.

Reference to Pre-Construct Archaeological Desk-Based Assessment and Historic Building Assessment Report should be made when reading this section.

Historic Buildings – Abbotts Barton Farmhouse

The Grade II* Listed Abbotts Barton farmhouse is a timber-framed jettied house of late 15th century date. It is of high significance because it is a rare survival of a farm lodge, associated with the barton of Hyde Abbey, which lay some 1000m to the south towards the city of Winchester. The adjoining Grade II* Listed cottage, the Grade II Listed dovecote and the curtilage Listed stables are also of high significance. It is important that views towards and from the historic buildings, in particular the Grade II* farmhouse, are not further visually impacted by proposed development.

NPPF and Local Plan Policies

In keeping with National Planning Policy Framework and Local Plan policies, it is recommended that the Local Planning Authority's Historic Environment (HE) team is consulted in order to determine the appropriate means by which the Heritage Assets of Abbotts Barton are conserved in a manner appropriate to their significance. In the case of archaeological resources, this may require field evaluation of some or all of the proposal sites and such evaluation may potentially be required prior to determination of a planning application.

In the case of the historic buildings of Abbotts Barton Farmhouse, adjustments to the layout of the proposed development sites may be necessary in order to reduce or remove impact on their visual setting.

- 01 View towards Abbotts Barton Farm House
- 02 Abbotts Barton Farm House
- 03 View of Abbotts Barton Barn from Chaundler Road
- 04 Side elevation of Abbotts Barton Farm House
- 05 Elevation to cottage adjoining Abbotts Barton Farm House

Heritage Assets – Archaeological and Historic Building Resources at Abbotts Barton

Late Prehistoric (4000 BC – AD 43)

There is considered to be moderate potential for the development sites to contain significant resources of late prehistoric date. This is based on the known evidence of prehistoric settlement in the vicinity and the discovery of Bronze Age and Iron Age finds to the north Abbotts Barton.

Roman (AD 43 – 410)

There is considered to be high potential for the development sites, particularly Area 1, 2, 4, 5 & 6 to contain significant resources of Roman date, including evidence of the Winchester to Silchester road and evidence of activity flanking the road such as suburban settlement and burials.

Saxon (AD 410 – 1066)

There is considered to be moderate potential for the development sites to contain significant resources of Saxon date. This is based on the known evidence of Saxon settlement in the vicinity of the site and the discovery of structural remains and finds to the north of Abbotts Barton.

Medieval (AD 410 – 1500)

There is considered to be moderate potential for the development sites to contain significant resources of Medieval date. These resources are likely to relate to the development of Hyde Abbey's grange farm on land to the north of the Abbey, now Abbotts Barton. The Mill Stream that passes through Abbotts Barton was canalised in the medieval period to serve the Abbey Mill and as such forms part of the historic character of the area.

Post-medieval (AD 1500 – 1800)

There is considered to be moderate potential for the development sites to contain significant resources of post-medieval date. These resources are likely to relate to outbuildings and other features such as field boundaries of Abbotts Barton farm.



01

02



04



03



05

Pedestrian and Cycle Routes

Abbotts Barton has good pedestrian and cycle links to Winchester and the wider area, including the surrounding countryside. Residents living in the newer Abbotts Walk development have access through the Abbotts Barton estate. There are also a number of pedestrian access routes that lead off Worthy Road. These give access for walkers approaching from the west. The links provide good connectivity through Abbotts Barton and down to Nuns Walk, which offers a rich ecological path leading to the city centre to the south and into Kingsworthy and the South Downs National Park to the north.

All new development proposals must seek to maintain the existing network links and where possible, opportunities to add new routes for improving connectivity should be considered. Routes must have a good level of passive surveillance to ensure that they are safe and that pedestrians are happy to use them.

01 Plan of major cycle and pedestrian routes around Abbotts Barton



Analysis

Local Amenities

Abbotts Barton is within walking distance of Winchester City Centre and has good access to major networks of roads, rail links, footpaths and cycleways. Whilst this is useful in the broader picture, local residents have expressed strong views about the position of Abbotts Barton within school catchment areas and access to local facilities, to which there was a view that they are poorly located and therefore residents are disadvantaged.

Range of Facilities

The range of amenities within Abbotts Barton is limited, however there is good access to some immediate facilities adjacent to the neighbourhood. The only commercial facility available is a tropical fish retail store. Sporting facilities are plentiful with the local football and rugby clubs and other civic leisure facilities a close walk away. There is no community hall or meeting place in Abbotts Barton, although the rugby club has facilities that can be hired at certain times. Adjacent to the southern boundary there is the Edington Road Allotments site, although access is not permitted directly from Abbotts Barton. There is also the Air Cadets Training Corp on Hillier Way.

Schools

There is a high demand for school places within Winchester and Abbotts Barton's location within the city means that it is within St Bede's Primary School catchment (Refer to HCC School catchment plan in the appendices). This is perhaps an area with highest density of children and school places are regularly over-subscribed. There are a number of ways in which this problem can be addressed:

- New primary school proposed by HCC at Westgate.
- Proposal for parents in St Bede's catchment to in future be considered as catchment for both St Bede's and Westgate.
- Community Lettings Plan (CLP) could be developed for new Abbotts Barton homes to limit number of primary school age children moving in.
- On going work of schools and colleges to develop School Travel Plans.



01



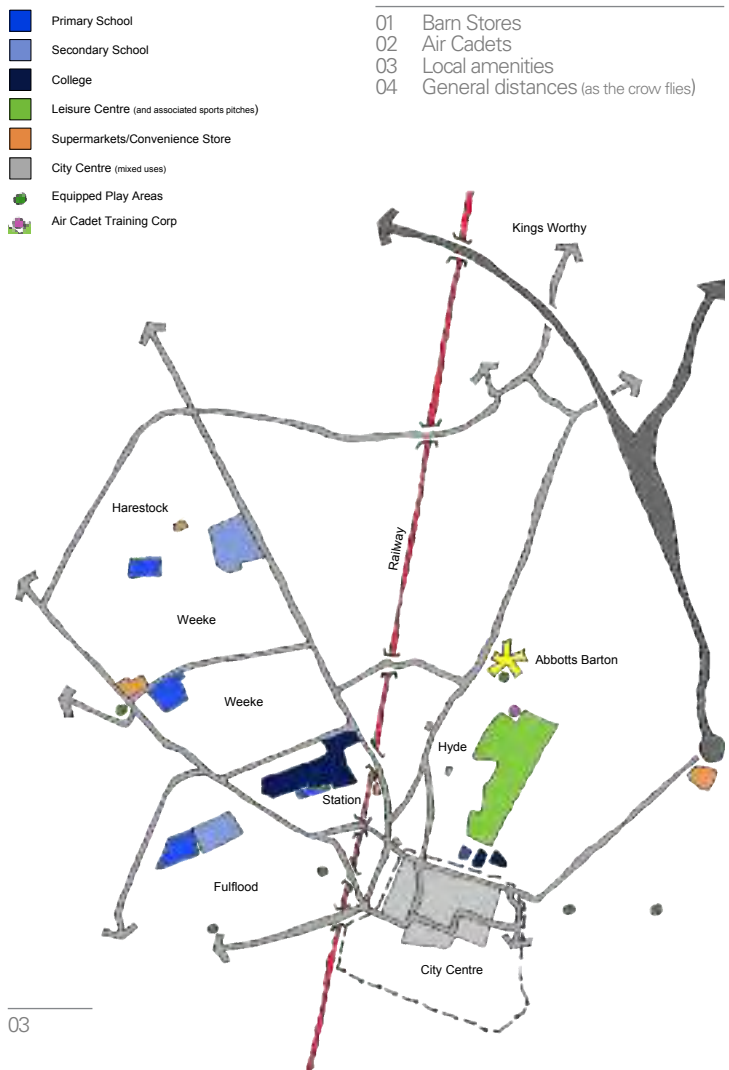
02

Neighbourhood Shop and Facilities

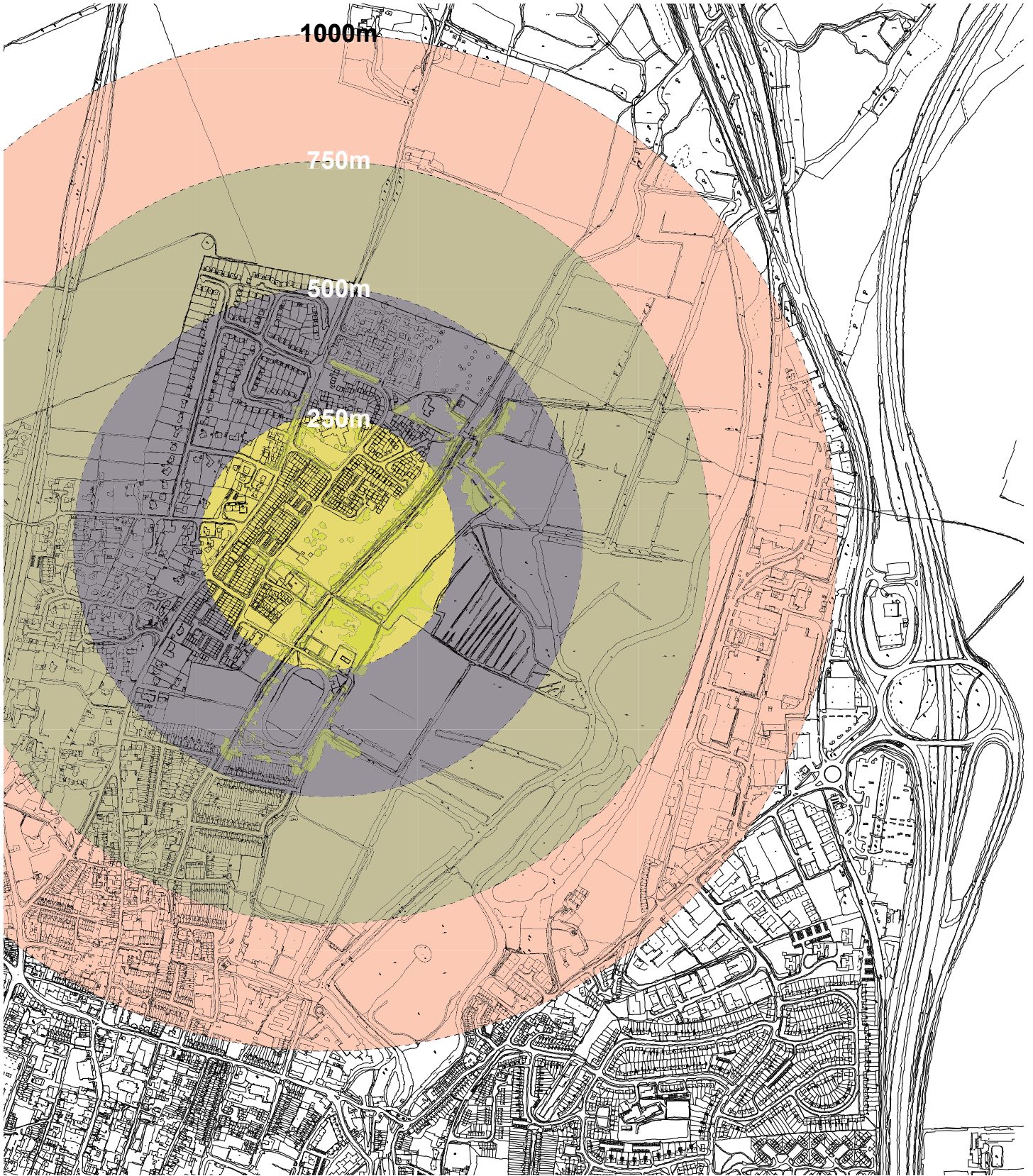
Local residents were generally open in commenting about the lack of local neighbourhood shops and facilities. There is only one commercial store, which is occupied by a mail order/retail tropical marine aquatic products business called Reef Dreams. It replaced a convenience store, which sold general produce and groceries.

The nearest local facilities to buy convenience goods would be the small store on Hyde Street, Tesco Express on Andover Road or the new Co-Op on City Road. These are not so accessible for the elderly or for children.

Many of the issues raised in our consultation process raised good suggestions for several community initiatives but also concerns about local services. Opportunities for the locals to establish and operate a community shop may be worth investigating with the Abbotts Barton Community Development Action Group. Opportunities could also be investigated to allow community groups to make greater use of existing facilities for meetings and community events.



03



Vehicular Movement

The Abbotts Barton is situated to the west of the City, either side of the Worthy Road (the B3407) which leads westwards out to the city to the villages of the Itchen Valley, together with onward routes to Basingstoke (A33) and Alresford. The site itself does not contain any vehicular through routes, except for the access to leisure facilities on the watermeadows alongside Winnall Moor.

The majority of the traffic is therefore residential access, from two junctions on the Worthy Road. These provide a loop that is used by the bus service, in and out of the site. Apart from traffic accessing the leisure facilities, the other major external traffic is commuter parking, using the currently unrestricted streets during the day for access to the City.

Public Transport

The local bus services are the only form of public transport throughout Winchester and the site is served by one dedicated service, the 6A run by Stagecoach for WCC. This service runs loop round Abbotts Barton and Hyde, terminating at Winchester Bus Station. There are two services daily, Monday to Friday, both within the morning.

The bus route loops through the site along Chaundler Road, running southward from Dyson Drive to Russell Road, with stops in Dyson Drive and Chaundler Road - one next to Simonds Court and one next to the playground near Hussey Close.

There are also services that run along Worthy Road (64, 96, 96A, The Spring) with stops adjacent to the site and Park Road and Stoke Road, for residents that are able to walk. This provides half hourly/20 minute access to the City, up to 21:00, Monday - Saturday.

Roads & Junctions

The majority of roads in Abbotts Barton are 5.5m wide, with Parking on one side. This creates relatively narrow driving zones which temper speeds in the network. All are adopted with kerbs and footpaths, there are no 'homezones' or shared surfaces in the site area. The exception is Hillier Way beyond Nuns Walk which serves Rugby and Football Clubs where there is a more informal surface and no kerbs.

The speed limit is the standard 30mph, although the consultation process did highlight the possibility of limiting this to 20mph.

There are no reported problems with movement within the Site.

Abbotts Walk

The new Abbotts Walk development is likely to have an affect on the area as there is a highways connection with Francis Gardens at the north of the site. As part of the Planning Application, the applicants produced a Transport Statement (Scott Wilson, July 2008), that considered the impact of the development, and the traffic it would generate in the area.

A new access direct on to Worthy Road was required to the site to reduce the impact on Francis Gardens. An access onto Francis Gardens has also been formed, although it is estimated that only 40% of traffic will use this route (para 4.14). Both accesses have the capacity to deal with 100% of traffic in extreme cases. The Abbotts Walk site layout has been designed to avoid Francis Gardens being used as an alternative route.

The TS concluded that:

"The net impact of the development has been considered in relation to the capacity of the local highway network, and this has identified that the development does not lead to a material increase in flows. Junction capacity assessments have been undertaken and demonstrate that the local highway network can adequately cater for the additional the proposed development" (para 10.8).

Safety

Recent studies have indicated that there have been 2 accidents on the Worthy Road between 2007 and 2012, which have involved some form of injury to persons (information provided by Hampshire Constabulary). Recent consultation events did not identify accident blackspots or issues to be addressed. There is, therefore, no requirement for specific mitigation as part of any development proposals on the site.

The consultation event did highlight the lack of footway to the north side of Hillier Way leading to Nuns Walk and leisure facilities. There is one however, on the southern side although its existence is often masked by parked cars. Street lighting to this stretch of highway was raised as an issue, there being only one column in Hillier way, immediately outside Colbourne Court. HCC have produced a scheme for new streetlighting to this area and beyond that will make it a safer route in hours of darkness, particularly in the winter.

01 View along Dyson Drive towards Worthy Road



Landscape Analysis

Landscape Setting

Physical setting

The Abbots Barton informal open space acts, together with nearby allotments and playing fields, as an intermediate step between residential land and the open countryside of the South Downs National Park and River Itchen Site of Special Scientific Interest (SSSI) to the north and east. See the aerial photograph below. Sports pitches, recreation and land managed as wildlife habitat occupies the nearby floodplain of the River Itchen with its many tributaries and ditches.

The Winchester City and its Setting (1998) document describes the Abbots Barton Eastern Estate as having small scale terraced housing on small plots with open plan front gardens. It also concludes that the area provides a poor setting for Abbots Barton Farmhouse. However, the setting of the open space allows important views to the east towards the downlands.



Site Assessment

Refer to map on page 54

Landscape Area L1, L2 and L3

The large area of green space to the west of Chaundler Road can be considered as two interconnected zones.

The first (L1) is the square bounded by Chaundler Road, Charles Close and Abbots Barton Farmhouse. There is a low bank down from Chaundler Road, beyond which the area falls south eastwards at about 1:14 to a stream. It primarily comprises close-mown grass used for informal play. It has a large, fenced and well-equipped children's play area with a number of mature trees at its centre and some young scattered trees, and a single junior goal posts near the south east corner. Mature trees line its south western boundary with Abbots Barton Farmhouse. The children's play area appears to be rather exposed. The footpath layout is poor in that it comprises a single route to the play area. All of the land is too steep for ball games, and the presence of a single goal post does not encourage "informal team" football. The area, whilst pleasantly green, remains quite unfocussed.

The remainder of the Chaundler Road informal open space (the eastern part of L1, together with L2 and L3 on the map) comprises a row of mown grass areas which fall south-eastwards towards the tree-lined bank of a stream. The grass areas provide open views from properties on the eastern edge of the Abbots Barton estate. There is evidence that some residents drive over Area L3 to gain access to their dwellings. Nuns Walk is a public footpath, which runs along the southern side of the river opposite Areas L1 to L3. The Nuns Walk footpath is straight and overshadowed by streamside trees which screen it from surveillance from nearby properties. Trees throughout Areas L1 to L3 form a tree belt landscape feature.

Dyson Drive - Assessment

The small green space of about 0.36 hectares beside Dyson Drive currently appears to have no specific use. It does, however, make an important contribution to the streetscape of Worthy Road and provides a pleasant gateway to the Abbots Barton estate. It comprises principally close-mown grass with a few large mature trees.

Landscape Area L4

Area L4 is land which was formerly used for settling dredged silt in two lagoons. The bunds around the lagoons are about 1.5 metres high. It is clear that other materials have been dumped there, which might cause the site to be contaminated in parts. It has subsequently become overgrown with self-seeded trees and scrub, most of which are Willows with some Ash, Sycamore and other deciduous species. The River Itchen floodplain grazes the north east corner of this area.

There is a gravel-surfaced, uncontrolled car park and an Air Cadet hut adjacent to, and served from, Nuns Walk Road. It comprises about 1.0 hectares of land (excluding the area occupied by the Air Cadet establishment). There is evidence on site of anti-social use, including rough-sleeping. The site adjoins the National Park and SSSI so wildlife and landscape constraints will need to be discussed with stakeholders.

Damaged verges show clearly that parking is an issue in, and around, Nuns Walk. The site is close to the city centre and even closer to intensively used recreational facilities.

Ecology

The ecology of the area is covered by an Extended Phase 1 report dated January 2013 by Ecological Survey and Assessment Ltd. It found no significant potential impacts on wildlife in Area S7, but recommends that as much broadleaved woodland habitat as possible is retained.

The ecology assessment of Areas L1 to L4 concludes that, in respect of the SSSI, "it is unlikely that impacts would be felt through increased human disturbance. In fact, there is potential to improve the habitat on site to encourage a greater range of species to be present...especially in the stream..."

The report recommends retention of boundary trees, together with additional riparian earthworks, fencing and planting to protect the SSSI. It also recommends a range of habitat enhancements, such as bat boxes, and wildlife protection measures during the construction period.

The South Downs National Park Authority consider proposals offer the opportunity for ecological enhancements and for the creation of ecological networks.

Landscape Analysis

Green Structure and Trees

Abbotts Barton Estate is sylvan in character and contributes to the amenity of the estate. An initial assessment and further detailed tree survey was therefore been carried out in each proposed development and landscape improvement areas to provide an assessment of the tree stock. This assessment has been used to inform development opportunities and guide development principals for tree protection.

Within the estate, mature parkland trees and riparian species form strong skyline features within the wider landscape. In particular, the Sweet Chestnut and Oak located within the playground area display features associated with Veteran Trees and possibly form past remnants of a parkland estate. Structural species include; Alder, Beech, Lime, Oak, Silver Maple, Poplar, Sweet Chestnut and Sycamore.

Other trees are associated with landscaping contemporary with the development of the estate and generally are of ornamental or domestic scale. Species include: Cherry, Norway Maple, Swedish Whitebeam and Whitebeam with Alder, Crack Willow and Goat Willow prevalent on the lower wetter areas adjacent to Nuns Walk. Whilst these trees are not prominent within the wider landscape, they do provide amenity at a local level and provide separation between areas and houses within the estate. However, of these trees, both the Swedish Whitebeam and Whitebeam appear to be of low vigour and whilst of visual amenity within the immediate area, they have a limited useful life expectancy.

Design Considerations

The retention of key arboricultural features identified within the following plans is desirable to maintain the appearance and character of the area. Additional consideration must therefore be given to the retention of suitable buffer and the constraint formed by the root protection area and crown spread in order to minimise future conflict such as future growth, perceived threat, over dominance and overshadowing. The root protection area (RPA) is a design tool indicating the area surrounding a tree that contains sufficient rooting area to ensure survival of the tree in m2. This may influence tree retention, site use, location and/or orientation of dwellings, amenity space or infrastructure particularly to the south of the selected areas.

Following the initial site selection, detailed tree surveys were undertaken by a specialist arboriculturist to enable an informed approach to the design process and consideration given to the recommendations and guidance contained within BS5837 ('Trees in relation to design, demolition and construction').



TPOs

Winchester City Council does not TPO trees on land owned by them. Therefore there are no TPO trees on the area S7, L1, L2, L3 or L4. There are some TPO trees on the opposite side of the Worthy Road but these are outside any development area, although are noted to contribute to the character landscape setting of Abbots Barton. There will be no adverse impact on these trees.



Abbots Barton is characterised by the strong visual amenity provided by specimen tree structures and central parkland setting



Housing Mix

The Council's Housing Development Strategy aims to provide a range of housing types for rent to meet affordable housing needs, with the greatest priority being given to family homes. This reflects the nature of housing need in the area and the availability of family properties. There is a need for other types of housing to encourage downsizing into new smaller homes allowing larger under-occupied Council homes to be freed up.

The Council will allocate new homes taking account of the housing needs of applicants and also local circumstances, for instance the existing community profile and the availability of primary school places. For example, a community lettings plan would give priority to local people but also may give highlight older persons who are under-occupying Council homes, or families with older children who are unlikely to put extra pressure on local primary school places, or give priority to some who are in Winchester town.

By providing a mix of houses at Abbots Barton there will be the flexibility to do these things.

As well as considering the type of housing that is needed, it is also important to consider the characteristics and context of individual sites and to design homes accordingly. By doing this we can ensure high quality development that respects its setting.

The following broad mix and numbers are proposed, although this may be subject to change as the designs for individual sites evolve.

Dwelling Type	Approx Numbers
2 bed flat	12
2 bed bungalow/chalet	3
2 bed house	18
3 bed house	21

01 Examples of other Winchester City Council housing developments within the district



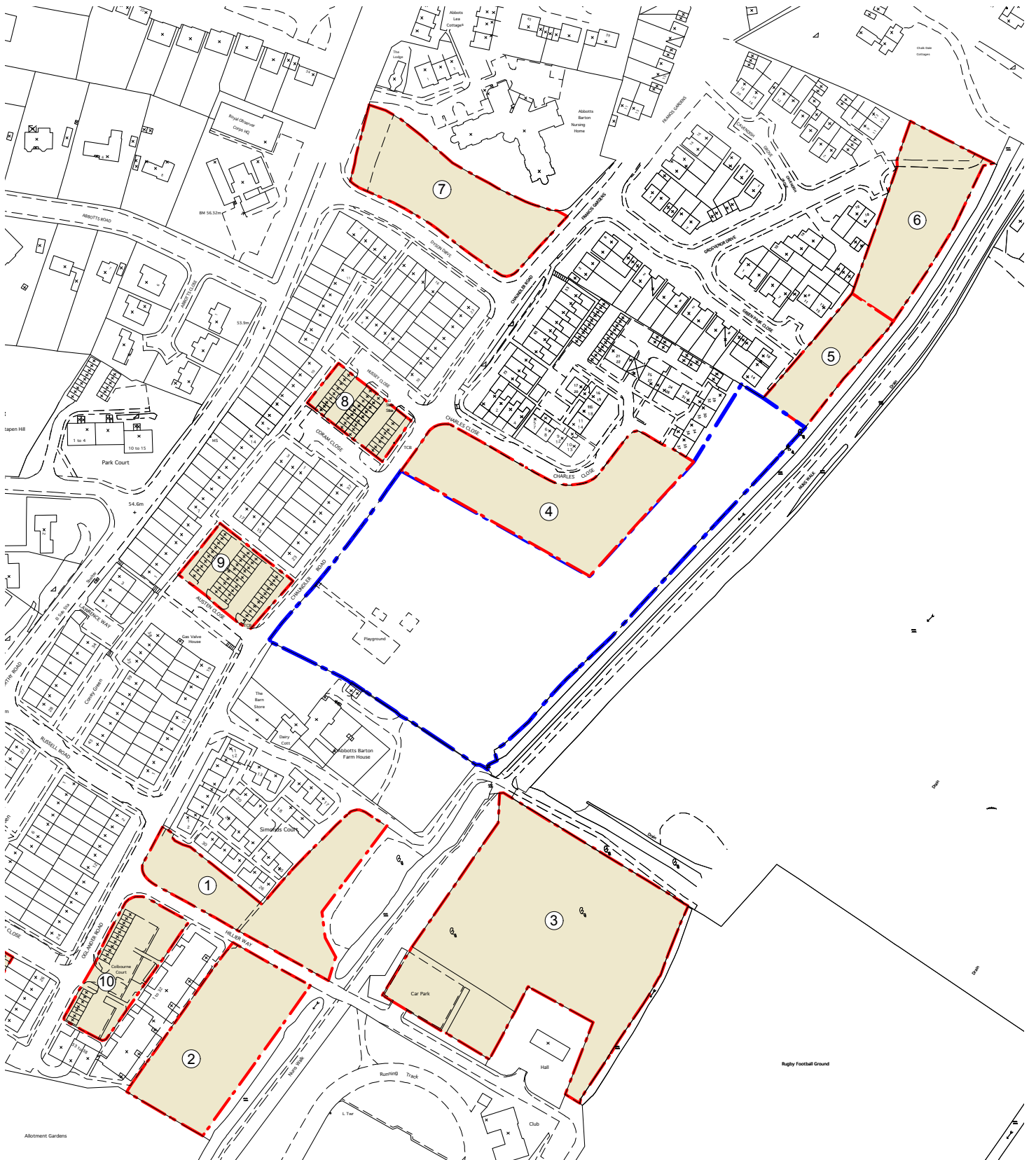
01



Design Principles

-
- Opportunity to protect and augment green corridor
 - Preserve setting of Abbots Barton Farm House
 - Development of garage sites to increase passive surveillance of open spaces
 - Improve existing green spaces
 - Opportunity to offset loss of open space from development by creating landscape improvements and increase connectivity to city centre through derelict land beside the Air Training Corp hut
 - Improve connectivity to city centre through general highway improvements, better lighting and parking controls
 - Potential new links to Nuns Walk
 - Augment existing avenue of trees along Dyson Drive to enhance sense of arrival
 - Improve connectivity through central space





01 Plan showing possible development sites for consideration

Development Opportunities

SWOT Analysis

This is a method for evaluating strengths, weaknesses, opportunities and threats for the particular sites considered for development. It will help to inform which sites are considered to be most suitable for development and those sites which require protection or enhancements.



Site 1 Land at Hillier Way

- Good long distance views
- Good access to potential river side walk and on to Nuns Walk, giving further connectivity to Winchester City Centre
- The plot is a rectangular shape and is of a size that contain a compact small development of houses.
- The site has good road access and a developable frontage
- Many of the trees on the site are of limited visual amenity

- Development in close proximity to Simonds Court will require careful consideration, particularly as the elderly residents will have strong objections.
- Mains foul drain on the lower section of site will dictate no build easement over part of the site
- Dwellings on the lower section of site may require sewage pump to allow properties to connect to mains sewer system - maintenance costs
- Simonds Court residence do not address open space

- Form stronger edge to estate along river bank
- Dwellings are able to over look open space and therefore improve passive surveillance - better security and safety
- Opportunity to enhance the green corridor next to the river bank as part of the proposals.
- Potential to propose a development that integrates well with existing footpath routes and improves pedestrian access arrangements.
- Frontage development onto Hillier Way

- Residents of Simonds Court may be concerned by development potential
- Setting of Abbots Barton Farm house will require careful consideration

Development Opportunities

Site 2 (Landscape Area L3) Land to the side of Colbourne Court

- Landscape Area L3 is a green strip on the east side of Colbourne Court which connects with the landscape strip of Landscape Area L2
- Significant existing tree belt along eastern boundary
- Connectivity with L2 landscape strip and Nuns Walk public right of way
- The surrounding houses contribute to the natural surveillance of the site
- Existing tree belt is an important landscape feature within the local landscape

- Colbourne Court residents agreement will require the consent of all the residences for development to take place. It is currently a communal garden for the residences.
- Most small areas of private gardens along the eastern side of Colbourne Court are untended.
- Featureless green strip of grass apart from tree belt along Eastern boundary
- Uniform grass management
- Tree belt requires management as many of the trees are old.

- Enhance the green strip to create a well designed informal open area for the local community to relax, play and exercise within a quality green space to improve the amenity value of Abbots Barton.
- Locate car parking for residence on the eastern side of Colbourne Court, which is directly accessible.
- Supported ecology of this area by planting additional native trees.
- To maintain an effective green buffer that protects the River Itchen SSSI from development
- To strengthen links between town and countryside, which maintains and enhances an existing green corridor adjacent to the watercourse and creating a good network of public rights of way - including new bridge link.
- To retain and enhance local character and local distinctiveness
- Retention of sufficient space to support mature trees of amenity value in the public realm.

- Lack of tree belt maintenance
- Compaction of grassland from cars driven on the communal garden to access the residential properties directly.
- Agreement of leaseholders needed.

Site 3 (Landscape Area L4) Derelict land to the side of Nuns Walk

- Landscape Area L4 is an unused piece of land
- Existing tree boundary planting
- Connectivity to Nuns Walk public right of way
- Existing watercourse along the north and east boundaries
- Adjacent to the South Downs National Park
- Adjacent to the rugby club and football ground.
- This site along with the football and rugby club sites form part of a much larger strategically important area of green space that has extensive multifunctional use.
- The site is adjacent to the South Downs National Park, and is considered to be of high importance to the National Park. It is located in a gateway location and could encourage greater use of existing footpaths that give access to the countryside and National Park.
- The land is served by a existing car park, greater use of this facility could be made to complement any recreational uses

- The Landscape Area L4 is derelict
- The watercourse is blocked and stagnant
- It has been used to dump a variety of unwanted unidentified materials
- Existing central silt pan
- The site has large areas of nettles and brambles
- The location of the existing car park, limits views and a clear entrance to the area.
- Visually detrimental impact of parked cars along Nuns Walk road
- The Hampshire & Isle of Wight Wildlife Trust requirement to exclude pedestrians from the adjacent South Downs National Park
- Significant planning constraints, if used for housing
 - isolated from other housing
 - incompatible with the existing landscape and townscape character.
 - Site conditions make it less suitable for housing development than other areas in Abbots Barton.

Site 3 (Landscape Area L4)...cont.

- To provide a mitigation green open space for the loss of 'Open Space' along Dyson Drive, to create a well designed informal open area for the local community to relax, socialise, play and exercise within a quality green space to improve the amenity value of Abbotts Barton
- Provide additional car parking for the visitors to the local sports facilities
- It was suggested at the second consultation event that this site could be suitable as open space.
- Desire to see this area improved, although views are divided between creating housing or improved open space
- To strengthen links between town and countryside, which maintains and enhances an existing green corridor adjacent to the watercourse and creating a good network of public rights of way.
- To retain and enhance local character and local distinctiveness
- Retention of sufficient space to support mature trees of amenity value in the public realm
- The site has suffered from anti social behaviour problems in the past due to its derelict and overgrown state. The opportunity to improve the site and use it for a established recreational use will attract people and activity to the area and should help to tackle the anti social behaviour issues.
- To protect and manage the existing mature trees on the site. Introduce formal and informal uses to the site that require the site to be more carefully managed.
- To provide a high quality recreational use on the site that provides a different type of facility in relation to existing facilities in the area. Due to the highly accessible location a recreational use could be used by people from across the city.
- To more effectively manage vehicles in the area.
- To improve the appearance of the car park and lessen the visual impact of parked vehicles
- To enhance opportunity for access to the National Park in an appropriate way
- To provide interpretation opportunity for the National Park

- Landscape setting of the site,
- Proximity to the Countryside and SDNP
- Trees on site (large numbers would more than likely need to be retained)
- Close proximity of a SSSI and SAC – buffer zones to these areas would need to be retained.
- Potential for wildlife habitats on the site (under investigation)
- Potential for contamination (under investigation)
- Part of the site is floodzone one, other area of the site are floodzone 2 and 3.
- Relationship with the setting of the listed building

Site 4 (Landscape Area L1)

- Landscape Area L1 is a centrally located open green space within the Abbotts Barton urban area
- Significant existing mature trees
- Existing well used children's play area
- Connectivity with green strip to the north and south
- The surrounding houses contribute to the natural surveillance of site
- Provides pedestrian connectivity with existing Nuns Walk public rights of way
- The site has a large road frontage and any housing on the site could relate well to existing pattern of buildings in the area and relate to the open space
- Improve surveillance

- Featureless open area of grass and trees apart from a central area of mature trees
- No area of seating
- Uniform grass management
- Existing sloping topography from the highest area along Chandler Road to the lowest along the tree belt beside Nuns Walk is not compatible informal ball games
- Exposed location of children's play area

- Enhance the green open space to create a well designed informal open area for the local community to relax, socialise, play and exercise within a quality green space to improve the amenity value of Abbotts Barton
- To retain the informal open green area to avoid it being 'over designed'.
- Ensure connectivity with pedestrian route in and around the area.
- Avoid cost retaining walls between the proposed housing levels and existing levels within the park with earthworks re-contouring
- To retain and enhance local character and local distinctiveness
- Retention of sufficient space to support mature trees of amenity value in the public realm
- The area of land is substantial and spacious. There is the potential to propose development on some of the area whilst maintaining the amenity value of the land and maintaining the existing spatial qualities.
- To further improve surveillance of the green space.
- To incorporate the existing topography within any development proposals.
- To enhance opportunity for access to the National Park in an appropriate way

- Proposed housing layout restricts natural surveillance from Charles Close
- Anti-social behaviour
- Lack of trees guards to protect younger trees from mower damage, resulting in the trees that are unlikely to reach maturity to ensure tree cover remains consistent for the future

Development Opportunities

Site 5 and 6 (Landscape Area L2) Green strip to the west of Nuns Walk

- Landscape Area L2 is a green strip joined to the central green open area of Landscape Area L1
- Significant existing tree belt along eastern boundary
- Connectivity with L1 open green area and Nuns Walk public right of way
- The surrounding houses contribute to the natural surveillance of site
- Existing tree belt is an important landscape feature within the local landscape

- Featureless green strip of grass apart from tree belt along Eastern boundary
- Uniform grass management
- Tree belt requires management as many of the trees are old and diseased
- The narrow shape of the sites constrains the potential recreational and leisure uses of the land

- Enhance the green strip to create a well designed informal open area for the local community to relax, play and exercise within a quality green space to improve the amenity value of Abbots Barton
- To respond Consultation response, to create a 'wilder area'
- Supported ecology of this area by planting native of plant species to replace old and dying trees.
- To maintain an effective green buffer that protects the River Itchen SSSI from development
- To strengthen links between town and countryside, which maintains and enhances an existing green corridor adjacent to the watercourse and creating a good network of public rights of way - including new bridge link.
- To retain and enhance local character and local distinctiveness
- Retention of sufficient space to support mature trees of amenity value in the public realm

- Lack of tree belt maintenance
- Anti-social behaviour

Site 7 Land at Dyson Drive

- Development would be within settlement boundary.
- Strong tree structure which provides avenue approach into Abbots Barton.
- Potential to develop housing on the site whilst retaining the mature trees that contribute to the appearance and character of the area
- The site has two road frontages.

- Sloping topography
- Significant existing trees with root protection zones
- Overlooking from care home north of site
- Policy RT1 and RT2

- To plant further specimen trees to create a tree-lined avenue along Dyson Drive to reflect the townscape character of Winchester City and retain part of the character of open space.
- To compensate for the lose of the Dyson Drive 'Open Space' with the enhancement of Landscape Area L4 to provide a well designed 'Open Space' creating an area for the local community to relax and escape the urban environment.

- Site currently designated RT1/RT2 under WCC Local Plan - Landscape Amenity. Mitigating this designation will be required and further opportunities will need to be sought within Abbots Barton.
- Potential concern from local residents
- Application for Village Green has been submitted to Hampshire County Council.

Site 8 and 9 Garage Court at Austen Close and Coram Close

- Located close to the heart of Abbots Barton
- Good vehicle connectivity to main routes through estate
- Far reaching views to SDNP and beyond

- Substation located within garage units and therefore this would need to be relocated - costs of development will need to take this into consideration
- On street parking along Chaundler Road will restrict opportunities for off-street parking, unless consideration to allocating garage space behind to new dwellings

- Enhance public realm by continuing street frontages
- Increase number of dwellings overlooking open space within heart of community, reinforcing existing passive surveillance of this area.
- Augment existing planting along street
- Potential opportunity to reduce areas which may be vulnerable to anti-social behaviour
- Potential to remove garages and provide communal car parking for existing residents if there is felt to be support for this proposal.
- To improve the public realm with new planting and the creation of new shared communal amenity spaces for residents if there is support for this.

- Reduction in resident garage occupation, which has the potential for local residents to be concerned.
- Possible increase in substation size required, if new equipment to be provided. Installation will cause disruption to local residents which will require careful management.

Site 10 Garage Court and parking area at Colbourne Court

- Frontage onto Chaundler Road
- Site topography is fairly level

- Backs of garages detract from street scene and lack positive contribution to public realm
- Overlooked by back of Colbourne Court apartments
- Gardens could be shaded by Colbourne Court
- Existing trees are not deemed to be of particularly good quality
- Agreements needed of leaseholders

- Development could enhance street frontage and provide greater continuation to the urban fabric.

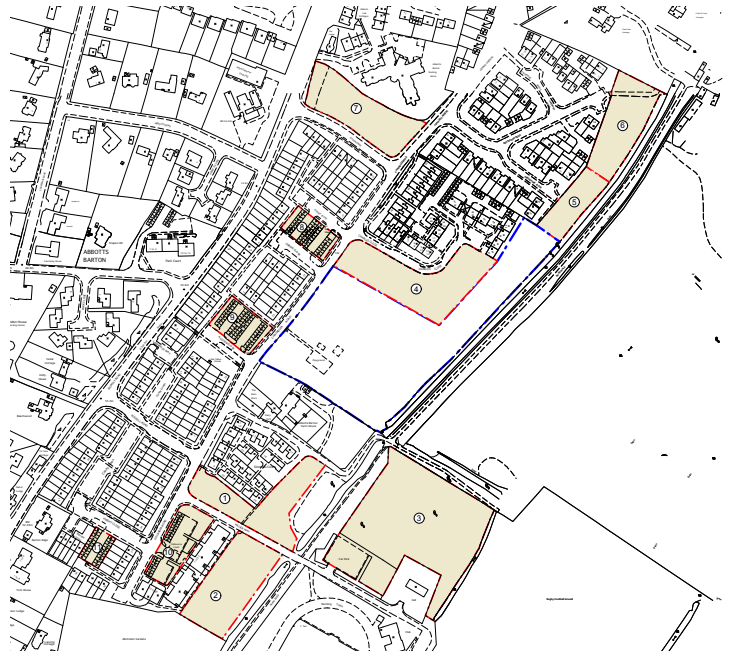
- Legal Rights of Access may affect potential development opportunity on this site.
- Potential risk of archaeological constraints from proximity to the historic Roman Road.
- Parking allocation may be difficult to achieve standards - need to consider additional parking on site 2 (to the front of Colbourne Court)

Planning Framework

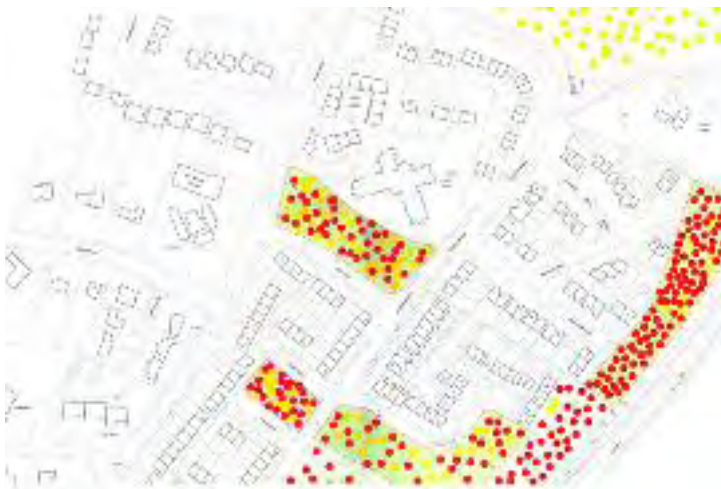
Potential Sites

Prior to the initial public consultation even in October 2012, Winchester City Council had identified a number of potential sites with Abbotts Barton that might be considered appropriate for development. There were a total of eleven sites, selected for consideration. Whilst each of the sites had some potential development opportunity, it was understood that not all of the sites were likely to be taken forward due to more challenging physical and planning constraints, but would also come under a great deal of local objection.

These eleven sites were presented to the local community and the question was asked, which of the site the locals favoured for development. This was balanced with the question of where housing development should not occur. Yellow and red stickers were put on a the site plan, to record peoples views and whilst there was a significant objection to development, the outcome illustrated some clear views on a number of the sites.



02



01

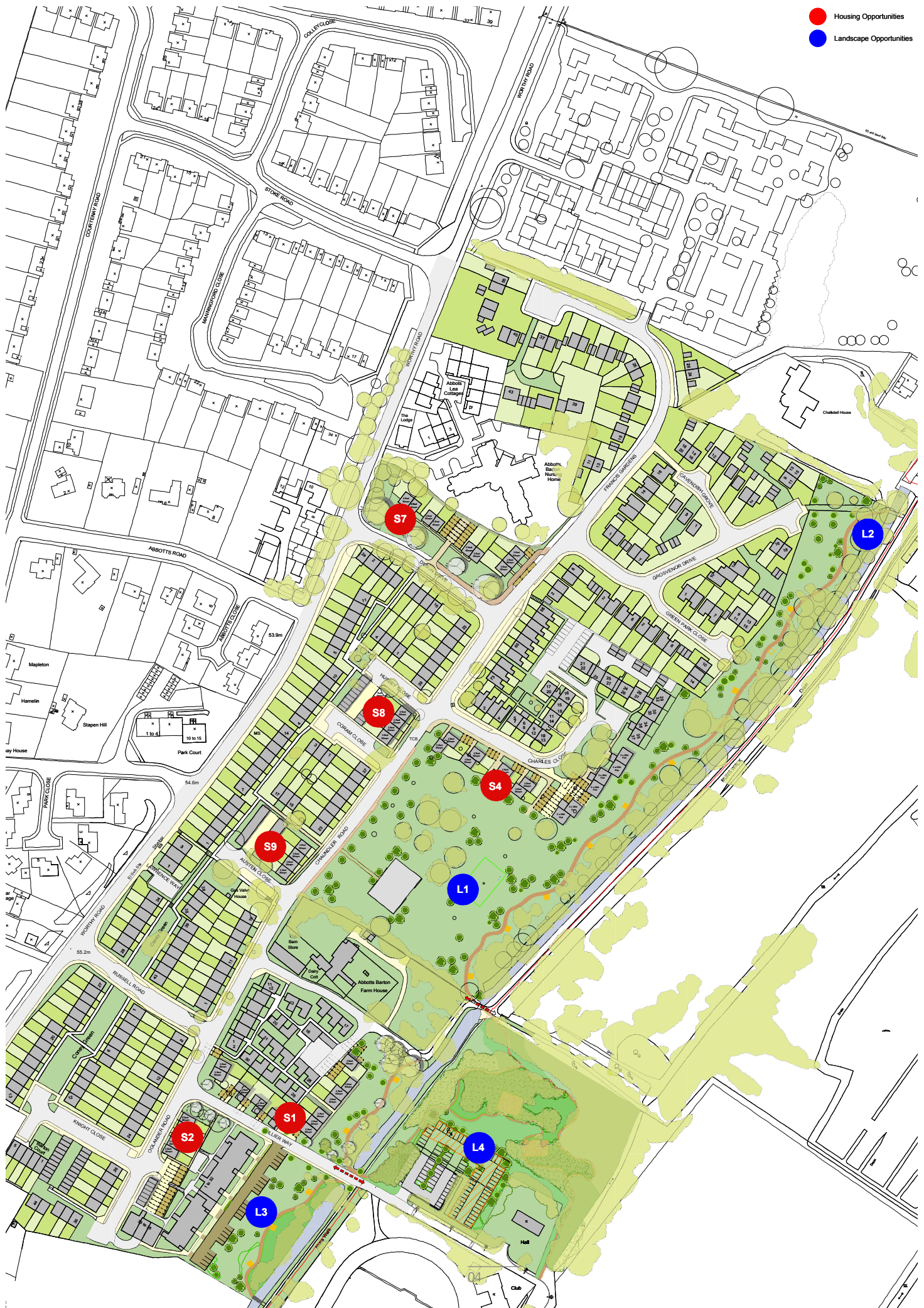
Whilst the heart to the community was always thought to be the central open-space, it was reassuring to hear that the locals regarded the space highly and any development opportunities would have been vehemently opposed. That said, the site to the side of Charles Close had mixed views, subject to the design and juxtaposition of the development with the open space.

Garage sites received mixed views, although perhaps there was a majority of views opposed to redevelopment. Other sites that received overwhelming opposition again development were alongside the river, with potential access from Grosvenor Drive and Green Park Close.

The outcome from the consultation event identified six possible sites, Dyson Drive, Charles Close, Hillier Way, the garages accessed off Austen Close, Hussey Close and the garages by Colbourne Close. Where development is likely to be seen as a negative impact on the estate, four other sites were identified for potential landscape improvements, which are hoped shall be available to offset any loss. Indeed, Site L4 area is similar in over all area to the gross development area of each Sites S7, S4 and S1.

- 01 Record of Community Consultation Site Identification
- 02 Original Site Identification
- 03 Potential Development and Landscape Opportunity Sites

- Housing Opportunities
- Landscape Opportunities



Site S1 (Hillier Way)

Scheme Proposals

- Dwellings address green corridor
- Frontages onto Hillier Way
- Respond to heritage setting of Abbots Barton Farm House - Reducing number of proposed dwellings
- Improve connectivity along River / Green Corridor
- Proposed single/one and a half storey dwellings backing onto Simonds Court to respond to residents concerns with substantial gaps between dwellings
- Buildings respond to topography
- Maintain existing footpath connections
- Housing density reduced from original proposals
- Aim to improve car parking for Simonds Court

Size and Capacity

Site Area: Approx 0.263Ha

Number of Houses:

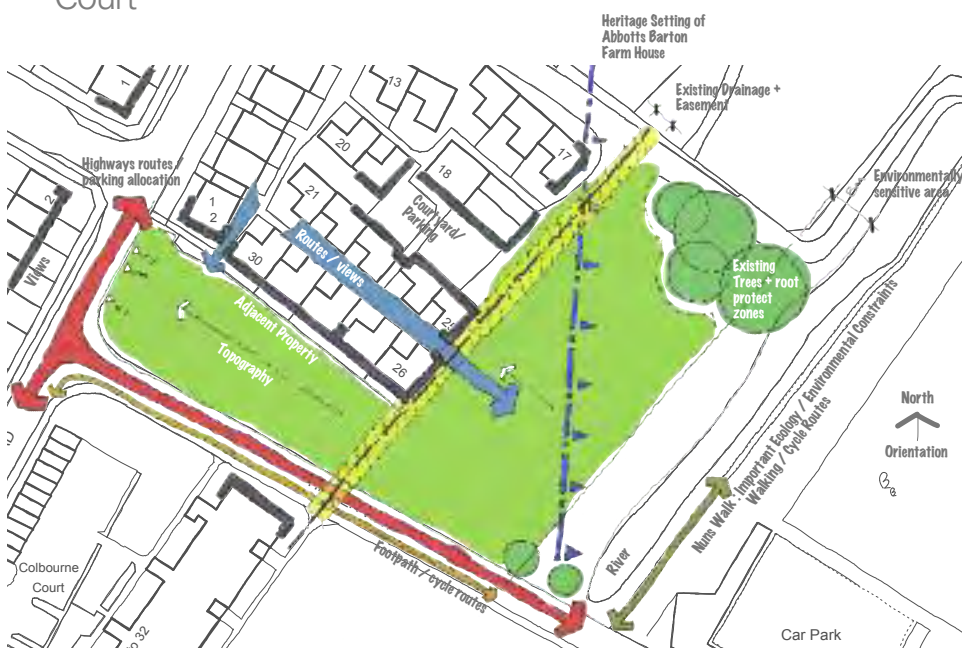
3no 2Bed Bungalows : 80sqm

3no 2Bed Houses : 80sqm

6 no 3Bed Houses : 90sqm

Parking Spaces : 25no

- 01 Site Analysis
- 02 Site Photographs
- 03 Development Option



01



02

Please note that the development opportunities illustrated are not intended to represent final schemes. They present possible solutions that respond to site and planning constraints and demonstrate potential site capacity. Each proposal will be revisited ahead of any planning application and therefore there will be a further opportunity to comment.



Site S2 (Colbourne Court)

Scheme Proposals

- New dwellings addressing street - improving public realm
- Creation of new parking provision to front of Colbourne court
- Augment existing trees on corner of Oglander Road and Hillier Way

Size and Capacity

Site Area: 0.048 Ha

Number of Houses:

5no 2Bed Houses : 80sqm

The development of the Colbourne Court garages will require the creation of an additional 10 parking spaces, in addition to the displaced garage block and open parking spaces. It was therefore conceived that, subject to agreement of residents, the space in the front of Colbourne Court could be re-landscaped to provide the new parking provision (circa 24no parking spaces), augment the existing green corridor with new planting and landscape features.

- 01 Site Analysis
- 02 Site Photographs
- 03 Development Option



01

02

Please note that the development opportunities illustrated are not intended to represent final schemes. They present possible solutions that respond to site and planning constraints and demonstrate potential site capacity. Each proposal will be revisited ahead of any planning application and therefore there will be a further opportunity to comment.

