

Site S4 (Charles Close)

Scheme Proposals

- New dwellings addressing street and public open space - responding to public realm and maintaining passive surveillance
- Separate dwelling blocks to maintain visual link to public open space for existing Charles Close residents
- Maintain links through new dwelling plots to central parkland in line with resident comments
- Parking allocation and parking numbers to be reviewed in line with parking strategy
- Accommodation fronting onto green corridor
- Retain existing mature trees
- Dwellings to respond to topography

Size and Capacity

Site Area: 0.31Ha

Number of Houses:

4no 2Bed Houses : 80sqm

4no 3Bed Houses : 90sqm

12no 2Bed Flats

Parking Spaces : 28no

- 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 S7 (Dyson Drive)

Scheme Proposals

- Augment existing avenue of trees and enhance sense of arrival into Abbots Barton
- Maintain some visual and open space amenity retaining features that contribute to the character and appearance of the area
- New dwellings addressing street - improved public realm and passive surveillance
- Parking allocation and parking numbers to be reviewed in line with parking strategy
- Impact on existing on-street parking minimised - parking court / new layby
- Housing density reduced from original (draft) proposals

Size and Capacity

Site Area: 0.22Ha

Number of Houses:

4no 2Bed Houses : 80sqm

5no 3Bed Houses : 90sqm

Parking Spaces : 18no

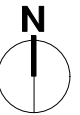
- 01 Site Analysis
- 02 Site Photographs
- 03 Indicative Perspective View
- 04 Indicative Site Section
- 05 Development Option



01

02

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Site S8 (Hussey Close)

Scheme Proposals

- Properties overlooking augmented parkland open space, enhancing general street frontage and improving passive surveillance.
- Continuation of property frontages along Chaundler Road.
- Relocation of existing substation away from main route.
- Possible options to remove garage blocks behind new dwellings to gain potential additional parking spaces and creation of community storage facilities - subject to further community consultation.
- Parking allocation and parking numbers to be reviewed in line with parking strategy

Size and Capacity

Site Area: 0.055Ha

Number of Houses:

2no 3Bed Houses : 80sqm

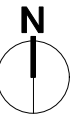
2no 3Bed Houses : 90sqm

Parking Spaces : 8no

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



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Site S9 (Austen Close)

Scheme Proposals

- Properties overlooking augmented parkland open space, enhancing general street frontage and improving passive surveillance.
- Continuation of property frontages along Chaundler Road.
- Possible options to remove garage blocks behind new dwellings to gain potential additional parking spaces and creation of community storage facilities - subject to further community consultation.
- Parking allocation and parking numbers to be reviewed in line with parking strategy

Size and Capacity

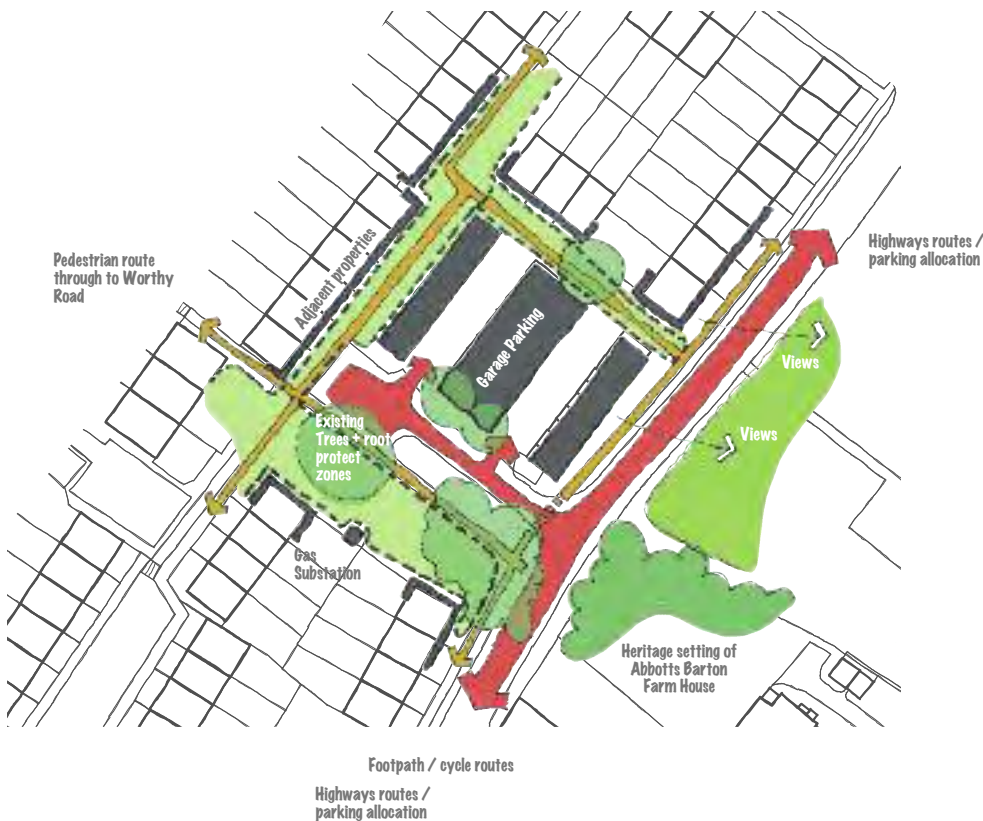
Site Area: 0.055Ha

Number of Houses:

4no 3Bed Houses : 90sqm

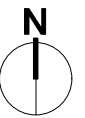
Parking Spaces : 8no

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



02

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Landscape Options

The landscape options are proposed options for enhancing the existing green open space and provide replacement provision from the loss of Dyson Drive open space, by bringing into use derelict land adjacent to Nuns Walk.

The landscape options have been informed by the SWOT analysis, taking account of the Strengths, Weaknesses, Opportunities and Treats that are relevant to each individual landscape area.

The community will be consulted on detailed proposals.

- 01 shows a variety of mowing regimes
- 02 shows mature older trees and younger more recently planted trees
- 03 Central open space
- 04 Landscape Option - Area 1



Site L1 - Landscape Options Central Green Area adjacent to Charles Close

- Plant additional trees to ensure the existing tree cover remains consistence and does not diminish over time without replacements (see image 3).
- Plant a tree avenue along Chaundler Road to reflect the townscape character of Winchester.
- Provide a flat area of grass for informal ball play for the fun and physical health of the local community.
- Design intimate areas with seating to provide a meeting place for socialising and enjoyment of the open space tranquillity. Additionally, seating will give parents of an opportunity to comfortably oversee their children playing.
- To introduce a varied mowing regime to add interest and variety to the existing uniform grass area (see image 2).
- Grade out the difference in level between the proposed housing levels and existing levels of the open area to avoid the use of retaining walls.
- Extend the existing playground to provide additional play apparatus and seating with boundary planting to avoid the exposed nature of the play area.
- Improved footpath to provide access for all

01




02



03

Key:











-  Proposed trees
-  Existing trees/tree belts
-  Proposed path with trim trail apparatus locations
-  Proposed shrubs
-  Proposed bridge across existing water course
-  Proposed hedge
-  Grass
-  Proposed low maintenance grass/wildflower mix
-  Existing path to playground
-  Existing specimen tree retained within existing tree belt



04



Key:

-  Proposed trees
-  Existing trees/tree belts
-  Proposed path and trim trail apparatus locations
-  Proposed shrubs
-  Proposed bridge across existing water course
-  Proposed hedge
-  Grass
-  Proposed low maintenance grass/wildflower mix
-  Existing path to playground
-  Existing specimen tree retained within existing tree belt



02



03



04

Landscape Options

Site L3 - Landscape strip in front of Colbourne Court

- Provide enlarged garden areas of defensible space for the ground floor residences of Colbourne Court.
- Provide car parking with access road to mitigate for the loss of garage space and parking on the west side of Colbourne Court.
- To introduce a varied mowing regime to add interest and variety to this uniform grass area.
- Plant additional tree and shrubs along the existing tree belt to replace the old trees ensuring the tree belt will remain a robust feature within the landscape. This will be a benefit for the ecology of the area.
- Plant trees and shrubs groups at intervals along the pedestrian route to give a varied experience of shade and dappled light from tree cover, open areas and areas defined with shrubs. This planting will be designed to ensure the pedestrian route is not obscured from the surrounding green area providing natural surveillance of users.
- Provide a path to improve access for all with incidental all ages trim trail apparatus along the length. This will create a circular pedestrian route connecting with Nuns Walk for recreation and exercise. (see image 1)
- Provide a pedestrian bridge to connect with Nuns Walk to create a circular pedestrian route connecting with existing rights of way, subject to legal constraints. (see image 2)
- Agreement of leaseholders needed



01

Site L4 - Derelict land adjacent to Nuns Walk

- Restore the watercourse along the north and east boundary to allow the watercourse to flow providing a visually attractive feature. This approach would provide a good habitat for wildlife and diminish opportunities for pedestrians to access the South Downs National Park. This is a requirement of the Hampshire & Isle of Wight Wildlife Trust to ensure the wading birds breeding program located in the floodplain adjacent to L4 is not disturbed by pedestrians and their dogs. (see image 3)
- Clear scrub of unwanted bramble and nettles.
- Remodel the existing bunds to smooth out the steep bunds and cover over the hardcover and other unidentified materials incompatible with a public open space usage.
- Rationalise the existing tree planting, retaining specimen boundary trees and taking out poor quality trees.
- Provide a pedestrian route to join with Nuns Walk and the Landscape Area L1 as well as connecting with well used pedestrian route in to the centre of Winchester and the South Downs National Park. This will increase usage of the site with pedestrian traffic will provide natural surveillance which will ensure the area will not remain a secluded hideaway for anti-social behaviour and rough-sleepers.
- Provide a well designed open space to mitigate for the loss of 'Open Space' along Dyson Drive. The 'Open Space' could include play equipment for children and teenagers too old to use the children's play area within landscape area L1 or adult exercise features to compliment the trim trail and other local facilities.
- Extend the existing car park to prevent parking along Hillier Way
- Proposals would help meet SDNPA duty to "promote opportunities for the public understanding and enjoyment of the National Park's special qualities." Interpretation signage to promote SDNPA will be considered.
- Promote opportunities for public understanding and enjoyment of the South Downs National Park's special qualities.
- Enhancement of ecology and of ecological networks

- 01 shows path adjacent to tree planting
- 02 shows footbridge
- 03 shows a restored watercourse
- 04 Landscape Area L3 and L4 - Options

Conclusion

There is a pressing need for more affordable housing in the Winchester District. The lack of affordable housing is regularly raised 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.

The City Council is supporting affordable housing provision in many ways, one of which is building new Council homes on its own land. The Council will be developing across the District and plans to do so at Abbotts Barton. This will provide much needed affordable housing for current and future generations.

In developing ideas for Abbotts Barton the Council has listened carefully to local concerns, about what is most important in the area and about what else is needed. It has also listened to the wishes of those who wish to see more affordable housing provided, not least those who have no suitable home to live in.

As is so often the case, the Council is in the position of needing to balance, sometimes conflicting interests. For instance, those that want, need or accept more affordable housing is needed; those who do not want to see development, or development of land they value; those who are satisfied to see new housing, provided it is done well; those who think there is a better place to build new homes; those who want to minimise land take yet want low density housing.

To provide new affordable homes is a challenge. However, to not provide them also creates challenges, challenges to the health and wellbeing of significant numbers of people in our community. It is important to remember that new homes are being proposed because local people need them.

Of course, the need for balance is important, however, there must be an acceptance that the right type of development is a good. Unless this is done we will never move from the theory of providing new homes to the reality.

Proposals will result in change, however they do not need to mean compromise. The objective will always be for new homes to contribute towards high quality environments.

Consequently this Planning Framework proposes not only new affordable homes but also other local improvements.

“The lack of affordable housing is the biggest social justice crisis we have.”

Rt. Hon. Nick Boles - Planning Minister 2013



The Planning Framework Proposals

Additional Council Homes

New Council Homes are proposed at:

- Dyson Drive
- Chares Close
- Austen Close
- Hussey Close
- Hillier Way
- Colbourne Court

As part of the process of development we will develop a community lettings plan for the new homes which will include: giving priority to local people; taking account of the existing community profile and the availability of local primary school places.

The Planning Framework is just a start of the process and ideas within it provide a broad idea of what could be done. Before these ideas can be brought into reality, there is a lot more to do, including technical and design work. All detailed proposals will be thoroughly tested through the planning process and open to scrutiny as part of that. Finally, but importantly, we want to work with the local community to achieve the best possible results.

Landscape and Recreation

- Landscape and access enhancements, that will improve access for all, are planned including new seating, footpath, cycleway and pedestrian/cycle bridge links.
- Additional open space planned to be created by reclaiming land opposite the football club.
- Enhancement to the opportunities to access the National Park, provide interpretation opportunities and improve the setting and ecology
- New recreational facilities are proposed, including an improved younger childrens' play area and play and fitness equipment for older children and adults
- Each site will be subject to detailed analysis and neighbours will be consulted

Transport and Parking

- Once the residents' parking scheme is fully implemented we will review existing parking arrangements, in particular the use of Council garages, to see how residents needs can be better met, and consider the need for additional parking provision.
- As part of this we will consider the domestic storage needs of residents.
- We will carry out improvements to road surfaces, verges and street lighting.
- We will investigate the introduction of a 20mph zone.
- The community will be consulted on detailed designs.

A Community Plan for Abbots Barton

- A Community Plan for Abbots Barton
If there is a local appetite, we will support the community develop a community plan to help them articulate and achieve their aspirations, including a community shop and meeting place.

Implementation

Beyond the Planning Framework

The next stages involve more detailed feasibility studies. These will include survey work, developing detailed designs, financial modelling and planning, and legal work. As part of the process the Council wishes to engage constructively with the local community so they can help shape what is provided.

As more work needs to be done, and due to the village green application, it is not possible to be certain about timescale, however an approximate timetable is set out below.

Project Element	Estimated Start
• Residents Parking Introduced	2013
• Road, lighting improvements etc.	2013
• Community Plan	2013
• Review local parking and garaging arrangements	2013
• Phase 1 Housing	2014
• Phase 1 Landscaping and access improvements	2014
• Phase 2 Housing	2015
• Phase 2 Landscaping and access improvements	2015
• Phase 3 Housing	2015
• Phase 3 Landscaping and access improvements	2015
• Phase 4 Housing	2016
• Phase 4 Landscaping and access improvements	2016
• Phase 5 Housing	2017
• Phase 5 Landscaping and access improvements	2017
• Phase 6 Housing	2018
• Phase 6 Landscaping and access improvements	2018

Phase numbers and dates are illustrative at this point

Appendix

Documentation collated during the preparation of this Abbotts Barton Planning Framework document are available upon direct request to Winchester City Council.

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