Winchester District Development Framework

Core Strategy Issues and Options

Notes of Workshop held in Bishops Waltham at Jubilee Hall, Little Shore Lane on 8th January 2008

The following summarises and highlights the main issues raised at this workshop, where different workshop groups discussed the same topics, the matters are recorded under the topic, rather than per group.

General Comments :-

- Step change option supported but only if infrastructure is adequate – will help to support local businesses and improve services (public transport)
- Inequity as to how the district has been looked at in the document – there are few options for Winchester Town but there is more opportunity for growth
- Evidence based studies considered flawed
- Need to retain 'gaps' to maintain character of individual villages.
- Some villages to take small development so do not stagnate

Brownfield vs greenfield:-

- Limited opportunity for brownfield development
- Greenfield better if well planned – may offer better facilities
- Not on one site – disperse sites
- Prefer option for greenfield until less pressure on brownfield sites
- Select brownfield sites which are not green – be highly selective
- Have to use both greenfield and brownfield

Housing Density:-

- Limited opportunity for high density housing
- Density to be site lead
- 40dph is excessive out of character
- recognise need more land for development if at lower densities
- no high rise – 2 storey ideal, terraced town houses ok
- need gardens important for children's health
- acceptable to be more dense in right place but design important and needs to fit in with surroundings
- higher density could provide more sustainable transport

Affordable Housing:-

- mix needed – size of properties is important
- family housing needed to keep families in Bishops Waltham

- support option for flexible delivery depending on nature of site/scale of development
- need contributions from small sites
- balanced approach for local people with local connections
- how confine to those who need them?
- Shared equity schemes
- Parking is important and must be accommodated
- Many people who need affordable housing are not eligible
- Locate affordable housing in centre close to facilities
- Provide larger dwellings for large families

Community Facilities:-

- need better public transport – buses
- need better dentists, doctors
- need improved road network
- best option is to improve and retain facilities and provide additional where possible
- more facilities for young people needed – evening destination, music venue
- nursery school provision
- need to provide more school places
- facilities need to be in right place i.e play areas near to housing
- cater for needs of projected population
- need for indoor sports facilities – not required if sustainable transport is available
- need allotment provision
- open space and biodiversity

Retail and Leisure Provision:-

- well catered for in Bishops Waltham
- ensure growth in retail and leisure in line with development (existing permissions)

Car Parking in new Development:-

- shortage of car parking how will it be improved?
- Development to include adequate parking – no on road parking
- Provide parking for longer periods
- Short term only for visitors and shoppers
- Need additional public car parking – long and short term

Infrastructure:-

- Need integrated public transport systems – cheaper, reliable
- Need cycle facilities to link to Botley Station
- Consider traffic management
- Cycling – link disused rail line to bus routes

- Rural transport – shuttle buses
- Need infrastructure before development – need evidence this will happen – infrastructure must catch up with past development
- Rail network
- Water resources – source capacity
- Drainage capacity
- Need shopper bus service
- Existing transport infrastructure insufficient – buses too expensive and services being cut, need bus passes that cut across bus companies
- Too many cars on the road
- Re-think railways

Economic Growth:-

- Tourism potential, - Palace, national park, public houses,
- Need more facilities for more home working
- Need appropriate/selective economic growth – small scale
- Significant economic growth to more sustainable locations
- Need more long term car parking for employment

Renewable Energy and Carbon Reduction:-

- Sustainable design of buildings
- Local energy generation not practicable
- Need reduction in commuting
- Maintain tree cover and green spaces – no building in back gardens
- Provide local community facilities to reduce the need to travel

General Comments on proposed Strategic Allocations :-

- Bishops Waltham cannot grow anymore – more will break up the community which is the backbone of society
- Area 2 is worst of all sites
- Concern will create a dormitory settlement
- Disagree with all sites – no more development
- Choose smaller communities that need to grow not one that is at capacity

Area 1 ;

Pros	Cons
Least detrimental to the area	Impact on water treatment and supply
Least encroachment into the gap	Impact on sewerage treatment
Natural extension to the village – follows the built up area	Increase traffic to school
Good for economic development – light industrial – to replace what has been lost	Will reduce strategic gap with Curdridge
Close to major road	Access issues
Might stimulate better public transport	Area floods – drainage issues

	Loss of attractive countryside
	Too far from town centre to walk
	Will cause urban sprawl
	Site highly visible
	Area of current employment
	Impact on archaeological features
	Will breach village boundary
	Would increase car usage
	Would create ribbon development
	Too close to Hedge End SDA

Area 2 :

Pros	Cons
Large available site	How access the site
Visual impact – new development would be hidden	Increased traffic pressure on Winchester Road – extra traffic unacceptable
Best site for a business park	Conflict with priory and recreational facilities in the area
	Drainage and flooding issues
	Impact on landscape - vistas
	Impact on Priory Park playing fields – where would these be relocated to?

Area 3 :

Pros	Cons
Close to town centre – better to access facilities	Proximity to SSSI – impact on this
Best of 3 options	Impact on Shore Lane junction
Site already has permission for housing	Very small area
Is adjacent to a brownfield site	Danger of getting too close to Waltham Chase
	Traffic – poor access

<u>Other settlements/options discussed at this event:-</u>

<u>Rural Settlement hierarchy:-</u>

- Need to define criteria for selection in more detail e.g public transport – at what time of day, infant vs primary school
- Need to look at capacity of the facilities, not only whether they are present
- Must maintain character of individual villages

Hedge End SDA:-

- Is the SDA a given?
- The SDA should not be in Winchester District
- Deliverability – are the landowners in agreement?
- Need to retain open countryside, importance of local wildlife – Durley can be the green space for the SDA
- Hedge End has a number of vacant units
- Need to look at health provision comprehensively
- Motorway is already at capacity – individual developers will not deal with this – need regional infrastructure up front funded by government
- Need comprehensive assessment of road network, local roads and key roads need to be in place first.
- More development at Whiteley could improve roads?
- SDA must link with rail station – do not leave a gap between this and the development, need better selection of destinations from the station
- Need low cost housing aswell as social rented
- Houses must have larger gardens and be more traditional