

Community Engagement Event

Knowle Water Meadows

Welcome



Homes
England

Welcome to this Homes England community engagement event; which is being held in conjunction with the Wickham Parish Council, Winchester City Council and Wickham Community Land Trust.

This follows two previous engagement events, the first was held on 25th October 2014 and the second was held on 3rd October 2015. At the latter event, the community were asked to provide feedback on the proposal for about 200 new homes and 58.7ha of land to pass into the ownership of the Parish Council. The results from this engagement were published in the 19th October Parish Council Meeting minutes, where 90 responses were received and 69 of those responses were in support of the proposals. Based on the Parish Council's results, 77% of local residents who responded were in support of the proposal.

At the Wickham Parish Council's Full Council meeting on 15th June 2015, the Council discussed the opportunity to deliver a large area of public open space; including River Meon water meadows, Knowle Triangle and 7.2ha of residential development incorporating around 200 houses. It was unanimously agreed to support the principle of the proposals.

Homes England, a public body, is now in ownership of the site and is hosting this event as its first step to take the project forward. The purpose of this event is to allow the community to shape the future plans for the site, so please take your time to read these boards and engage with our interactive tables and boards.



Image from previous engagement event - exhibition boards



Image from previous engagement event - writing comments on the proposals



Aerial Location Plan of site

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The current draft proposal contains a number of benefits for the community of Knowle and the parish of Wickham.

These advantages are set out below:

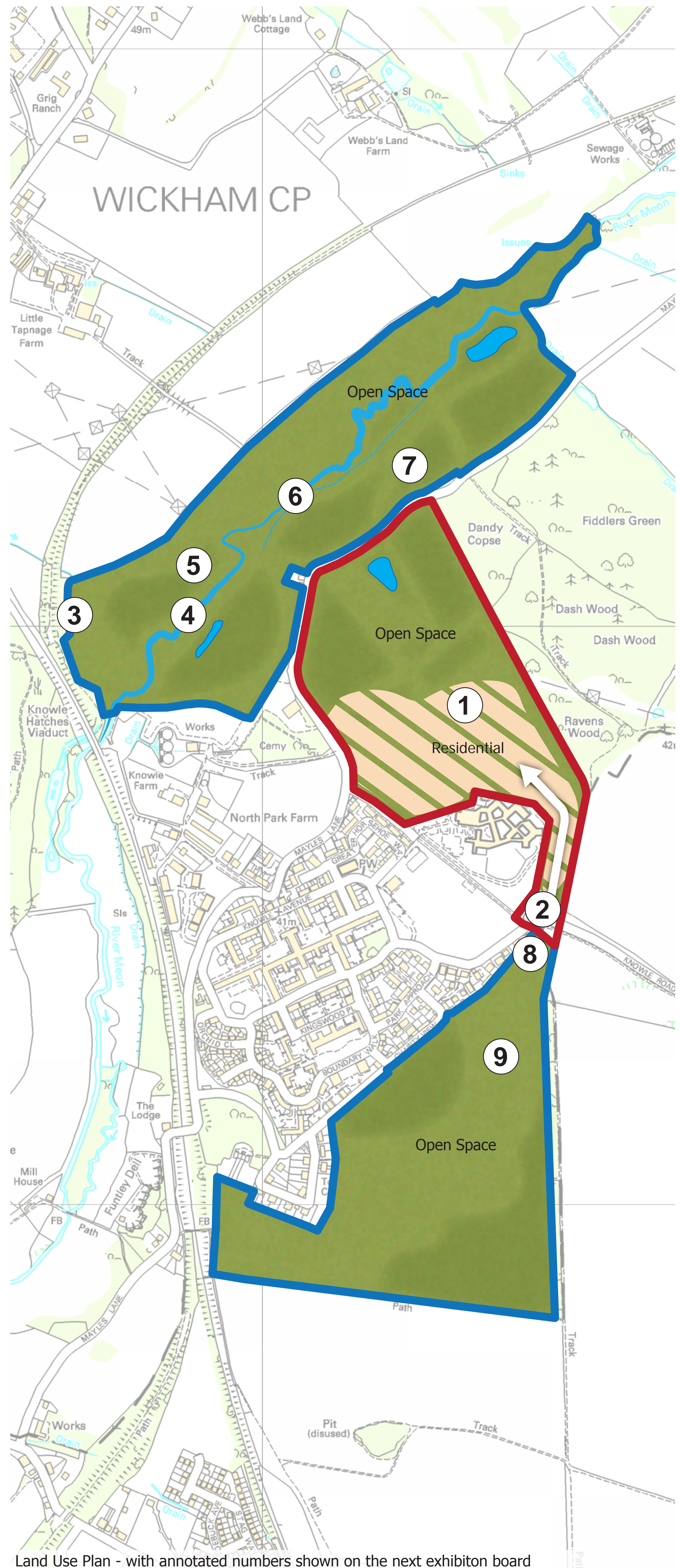
The 58.7ha (approx. 145 acres) of open space would be a valuable resource for the residents of both Knowle and Wickham. The land is very attractive and currently has no public access. If this proposal comes to fruition the land would be owned by the Parish Council for public use in perpetuity.

It provides a connection to the bottom end of the Meon Valley Trail which would allow a circular walking, cycling and horse riding route between Wickham and Knowle and the wider rights of way network. This has been one of the Parish Council's aspirations for many years.

The open space alongside Charity View and Old Knowle would also be passed into public ownership. Knowle triangle will also become open space, which will be held in public ownership. This land was subject to an unsuccessful proposal for a secondary school and although it is protected at present it is likely to be under threat from development as Welborne progresses, given it will be surrounded on all sides. This proposal strengthens the protection of this land as countryside in

The land will provide an opportunity to become a source of income for the Parish Council - in the form of pony paddocks, farm land and / or fishing etc.

Housing is proposed on the north-east side of Knowle between Ravenswood House and the woodland at Dash Wood/Ravens Wood, where it will have limited impact on existing residents of Knowle. Access will be from the existing roundabout on Knowle Road, therefore it will not be creating additional through traffic.



Land Use Plan - with annotated numbers shown on the next exhibiton board

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Development Site Photos



Development site - looking south - east towards Ravenswood House Hospital and Knowle



Development site access - looking from Knowle Road



Meon Valley Trail - the proposal will connect this route to Knowle Water Meadows

Water Meadows Photos



Knowle Water Meadows - looking towards the river and the fishing hut



nowle Water Meadows - looking west across the most northern fields

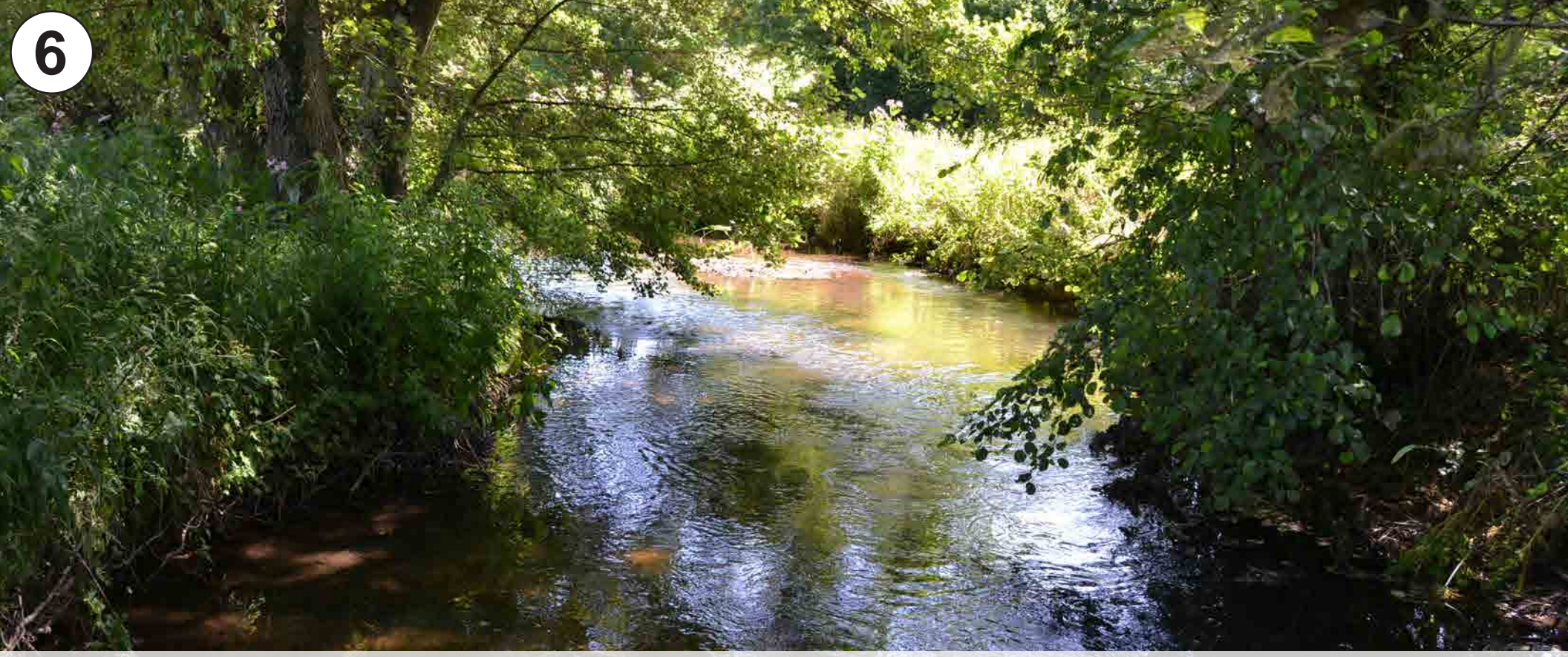


Image of Knowle Water Meadows - looking at the River Meon



Image of Knowle Water Meadows - looking towards the pony paddocks

Knowle Triangle Photos



Knowle Triangle - looking towards the current access from Knowle Road



Knowle Triangle - looking south across the field

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The Proposal

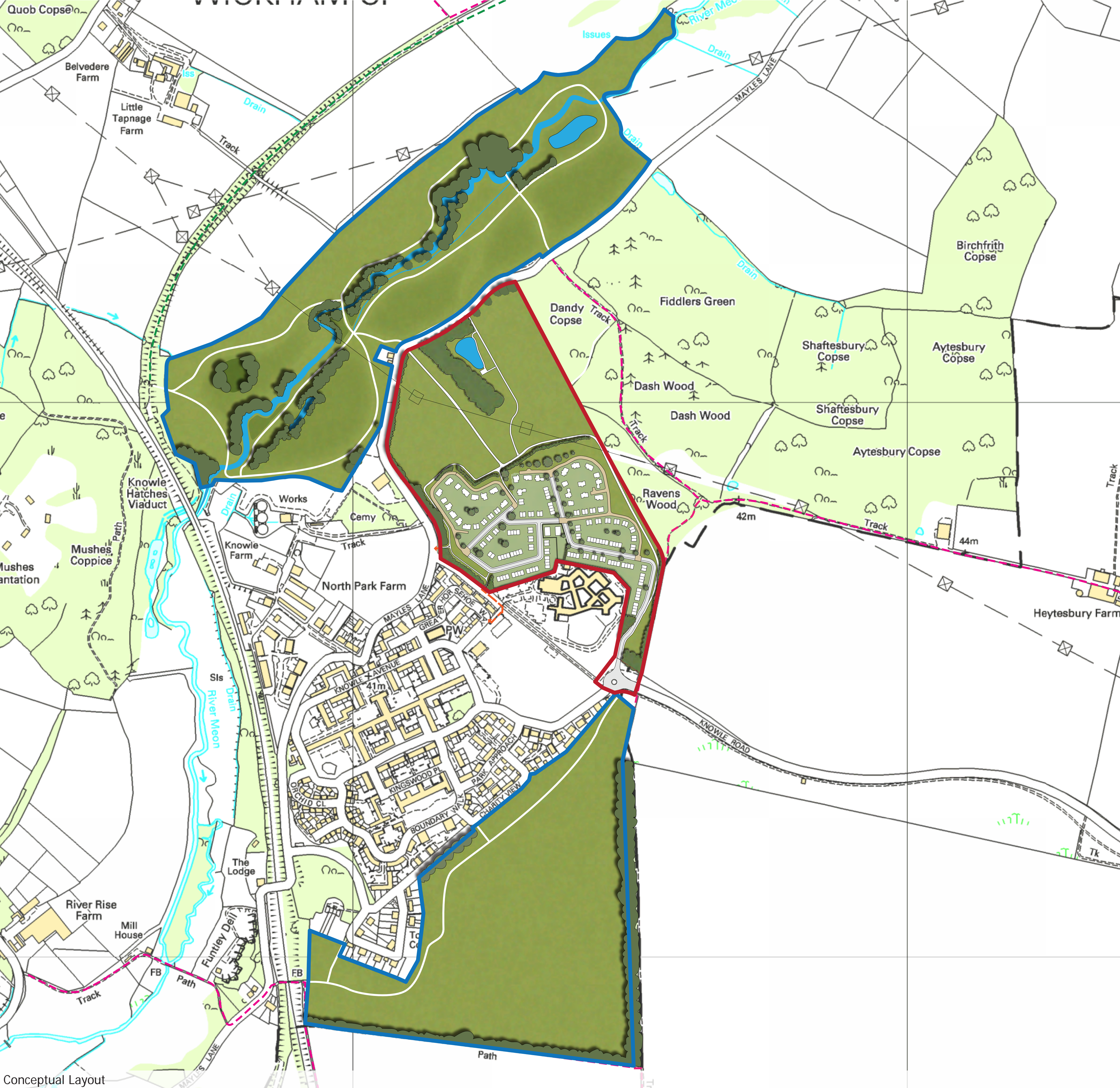


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The proposals will provide 58.7ha of public open space including the River Meon Water Meadows and Knowle Triangle, this land will be passed to Wickham Parish Council to protect the countryside around Knowle from future development. This will deliver land surrounding the village for public use and will provide a buffer between Knowle and the proposed Welborne development in perpetuity.

In addition to the open space, circa 7.2ha of residential development is proposed north of Ravenswood House; for around 200 houses (see plan below). The layout shown below is indicative of what could be delivered; however your comments will help shape the style of design, type and tenure of dwellings. This can be done on the interactive boards and tables, as well as on the Opportunities and Issues Boards and on the comments sheets.

Access for the residential land will be taken from Knowle Road, by providing a new arm to the existing two armed roundabout.



Conceptual Layout

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Knowle Water Meadows

Housing

Housing Opportunity

The government is currently trying to boost the supply of new homes in England to help solve the housing crisis. This site presents an opportunity to deliver about 200 new homes, which could contribute to a variety of housing needs.

For this reason, Homes England are working alongside Winchester City Council and Wickham Community Land Trust to deliver a range of housing types and tenures that will help provide housing for local people and meet the local need. The Housing register currently shows 70 people seeking social rented accommodation with a local connection to Knowle and Wickham. In addition to this, Help to Buy South has 23 people registered with a desire to live in a shared ownership property in Knowle or Wickham. This demonstrates an existing need for 93 affordable dwellings in the Knowle and Wickham area (46.5% of the 200 proposed dwellings).

There is also scope to deliver houses in ways other than the usual market / standard house builder typology. For example the site could provide plots for self and custom build dwellings. Modular housing and off site construction could also be used.



Proposed Conceptual Layout - showing more detail of housing area



Homes England

Homes England

Homes England are a public body set up to bring together land, money, expertise, with a clear remit to facilitate delivery of sufficient new homes, where they are most needed, to deliver a sustained improvement in affordability.

Winchester City Council

The cost and affordability of housing in Winchester District is a serious problem. There is a genuine shortage of affordable properties in Winchester, with demand for affordable homes massively outstripping supply and the number of people on the waiting list increasing monthly.

Therefore, the Council is constructing new affordable Council Homes and also working with Housing Associations to provide new affordable housing across the District. Housing will not be built for profit; it will be to meet the needs of Winchester people who cannot afford a home of their own.

Wickham Community Land Trust

Wickham Community Land Trust (WCLT) is Registered as a UK Charity and is dedicated to providing affordable housing in the Wickham and Knowle area. They aim to relieve the financial hardship of eligible people who live in or near Wickham and Knowle, or who work nearby.

WCLT holds property for the long term public good and will protect it from the damaging effects of asset price inflation and speculation. By doing so, they aim to provide affordable housing now and for future generations.



Example of a Winchester City Council development



Example of a Wickham Community Land Trust development

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Open Space - Landscape

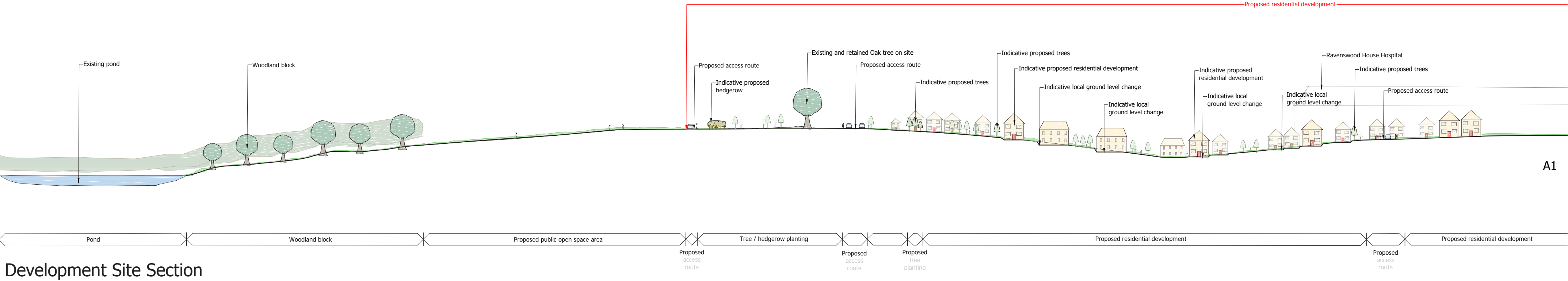
The proposed dwellings will mostly be situated in a ‘dip’ of the land. This ‘dip’ can be seen on the image opposite. The development area is also surrounded by trees and Ravenswood House Hospital. Locating the development here will mean the proposed dwellings will be mostly hidden from outside of the site, resulting in a low visual impact on the residents of Knowle.

The Development Site Section below shows how the ‘dip’ allows the profile of the dwellings to be reduced. The visibility of the dwellings will mostly be contained within the site itself, and will not effect views from the River Meon or the Water Meadows.

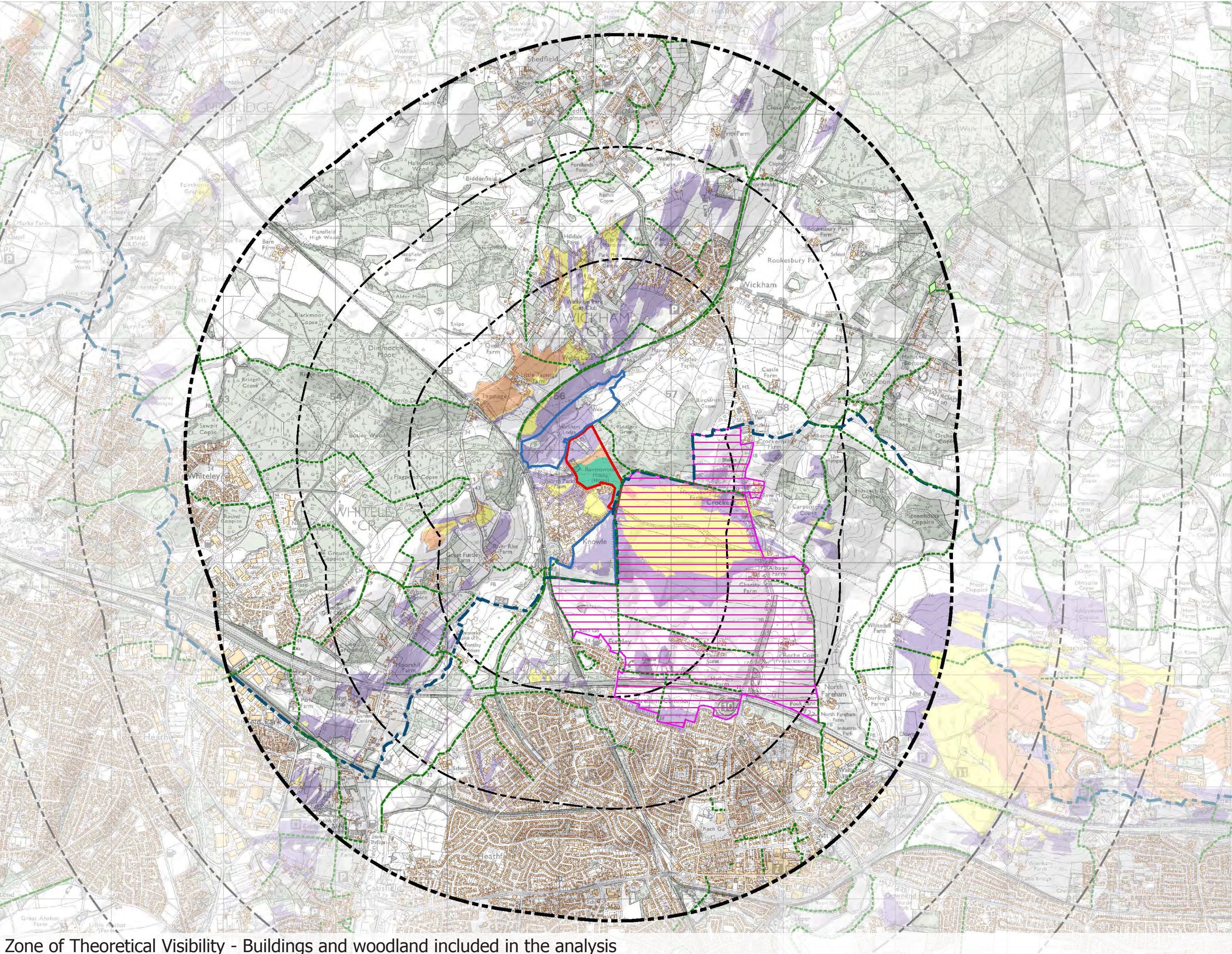
Zone of Theoretical Visibility plan shows how visible the proposed residential development area will be. This is very much the worse case scenario, with not all trees and buildings taken into account. But even at this theoretical level, the proposed development is not very visible.



Location of proposed dwellings in ‘dip’ in land and surrounded by trees



Development Site Section



Zone of Theoretical Visibility - Buildings and woodland included in the analysis

Key

- Site boundary
- Public open space areas of development
- 1km buffers from the site
- Proposed residential area of development
- Welbourne housing site
- Public Rights of Way
- District boundaries

Zone of Theoretical Visibility

- Areas where the **majority** of the proposed residential area of development is theoretically visible
- Areas where a **moderate** part of the proposed residential area of development is theoretically visible
- Areas where a **small** part of the proposed residential area of development is theoretically visible

Existing surrounding screening features

- Existing buildings included in the analysis
- Existing woodland included in the analysis

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Opportunities



What opportunities does this proposal present for Knowle and Wickham?

Write your thoughts on a post-it note and add to the board.

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Issues



What concerns do you have about the impact of this proposal on Knowle and Wickham?

Write your thoughts on a post-it note and add to the board.

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How to engage



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SEE

Hopefully you attended one of our site tours this morning, however if you didn't there are more tours running between 10am and 1pm tomorrow (Saturday 3rd February). We hope the tour will provide a better understanding of the proposals, including what land could become public open space and what land could be built on.

READ

Please read all the information on these boards and look at all the plans. This should provide you with a better understanding of the opportunities that the proposals present. These exhibition boards will be available online at www.wyg.com/consultations/knowle and www.wickhamparishcouncil.org.

DISCUSS AND PLAN

Visit the interactive tables to discuss how you can help choose what kind of open space and design of houses will be included in the final design. This provides you with an opportunity to discuss these aspects with our specialist team and demonstrate your preferences. We have provided a selection of types and uses of open space and a number of building styles and materials for you to pick from. Please use the circular stickers to indicate if you would like to see any of these suggestions in the final design (green sticker) or would prefer they were not included (red sticker).

COMMENT

Fill in the comments form with any further ideas you would like to input into the process. This can be done here today or via email to planning.southampton@wyg.com. Please submit any comments via email by Friday 16th February.



Type of Place

What type of place would you like or not like to see developed?

Which of the following would you like or not like to see replicated or used as inspiration?



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More of the same - taking design inspiration from Knowle?

VOTE HERE



Something completely different from Knowle?

VOTE HERE



Landscape led 'Green' environment?

VOTE HERE



Higher density urban feel - like the centre of Knowle?

VOTE HERE



Lower density rural village feel - like the southern edge of Knowle?

VOTE HERE



Suburban feel - like Fareham to the south?

VOTE HERE



Inspired by the village's history?

VOTE HERE



Should the new development be a separate community?

VOTE HERE



Should the new development be integrated with the existing community?

VOTE HERE

Style of Housing

Should the scheme take inspiration from the surrounding area or seek to innovate?

Which of the following do you like or not like?



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Traditional Housing

VOTE HERE



Contemporary Housing

VOTE HERE



Somewhere in between?

VOTE HERE

Type & Tenure of Housing

Should the housing be family orientated, designed for first time buyers or young couples? Are you interested in self build?

What tenure of housing do you think would be best for Knowle?



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Detached?

VOTE HERE



Semi-detached?

VOTE HERE



Terraced?

VOTE HERE



Apartments?

VOTE HERE



Open market housing for sale?

VOTE HERE



Self build or custom built plots?

VOTE HERE



Affordable housing delivered by Wickham Community Land Trust?

VOTE HERE



Affordable housing delivered by Winchester City Council?

VOTE HERE



A different affordable housing provider?

VOTE HERE

Type of Public Open Space

What type of open space would you like to see on the new publicly accessible land?

Which of the following do you like or not like?



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Retain farming land as arable fields? This could act as a source of income for the Parish Council.

VOTE HERE



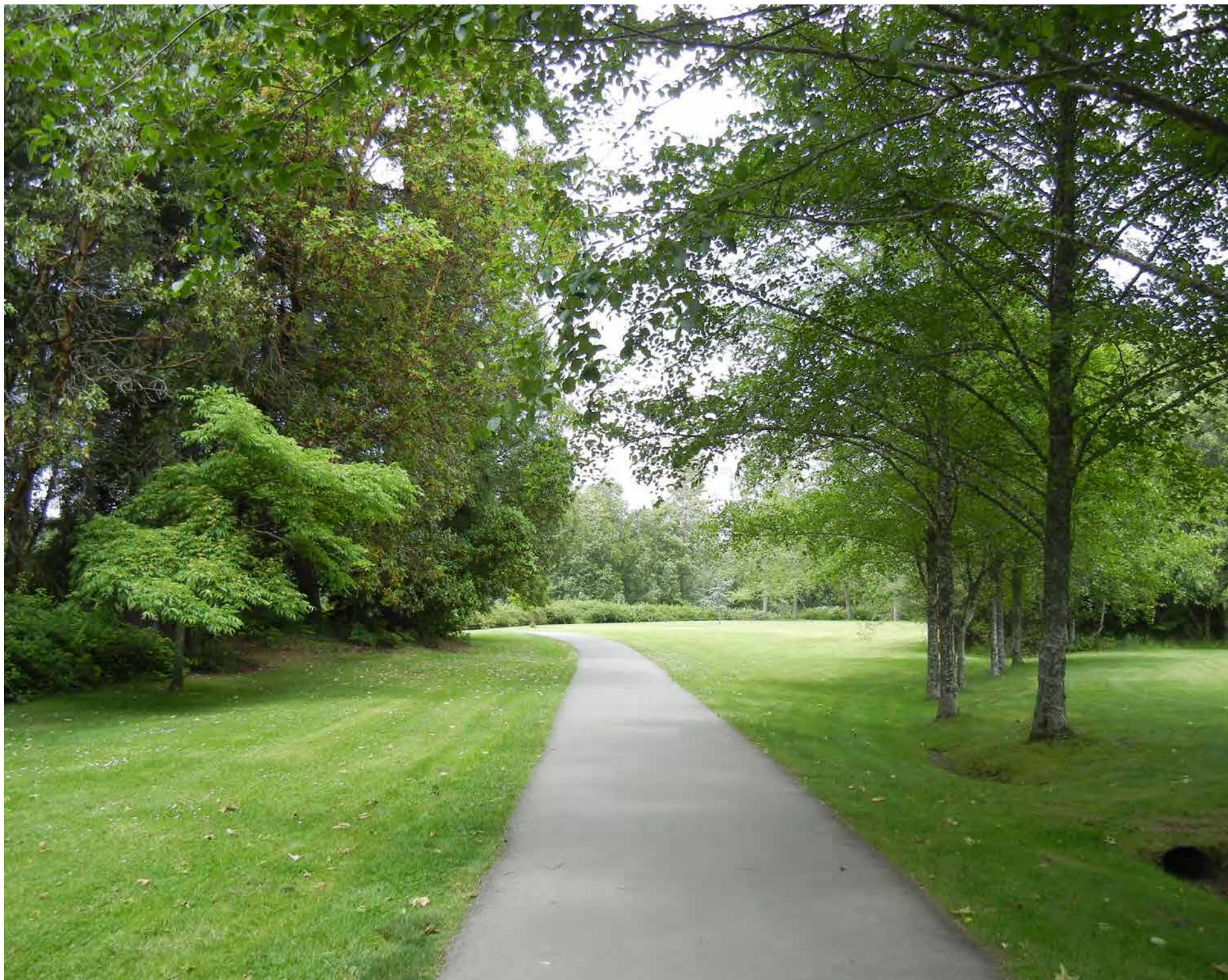
Retain pony paddocks? This could act as a source of income for the Parish Council.

VOTE HERE



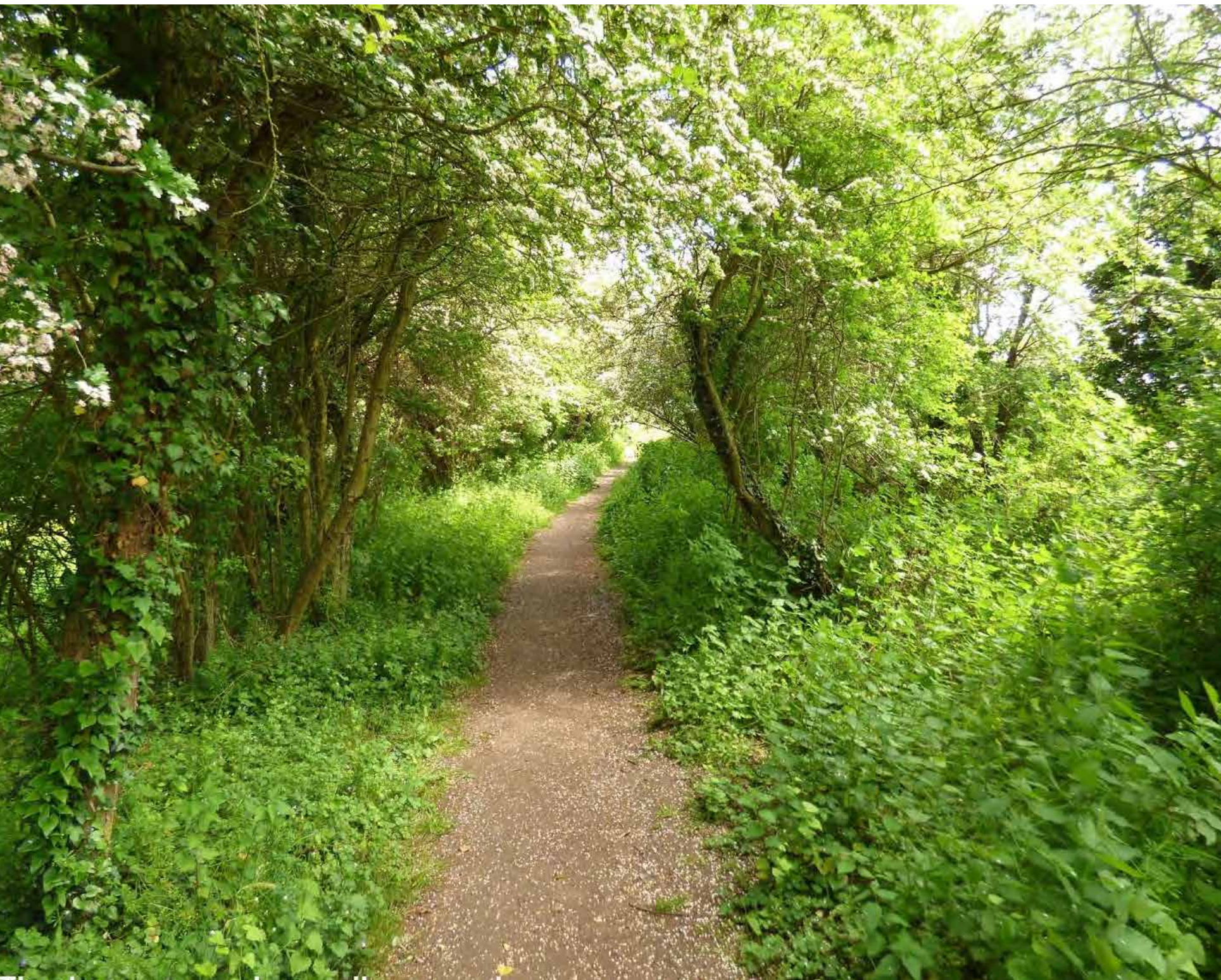
Create a large open space area?

VOTE HERE



Formal walking and cycling routes and connections to other local routes?

VOTE HERE



Informal walking and cycling routes and connections to other local routes?

VOTE HERE



Create wildflower meadow areas to reflect surrounding landscape?

VOTE HERE



Sports pitches and multi-use games areas?

VOTE HERE



Play areas?

VOTE HERE



Allotment areas?

VOTE HERE

Utilising the Water

How would you like the river and ponds to be treated?
Which of the following would you like or not like to see?



Retain and protect the water meadows as they are?

VOTE HERE



Create sensitive but formal access routes alongside the river?

VOTE HERE



Provide more formal boardwalks along the river?

VOTE HERE



Create viewing areas over the river and wetland areas?

VOTE HERE



Fishing areas?

VOTE HERE



Retain the ponds as they are to protect the existing habitat?

VOTE HERE



Pond dipping area for education opportunities?

VOTE HERE



Seating and picnic area?

VOTE HERE



More foot and cycle bridges over the River Meon?

VOTE HERE