

Woodman Close / Bostock Close • Sparsholt

INTRODUCTION

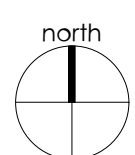
June 2018

HOUSING FOR 
WINCHESTER

Introduction

- Winchester City Council is proposing to develop a small number of Council homes on land owned by the Council;
- There is potential to also develop on land owned by A2 Dominion Housing Association.
- All of the new homes would be owned and managed by the Council.
- It is intended that the homes would be for rent.
- The properties would be available to people within the Parish of Sparsholt with a recognised local connection.

The scheme is supported by Sparsholt Parish Council and representatives from both Councils are on hand to answer any questions.



Aims of the consultation

- To inform local people of the aspiration to provide new Council Homes for local people;
- To gain comments about the two proposals that are under consideration;
- To encourage local people in housing need to register with Hampshire Home Choice. This will help the Council to refine the mix of properties so that the scheme can meet local needs.



View South towards the play area



Rear boundary of no.13 & no.14 Woodman Close



View North along Bostock Close



Existing parking at Stockwell Place



Why is Winchester City Council considering developing new homes at Woodman Close and Bostock Close?

- There is a serious shortage of affordable homes in the district with demand hugely outstripping supply;
- There is an identified need within Sparsholt Parish for new affordable homes;
- There is sufficient space within the land identified to accommodate a small number of council homes;
- The Council is able to make significant savings by building new council homes for rent on land that it owns, ensuring value for money and that rents can be kept as low as possible.



Land to the rear of no.13 Woodman Close



Footpath from Woodman Close



Parking along Bostock Close



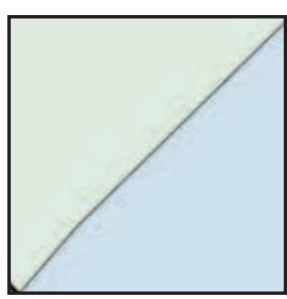
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SITE ANALYSIS

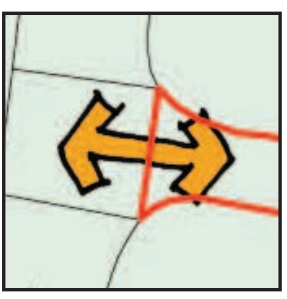
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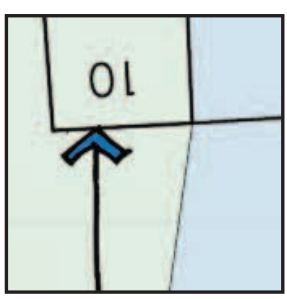
Key



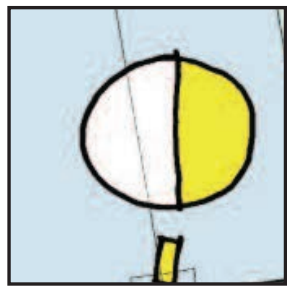
ownership
council controlled, depicted in green, private leaseholders depicted in blue



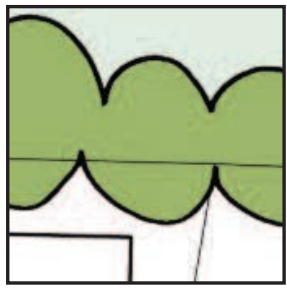
vehicle access
potential points of access into the site



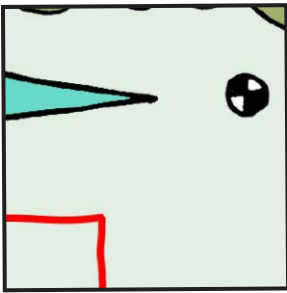
proximity of neighbours
immediate neighbouring dwellings



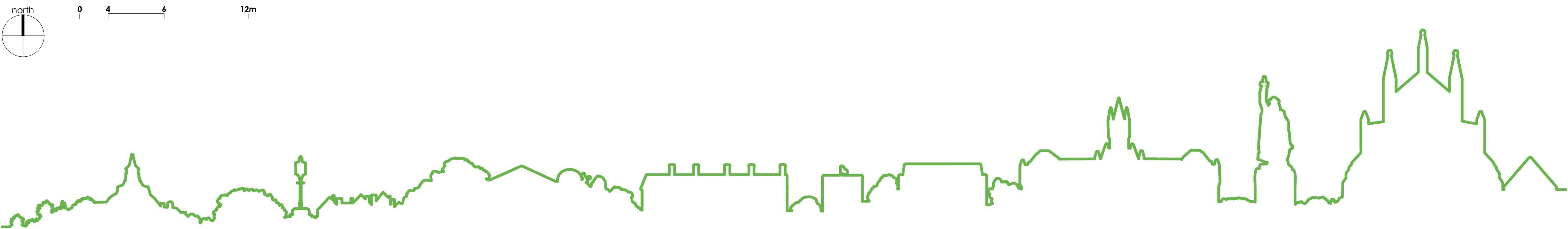
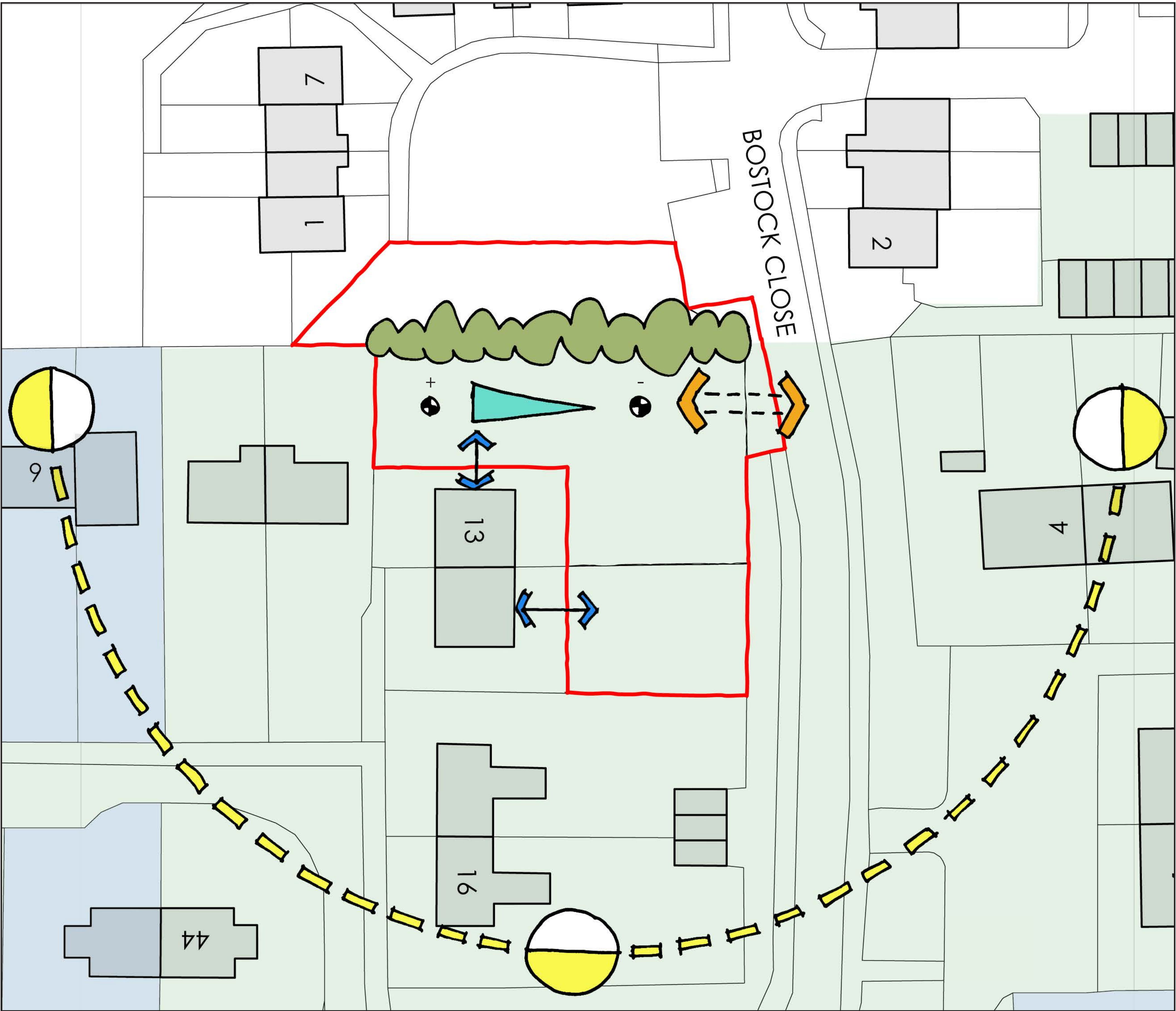
orientation
depicts the sun's path during the course of the day.



green infrastructure
trees and areas of planting



topography
significant slopes across the site



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PROPOSALS

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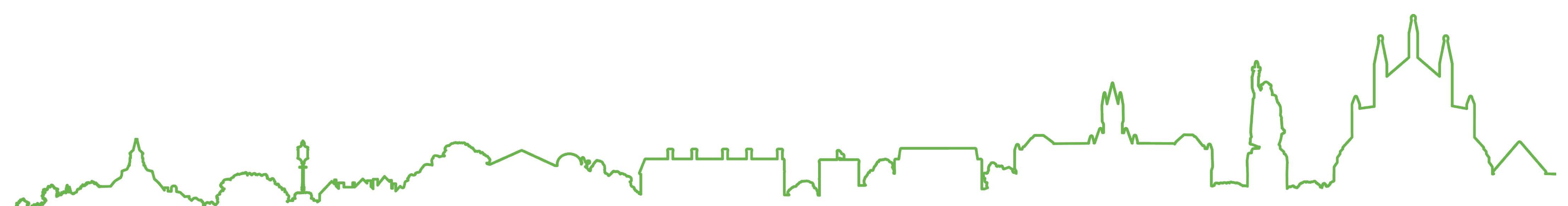
What is being proposed?

- Two potential layouts are under consideration and we welcome feedback from residents within the local area and parish.
- The proposals show between five and eight new homes. One proposal only utilises Council owned land; the other option also includes land owned by A2 Dominion.
- The Council's preference is for a mix of one bedroom homes that are suitable for couples and single people and two bedroom homes that are suitable for families.
- No detailed design work has taken place yet, however the homes facing Bostock Close may be single or two storey. The homes facing the communal grassed area are likely to be two storey. Car parking for the new homes is shown along Bostock Close.
- The Council is considering providing additional communal car parking within the area and we would also welcome your views on the various options shown.

Council land only



Council land with A2 Dominion land



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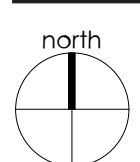
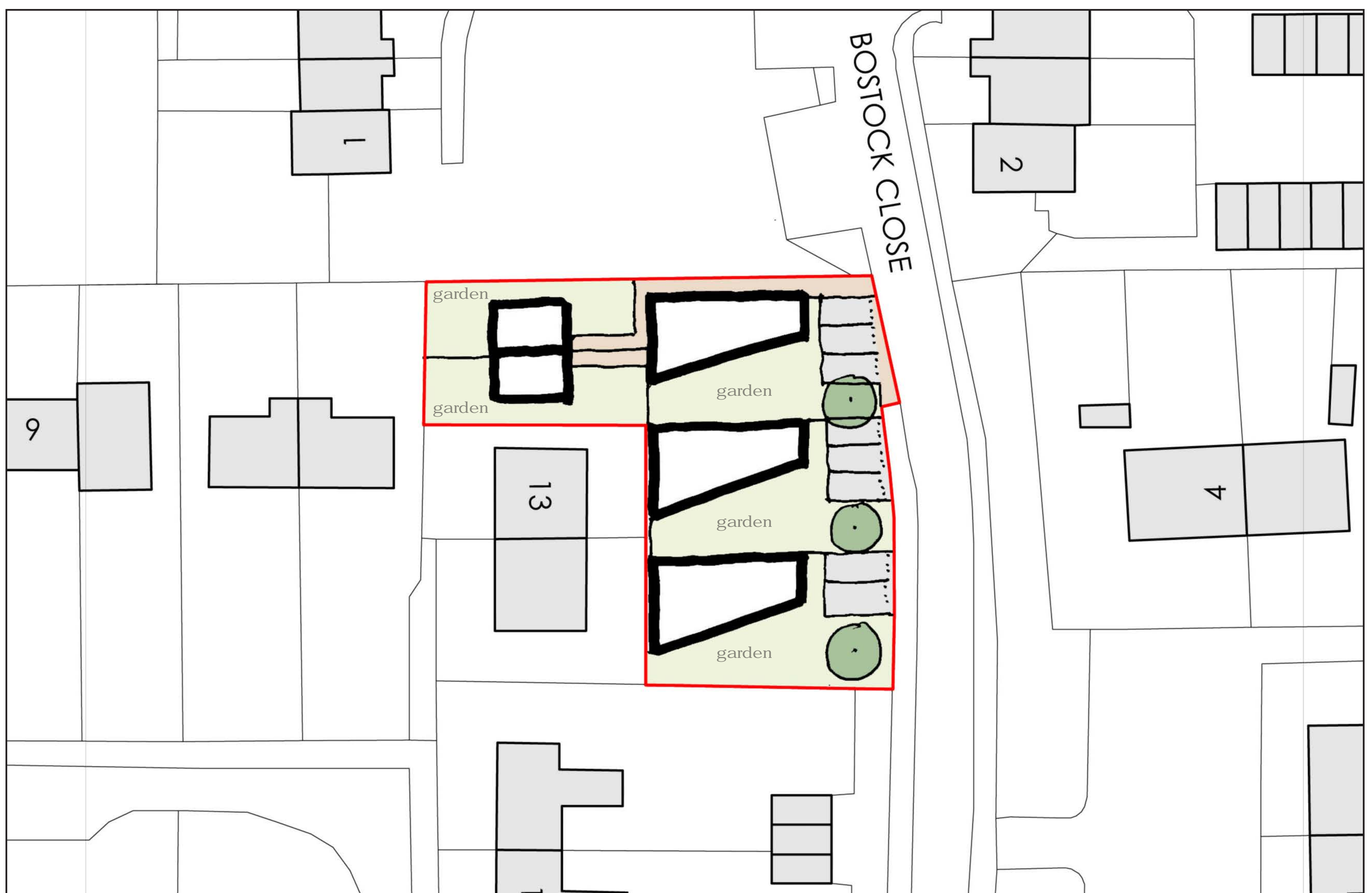
PROPOSAL OPTIONS

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Council land only

- This option shows five new homes utilising only Council owned land.
- The Council's preference is for a mix of one bedroom homes that are suitable for couples and single people and two bedroom homes that are suitable for families.
- The homes facing Bostock Close may be single or two storey. The homes facing the communal grassed area are likely to be two storey.
- Car parking for the new homes is shown along Bostock Close.



0 4 6 12m

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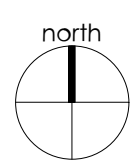
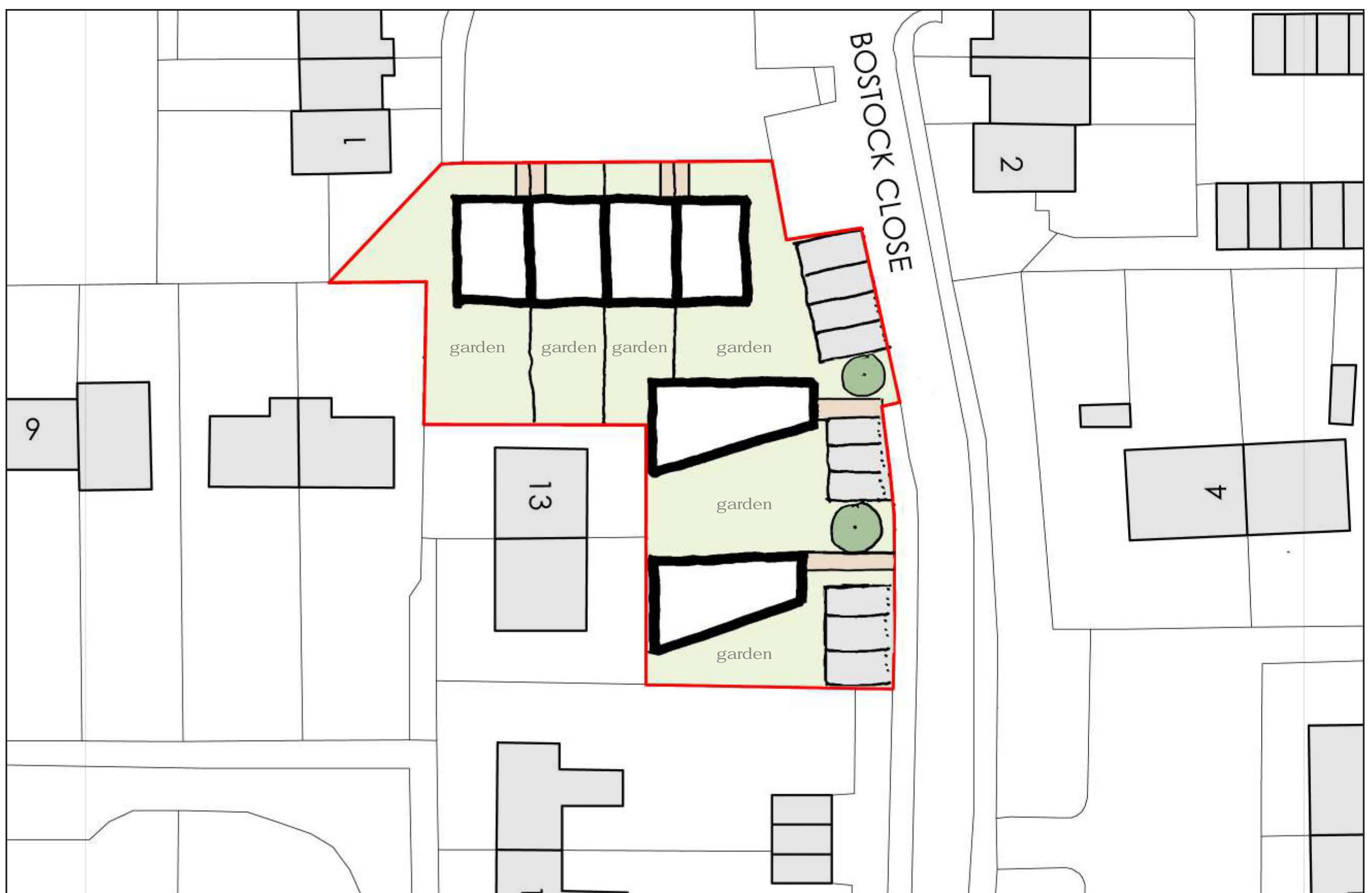
PROPOSAL OPTIONS

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Council land with A2 Dominion land

- This option could contain six to eight new homes utilising Council owned land and including land owned by A2 Dominion.
- The Council's preference is for a mix of one bedroom homes that are suitable for couples and single people and two bedroom homes that are suitable for families.
- The homes facing Bostock Close may be single or two storey. The homes facing the communal grassed area are likely to be two storey. There may be a mix of one bedroom flats and two bedroom houses.
- Car parking for the new homes is shown along Bostock Close.



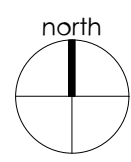
0 4 6 12m

Communal car parking options for consideration

Six on-street car parking spaces outside of the site would no longer be available. The Council is considering the potential to provide at least six communal car parking spaces within the area.



- 1 Option 1:
Additional parking in
Stockwell Place.
- 2 Option 2:
Additional parking in
Woodman Close.
- 3 Option 3:
Additional parking in
the wider area around
the green space.



Are you in housing need?

The housing register includes 10 households in Sparsholt with a local connection, but we think there are possibly many more. A local connection is defined as one of the following:

- Ordinarily resident in the village/parish.
- Previously ordinarily resident in the village/parish prior to the date of allocation and has family who ordinarily reside there.
- Employment – current or to take up permanent employment in village/parish.
- To support or be supported by member of family ordinarily resident in the village/parish.

The new homes would be prioritised for people with a local connection, so if you consider that you are in need of affordable housing or know of friends or relatives within the Parish that are in housing need, please speak with members of the Project Team. There is an opportunity to register for affordable housing today.

If you are an existing WCC tenant and you are interested in downsizing to a smaller property because it would better meet your needs, please also speak with one of the Council Officers.



Hampshire Home Choice

To apply for affordable housing please visit:-

<http://www.hampshirehomechoice.org.uk>



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WINCHESTER NEW HOMES

June 2018

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Below are examples of other schemes completed by Winchester City Council since the establishment of its New Homes Programme in 2012.



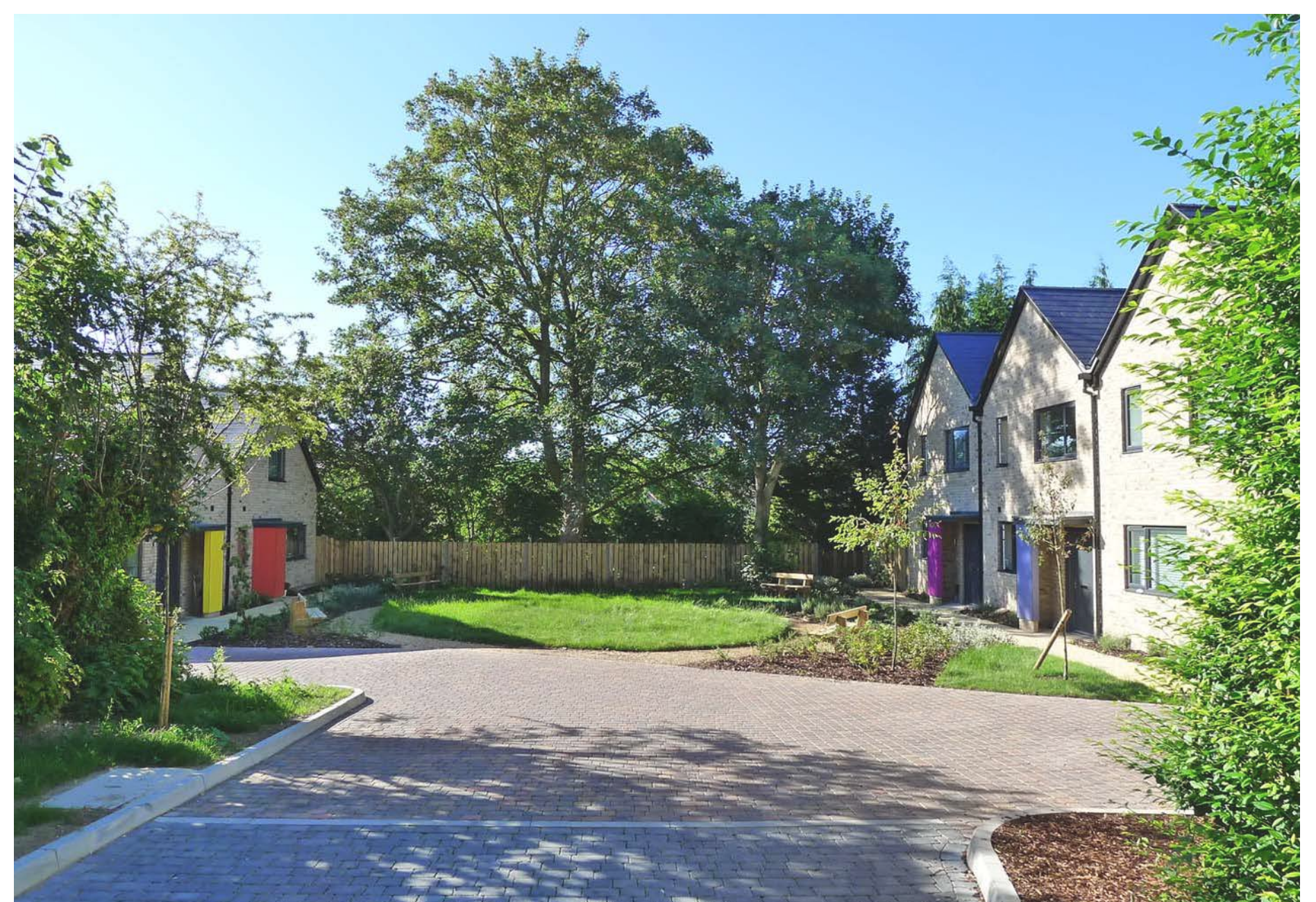
Barron Close, Micheldever



Mitford Road, Alresford



Symonds Close, Weeke



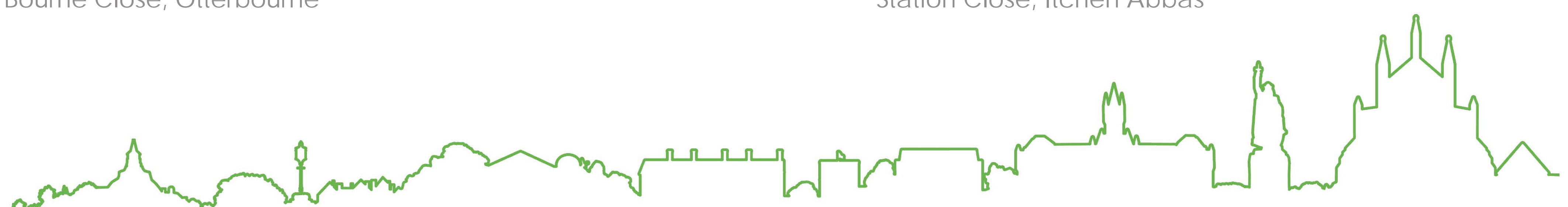
Symonds Close, Weeke



Bourne Close, Otterbourne



Station Close, Itchen Abbas



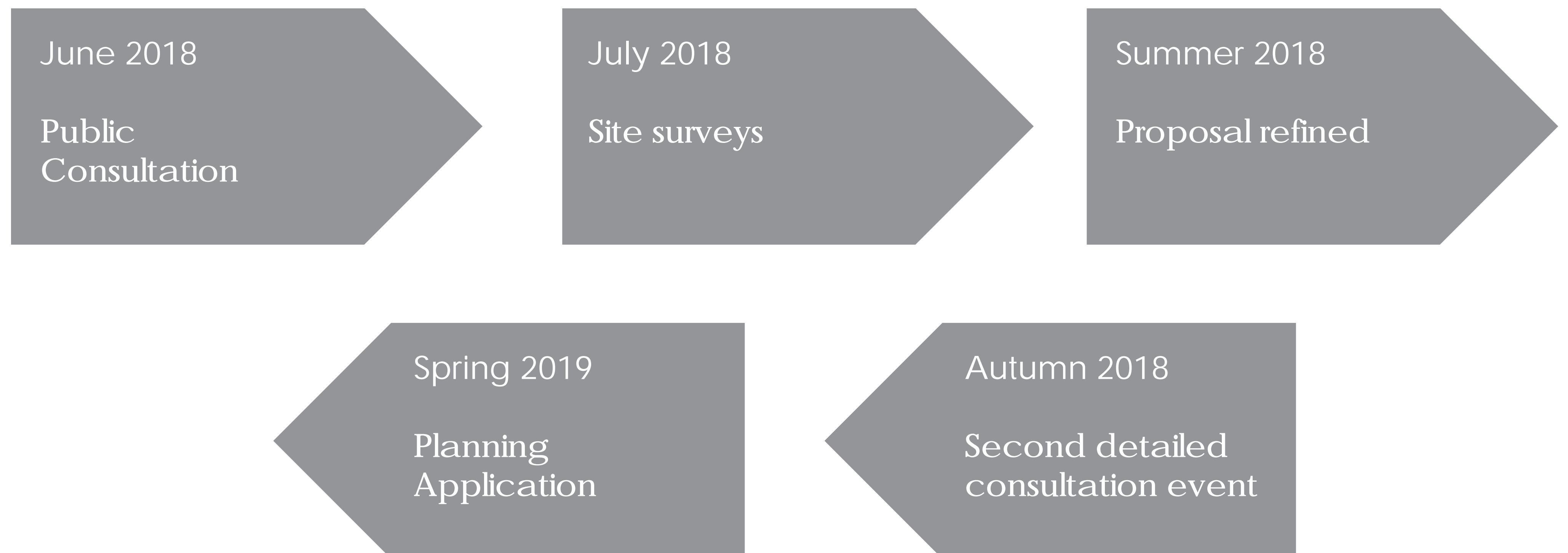
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NEXT STEPS

June 2018

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After today's consultation event, the Council will consider the comments made regarding the two options shown. One of the options will be refined and a second consultation event will take place in the autumn of 2018 presenting detailed proposals.



FEEDBACK

Thank you for attending today's consultation event.

- Please complete a feedback form before you leave.
- Alternatively, email feedback to NDelivery@winchester.gov.uk or visit Citizen Space no later than 01/07/2018:-
<https://winchester.citizenspace.com/>
- Plans will be viewable on the Council's web site:-
<https://winchester.gov.uk/housing/new-affordable-housing/early-stage-schemes>
- If you are in housing need, or know of someone who is, please speak with members of the team or contact the Housing Allocations Team on 01962 848356, or email housingallocations@winchester.gov.uk

