

New homes at Winnall Flats

Consultation event 17th July 2018

Summary of Consultation Feedback



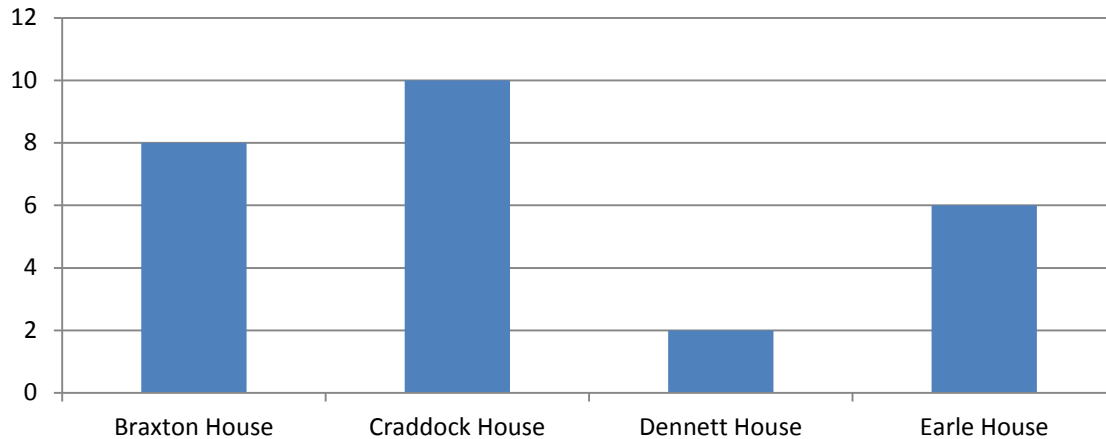
This document is a summary of the feedback received following the Winnall Flats consultation event. Approximately 60-70 people attended the event, which was held on the open space beside Braxton House between 3.00pm and 6.30pm. We had a total of 26 responses, of which 18 were via feedback forms and 8 were submitted online using Citizen Space.

Questions 1,2 and 4 are not reported on as they provided personal information about the respondents.





Question 3: Which block do you live at?



Dennett House was slightly under-represented, but otherwise there was a good balance of representation.

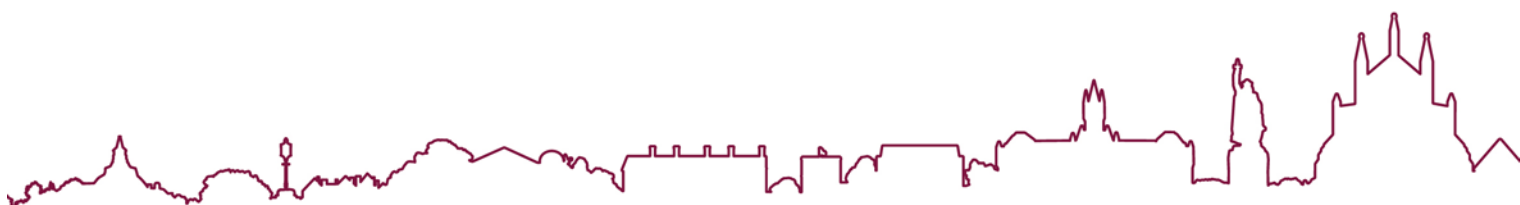
Question 5: What aspects of our proposal to provide new homes along with improvements to the area around the flats do you support?

There was a mix of views on the merits of more housing. Of the 26 responses, 10 were generally supportive with 8 against and 8 not committing either way. Those in favour commonly mentioned the high cost of housing and the need for people in Winchester to have affordable options.

Maintaining green space was clearly important to people and, generally, they felt that this was being achieved through the proposals. The idea of a play area for children received some support - further information on the open space ideas was provided in question 7 below.

Another area of importance was clearly parking. The general feeling was that parking was being addressed adequately, through both parking below flats and also small parking courts. However, there were concerns about how this would be managed and whether permits would be required for residents and/or visitors as well as commercial vehicles.

The full responses to this question are shown in appendix 1.



Question 6: What aspects of our proposal to provide new homes along with improvements to the area around the flats would you like to see changed?

As mentioned in question 5 above, there was a mixed response to the proposal for more housing. Those who opposed the idea felt it wasn't appropriate at the flats and that it might affect what is currently a nice area in which to live. A few respondents highlighted concern at the scale of potential development and the threat of overlooking and losing light to their properties. Those leaseholders that identified themselves were generally opposed to the idea of more housing.

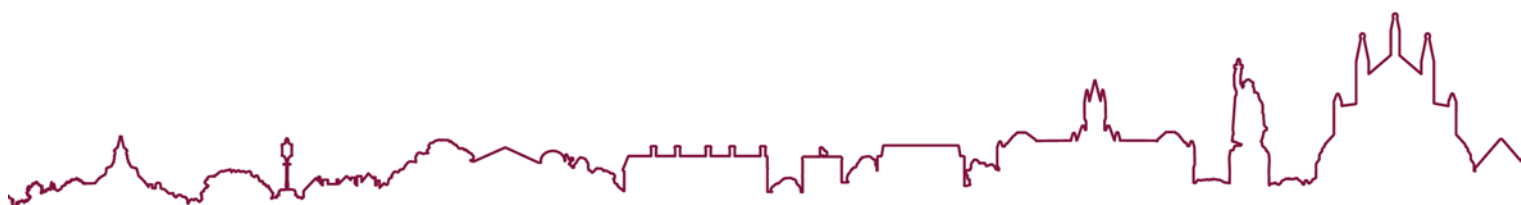
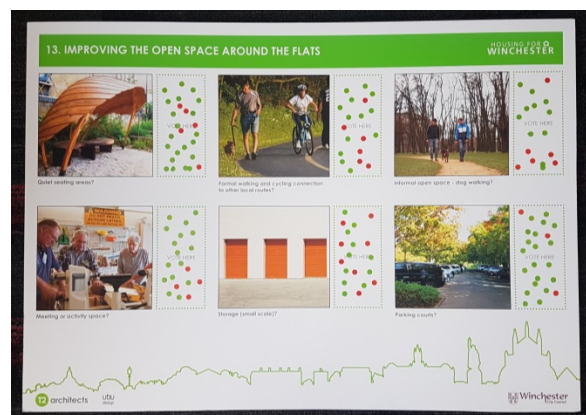
There was a strong call to retain trees, in particular behind Earle House. The intention to retain the trees was recognised by residents, but there was doubt as to whether this could be achieved if development was to happen.

Some of the ideas for the open space were less popular than others and there were comments about BBQ pits being unsafe and unwelcome. There was also concern that improvements might make the area even more attractive to residents from other areas. Further information on the open space ideas was provided in question 7 below.

The full responses to this question are shown in appendix 1.

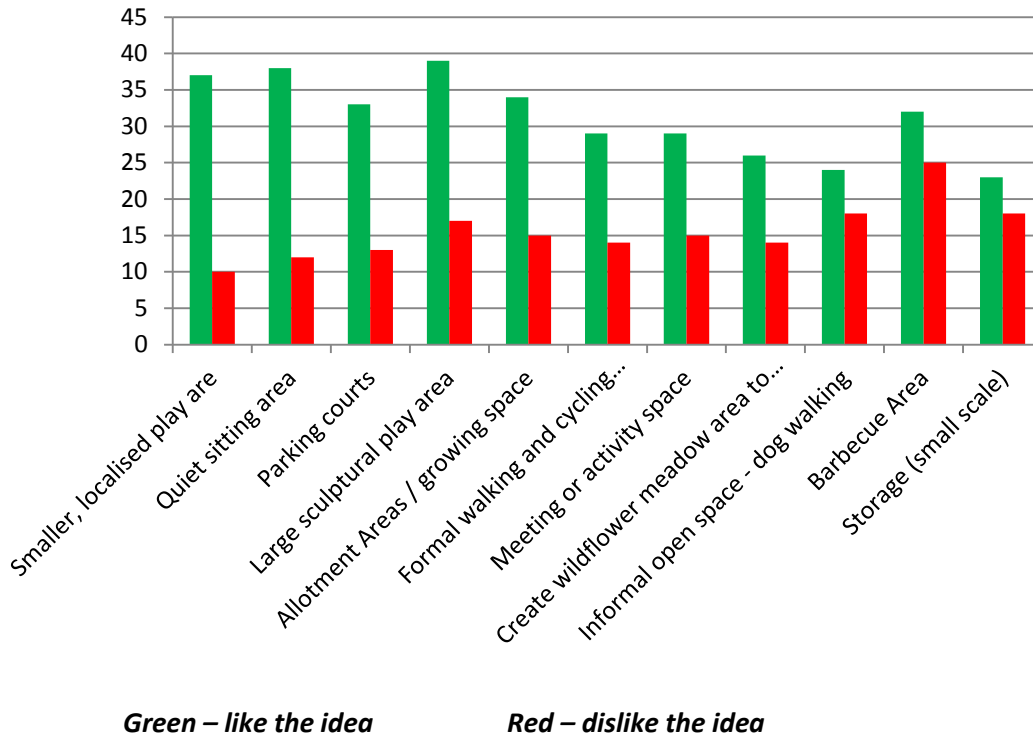
Question 7: We have compiled a list of ideas of how to improve the open space around the flats. Please tick those you like or dislike, leaving any blank where you have no strong opinion.

A number of responses were provided at the event (see images below) and others provided through the feedback form or online survey.





The responses to this question cannot be taken as a vote. This is because attendees at the event were not supervised in adding their responses and some people may have voted more than once, including at the event and online. However, they give an indication as to the preferences of respondents with regards to use of the spaces around them.



Uses to the left on the chart above were more popular, with more LIKES and less DISLIKES. These included small, local play areas, quiet sitting areas and parking courts.

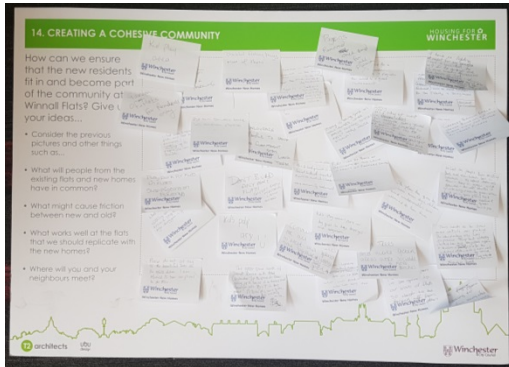
Less popular (to the right) were small storage units, a barbeque area and informal open space that might be used for walking dogs.

These ideas will be explored further at another event in the future.



Question 8: How can we ensure that the new residents fit in and become part of the community at Winnall Flats?

A number of responses were provided at the event (see image below) and others provided through the feedback form or online survey. The full responses to this question are shown in appendix 1.



Many of the responses related to the communal space around the flats and the need to design it in such a way to encourage people to socialise.

Other comments stressed the need to avoid potential conflict through good design, in particular of parking.

Finally, a number of people stressed the need to focus on issues with the existing flats, to avoid a feeling that the new residents are getting a better deal.

Question 9: Do you have any other comments?

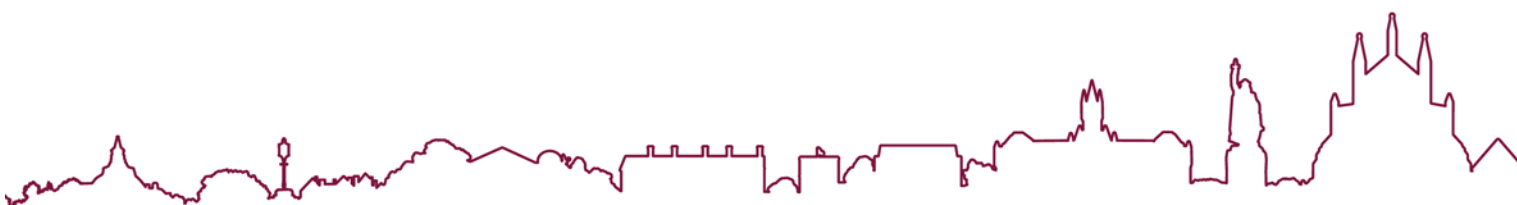
Segregation of dogs from some areas and specific activities was welcomed. It was also frequently highlighted how the area around the flats has become a dog walking area for people from across Winnall and this was something they would like to see addressed.

Concerns around the construction period included the availability of sufficient parking for existing residents during the build process.

There were also comments from some that more attention should be paid to the existing flats before new housing is considered.

The full responses to this question are shown in appendix 1.

Question 10: Did you find the information provided useful?





Question 11: If no, please tell us how we could improve the way we consult.

Only 11 respondents answered this question and the most common response was for more detailed plans. This event was intended to seek opinion on the principle of development, with detailed proposals to follow at another event early next year. There were a handful of comments about the consultation process and these will be taken on board for the next phase of consultation.

The full responses to this question are shown in appendix 1.

In summary:

The consultation attracted good numbers. Approximately 60-70 people attended the event, from all four blocks.

There was a mix of views on the ideas we have. The overall feeling was positive, and this was shown in the responses, of which ten were generally supportive, eight were against and eight not committing either way.

Retaining and improving green space was clearly important to people and, generally, they felt that we were seeking to achieve this through our proposals. There was a strong call to keep trees and ideas such as small, local play areas and quiet sitting areas were popular. There were lots of requests for dog walking and exercising areas to be kept separate from the other communal spaces. We were told by many of you that the area around the flats has become a popular dog walking area for people from across Winnall and this was something that residents at the flats would like to see addressed.

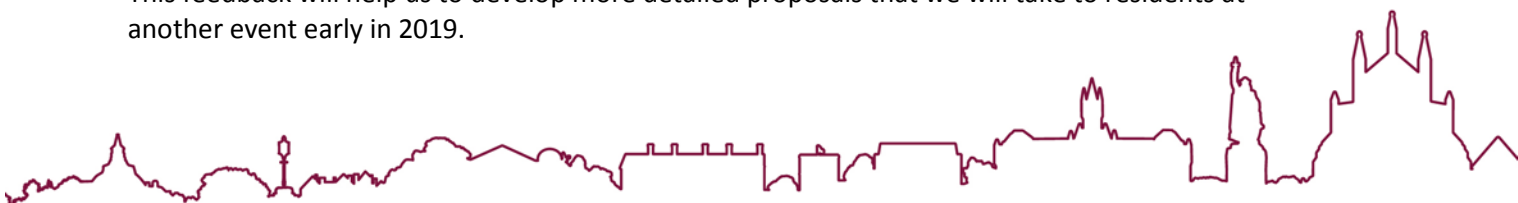
Many of the responses about the space around the flats asked for it to be designed in a way that encourages people to socialise.

Another area of importance was parking. Some comments stressed how high priority should be given to the design and layout of parking to avoid disagreements. There was also good support for small parking courts, even if this means using some of the other open space around the flats.

Residents were concerned about the construction period, the noise levels it would create and the inconvenience it would be to those already living there. The loss of current parking spaces whilst the work was completed was also a concern, and it is clear that we will need to think carefully about temporary parking arrangements during the construction period.

Finally, a number of people stressed the need to focus on issues with the existing flats. There was a concern that these would be forgotten as the new homes would be the focus of all the attention.

This feedback will help us to develop more detailed proposals that we will take to residents at another event early in 2019.





Appendix 1 – All responses

Question 5: What aspects of the two proposals do you support?

Keeping the green space is important to me. I would like to see the space behind Braxton remain and some more dog bins.

I like the idea of the underground parking.

We don't disapprove of the new homes proposed providing the parking is adequately dealt with and that there is sufficient provision. The parking needs to be enforced by permits of some description.

Something needs to be done about the amount of dog fouling - the area is visited by non residents that allow their dogs to roam and foul. This also needs to be addressed. A dogs only area should be considered. There are too many dogs in the flats, not all of which are controlled.

I am not worried if the remaining garages are demolished - as long as parking is accounted for.

Our priority is that we have somewhere to park.

The idea of the new homes is not too bad, but it will be who you put in them that makes the difference. Also need to limit the amount of dogs on the estate as we are already inundated. I feel like our voices aren't always listened to and you will do as you see fit anyway.

Really pleased to see that the grassed area and trees adjacent to Braxton House are not being built on.

None, we formally object to the proposed new housing development's. The way in which the Council has acted over this matter is unacceptable. Not all leaseholders live in the area which the Council are aware of as they send the management invoices to other addresses of which they have not done in relation to these proposals. You have not ensured the leaseholders are aware of the proposals nor given proper time in which for us to respond to or properly obtain information on. The area is already built up and your plans are a net detriment to the current residents. Adding further housing around the towers would considerably increase the noise of the area (both with the increased traffic and more residents) - the put the current residents to such distress as with both building and the net detriment of such build is not acceptable. The Council has sold multiple spaces and land over the last few years and if they wanted to develop properties like this they should have retained the land they sold for such purposes. Such development will be legally resisted,

I don't support any part of the development of new flats in this area





None.

Creating wildflower meadow areas: who is going to maintain this area? in my opinion this will become overgrown and look untidy/littered within a couple of years. Will be space wasted.

BBQ pit: I'm sure the council would normally not allow a bbq pit as it would be deemed a fire hazard. Who would be responsible for the tidy upkeep/disposal of the coals, litter? would it not potentially encourage anti social behaviour, as a lot of people will be drinking alcohol in the summer when having a bbq?

Allotment areas: where would these be put? there is too little space to provide a sufficient amount of allotment spots along with other proposed space improvements of the area.

play areas: we already have 2 in the area for kids to play. but a small area could be beneficial.

Formal walking and cycling connection: we are on route 23, and why do we need a formal walking or cycling path , when the paths we have are absolutely fine as they are. This will be adding more tarmac, and taking away green space. not good.

Quiet seating areas: we already have benches here, and how do enforce it to become a quiet area??

Informal open space dog walking: we already have it here!!

Meeting / activity space: we already have Winnall community center. they are always looking for new members. Another building on top of the proposed additional flats is taking away more green space. Will our service charge go up for the upkeep?

Storage small scale: each flat has a shed, any additional space required is used by garages. Will these be in replace of the garages? What about people who want to park in garage?

Parking courts: where would the parking be put. this is going to remove the most amount of open space we have available here, and that is already limited to share with 4 blocks.

I agree that more housing is required in the area, but I am not sure that the area around the Winnall Flats is the best place.

The New Homes because we need new properties.

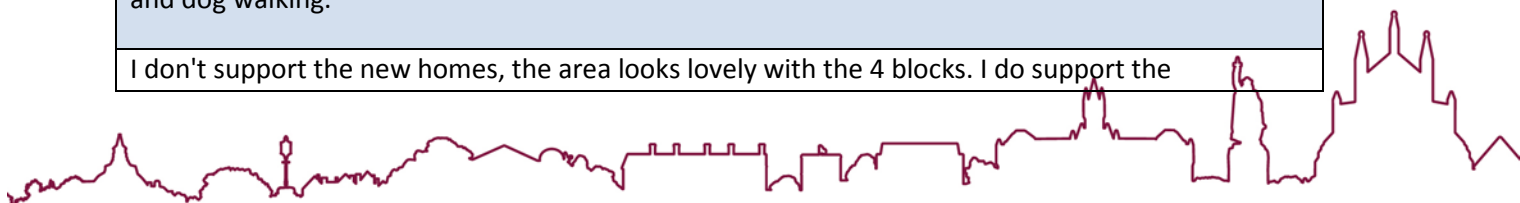
Everything

New communal garden. wood climbing frame for children. Skatepark

Sustainable homes, nice green to look at

I have no problem with new homes as long as existing residents do not suffer. I like the idea of fresh people coming in. I like the idea of fresh outside areas for quiet sitting separate from play and dog walking.

I don't support the new homes, the area looks lovely with the 4 blocks. I do support the





improvements for a play area for the children if it's separate from dogs.
More housing helpful. Play park would be nice
Need a park for kids
New housing for people that really need it and a new park for kids.
Re-landscaping improvements (building in other areas being considered strongly)
New flats to be built. New play area for children and family of flats.
None of the New Homes: convert empty industrial units instead. Increased play areas only. Push through: Silver Hill, compulsory purchase empty flats and offices and hotel in town and convert to flats.
I like the idea of homes of one or two stories built above car parking areas - thus providing homes but not losing green space. I am very relieved you are NOT planning to cut any of our lovely trees down. All the ideas about improving the green spaces are good - wildflowers, play areas, benches, allotments, etc. Thinking about sunny areas is good - taking the drive round the north of Craddock House is a good idea. It would be good if the tree area north of Dennet House (Owned by Tesco's) could be incorporated into the site and improved - turned from a dump into an amenity - green space.
New homes for people and parks for young kids
None
All of them, new affordable homes are needed. Help to Buy is a bit of a scam and should be discouraged. Conscious at the moment that those with young families and access issues are "cooped".
The development of the open space to include better play equipment for the younger residents (i.e children) the areas for growing vegetables, herbs, etc.





Question 6: What aspects of the two proposals would you like to see changed?

I don't feel that we, or the older residents here would use the hub particularly - it would be utilised by the younger generation and wouldn't be inviting or encouraging for me.

Also not sure that I would particularly use the pedestrian area with a view to bringing the community together. Coming together with the community is not a priority for me.

Definitely not keen on a large play area - the existing is not utilised.

I have yes to the informal dog area - this would need to be fenced off and not for the whole estate to use - otherwise I am not in support.

No more children's play areas - there are enough already! Benches need to be put in sensible places - the bench by Braxton is utilised by non residents and this causes problems - we don't use the grounds as there are too many dogs and the area isn't looked after.

I don't like that the area is a free for all for everyone to use - it needs to be restricted to the flats only. Maybe a fence erected? I feel that the bench at Braxton has been the cause of a lot of the anti social issues that have arisen in recent months.

I have some concerns about the height of any proposed building over the car park as I would not want to be overlooked. I don't want it to be too high.

The location of the picnic benches needs to be considered as this can often lead to altercations and arguments.

No new developments should be added to the current land around the Winnall tower blocks which already has limited grounds which the residents use.

I would like to see it in a different area

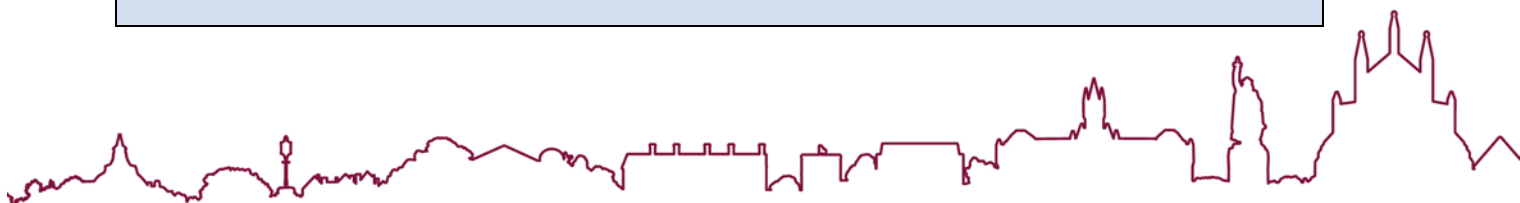
I'm against the whole proposal. In my opinion it is a proposal to turn the area in to a concrete jungle. With artificially created green spaces.

Are there any considerations to the existing flat owners, who rent or have bought their flats and how this is going to affect their living standards in the area, if the flats get built? Will flat prices increase or decrease??

During the building time, how is the site going to be managed with additional lorries/trucks/ equipment moving around the site. How will additional car parking be provided during this time?

None

Play area. Improve the old Flats First!





Keep it as good as it is without Disruption. Winnall is a lovely Place to live/all we lack is support office for the older generation.

New homes not denied. Best quality materials...passive house standard

Fountain!

Access and parking needs to be really looked at. there needs to be a promise of community building or meeting place and more support and communication with the Existing residents.

Fix the flats that are already here!

Somewhere for children to play safely.

Better use of area for families behind Braxton House. Only dog owner from the flats to be allowed.

Parks for kids, dog walks.

Suitable park for all aged children.

More long term residents might encourage more interest in area.

Only dog walkers from within the flats to be allowed - not randoms.

All of it. You really have no clue what it's like to live here.

You need to be careful not to introduce too many new homes so that the space/ no of people ration makes the site overcrowded. It cannot accommodate many more people. Nor can't it accommodate many more cars. The pressure on cars indicated to me it has pretty well reached saturation point already. I am not convinced the plan to put the second development area (to East of Earle House under the trees) will work - it will be very shady-leafy-and dark. Also it will clutter the area.

New parks for all aged children

Remove pigeons from around home to clean windows everyday

Light in the morning would be blocked from the green area, maybe limit to 3 floors. The aspect that backs on to the industrial units would need some thought to prevent low level anti-social behaviour, drug dealing, etc.

The number of proposed flats to be built. The sculptural play areas/climbing frames. The barbeque areas - not a good idea. The plans for the vehicular entrance and exit. Resident and visitor parking - is this going to be permit like the rest of the Winnall area?

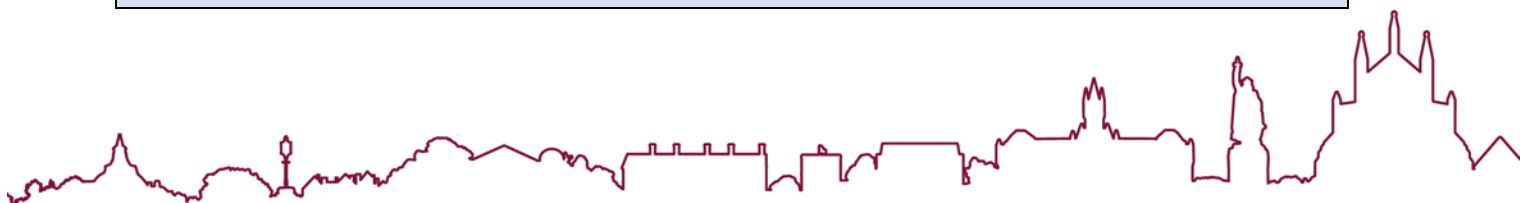




Question 8: How can we ensure that the new residents fit in and become part of the community at Winnall Flats?

From the post-it notes at the event:

The outside grass in the garden to our block of flats so needs to be fenced off from others
There needs to be some more control over parking. The new parking area has improved things but already parking got congested again. It becomes a parking space for the industrial estate – and is even used by lorries. The only solution I can think of is permits.
Sort the pigeons out as having to clean windows every day because of mess. Needs spikes...the rood area.
Rubbish lighting, poor parking due to other office local parking for free in car park. Where will residents park when ... being done.
Trim trees and make green areas more sociable i.e more benches
Communal area for all residents to meet and spend time together *community spirit*
What the people from existing flats and new homes have in common – the SPACE AROUND them – keep it green and spacious – do not clutter it up with any presently green areas built on – your plans look creative and green, Thank you
The place has gone to pieces since dogs, children and undesirables were allowed to live here.
Kids play area/park or dog field so dog droppings aren't everywhere.
Mix of backgrounds is important. Social contact expected behaviours should be explicit in lease terms. More community involvement.
Stand pipes (car washing etc.)
Garages behind Earle House building on will block view for people on lower floors.
Play area at back of Dennett on old land in front of factory units.
Money is being spent on new builds, what about existing tenants flats? May cause friction!
???? Why not invest in De... For example every tower block could be converted to put electric back into the community. Approach.... Spend your £40 mill.
Community Club (Building)? After school and holiday groups (especially if Green areas being reduced) also to hold Groups for the Elderly and Young mums (Resident 31 Craddock)





I have no lighting at night for my garage. I run a business, the rest of the garages are lit, mine....The back is not. Garage 46. You've also cut the water tap. Very frustrating to residents.
If there is space for a wild flower meadow – allotment area and play area – this would be a great improvement.
The green space north of Dennett House with trees (Leylardoc?) and the space of trees going up to Tesco's is a dump and haunt for rats BUT it has great POTENTIAL as a green fun, walking area.
Kids Play area
Don't build any more flats, convert the empty industrial units instead
Encourage people to have more commitment, stay long term.
More selective in who you allocate properties to.
Pigeons removed once and for all Please
Have in common – nothing; friction between old and new – too many kids and dogs therefore too much noise and disturbance. Where will I meet my neighbours – Indoors, too many kids and dogs making too much noise outside.
Please do not cut any of the beautiful trees on the estate down. I am relieved to hear no plans to do this.
What works well at the flats – nothing since the council housed people with children, dogs, druggies and junkies
Play park for kids in flats. Stop pigeons on balconies
What will people from existing flats and new homes have in common – nothing if the council put people in as now that cause trouble.
Put bin chutes back in action please.
Disabled parking bays – more of them
Basepoint – free parking
Garden of the flats for residents only
Kids play area





From the feedback forms and online responses:

Meeting spaces and rooms - like the proposed BBQ areas. Maybe an event like Party n The Park.
The key will be the type of resident that goes into the new properties. There needs to be respect and courtesy amongst us all for each other and the area. The client type needs to be considered. Any policies or procedures NEED to be enforced, otherwise the area is ruined. Need to check the Basepoint website and WCC website to ensure neither are advertising the area as free parking (as they used to!)
Depends on the nature of the people that you put in. There are now so many people here with issues around drugs, drink and family that the area has gone down hill.
I don't think the existing and new residents will have a lot in common. The Council will need to think very carefully about the type of resident that they allow to move into the new properties. Sub market rented accommodation would be a good idea, and possibly a mixture of age groups.
No new developments should be added to the current land around the Winnall tower blocks which already has limited grounds which the residents use. Winchester Council has not given notice or sought any consent for new builds on the land which is a detriment to all that currently live at Winnall and own property in the estate. Adding further people to an already built up estate is negligent and whoever has proposed such plans has not consulted with the residents or leaseholders.
I think building more flats here will cause more litter, more noise, more traffic congestion getting in and out of the area and will decrease the value of property.
Give them a block of flats somewhere else where they can also have and utilise some extra green space, and not be crammed around 4 other blocks of flats!!!! It does not take a genius to work out that by adding more material in to a set space increases the density of the area. No matter how you butter up the situation with any additional improvements to the area (ones that are arguably not needed, and take up more space) there is no way of improving the standard of living of the current residents by adding additional flats. Has all council owned land been considered as an alternative to provide the extra housing needed?
I've lived in the flats for over 10 years but other than seeing them the other residents in passing I don't socialise with any of them. Most of those who do get together are either related, know each other already or have children. I certainly don't see it as a community and more housing/tenants is just going to make it even worse.
No One comes round. We only meet in the landing area and outside.
Nothing, as they have a new property and we are in old damaged flats.





1. Existing communication
2. Communication
3. Nets for pigeons, spiked on window sills
4. In a tent like this

By the fountain and skate ramp

The New residents will need to be treated the same as the Old - if they are seen to be treated better, it will cause friction.

Our flats need fixing. Bins stink. They get a new flat and we are stuck in broken ones

Having the same kind of people as in the old flats.

People to integrate into already existing community.

More of a community.

Places like parks/adult communal area to meet

Look into employing a caretaker that will not be intimidated by some residents (reflect the appointed person in salary).
Some of the issues around dogs/use of space/breaking of rules are not dealt with because they are not reported. These are not reported because people are intimidated to do so. The presence of a caretaker may help with this.

Meet in parks and quiet areas. Parking may cause friction if not enough. Open spaces important for mixing

Don't build new flats, convert empty units on industrial estate.

What all have in common is the green space and parking area. I don't think there should be any friction - many in the flats are "new". It is important the "new" people are not of one social/type - class. It is difficult to create "meeting" spaces that work - BUT - the idea of a man's HUT is great.

There is some low level anti-social behaviour and annoyances such as littering evident with recent moves, skating etc.

Local community events, such as fayres or sports events, that encourage people to mingle.
Neighbours meet normally in passing and there is not anywhere where people come together.





Question 9: Do you have any other comments?

Policies and procedures need to be enforced so that everyone is treated fairly and that is a pleasant place to live.

I will need to keep the use of a garage as I do not want to park my car in an open car park. I need to ensure that I can access my car easily.

A lot of the issues that are caused in the communal areas are due to non residents walking their dogs here. The communal space should be for the residents of the flats only. The bench at Braxton is utilised by non residents for at least a few hours every day, and it becomes intimidating.

I like many of the ideas but providing that they are maintained properly and not open to abuse from other non residents from the wider estate.

I feel that the areas are all too overlooked to create nice quiet seating areas. For me to use something like this I would want it to be more private and secluded.

I would need more information about a community space before I could decide if I thought this was a good idea. I may use it if there was an activity that I was interested in, such as learning more about how to use my computer for example.

The Council need to find out who has permission for a dog and for how many. This needs to be enforced. Also need to find a way of stopping non residents from continually using the green spaces for their dogs.

I do not want the trees at the back of Earle House moved or changed in any way they are beautiful and add to the area with wildlife and help block some of the noise from Tesco loading/unloading areas.

Do not build here. Find another area you own to build on. You will ruin a nice area by turning it in to cramped chaos!

If it improves the area then it is good and more flats it is good

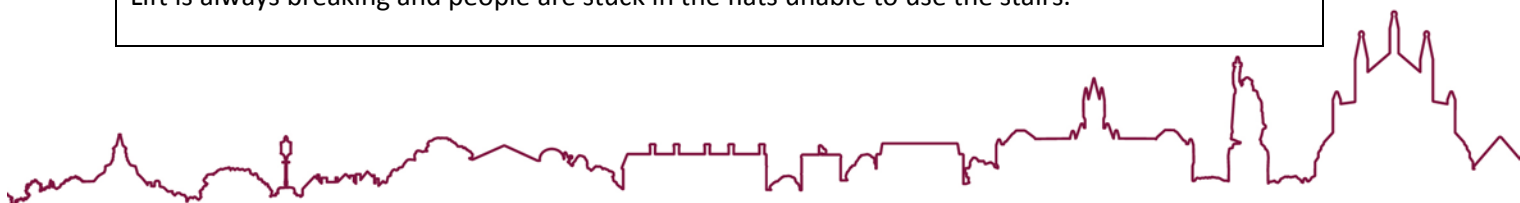
Fix our flats first

I love Winnall. All I would like is a few more ground floor 2 bed flats for people like myself who are overcrowded at present.

Make sure it's green build

In general as a long term resident of Winnall Flats I understand the need for Affordable Housing.

Lift is always breaking and people are stuck in the flats unable to use the stairs.





Please re-consider other areas more suitable than destroying the lovely landscape already here!

Pigeons need to be gone.

More houses, stop allowing council flats to be bought, encourage flats to remain council families move to home before allowed to use credits earned to buy or single/elderly into bungalows.

I have no objection for people of other backgrounds-nations-European or Non-European being housed here - my observation is that they are often more community spirited and caring of the environment than us Brits!

Existing rules such as not parking commercial vehicles in the car parks should be enforced. Seems to be a blind eye repeated police visits to the usual suspects.

I do not believe that this is a good idea as there are community problems that need to be addressed before looking at developing the area further.

I was rather surprised to see that you were proposing to build a block adjacent to Earle House and I did raise my concerns at the drop-in session about an increase in noise. Currently this comes from some of the other flats and also the house on the corner of Longfield Road (who regularly have BBQs and parties especially during the summer) but I was told this shouldn't be a problem. However the density of the trees create a barrier and the noise has nowhere to go. Adding another building will make this even worse. I also understand that there are no plans to cut-back/remove any of the trees but I can't understand how you will be able to erect another building without doing so.

After taking time to look at the plans I note that you are planning to re-route the vehicle access. It looks like we will lose some of the parking spaces to enable this change. I also worry that this could cause a 'rat run' (there are already a couple of residents who drive around like they are on a race track).

I can see that you are trying to create more open space/communal areas, but at what cost to those of us already living here? Who is going to benefit from the open spaces, communal areas, etc? Personally I can see it turning into a haven for anti-social behaviour.

I note that in the supporting documentation you mention that in previous consultations residents have requested for the pigeons to be eradicated and that this has been achieved by putting netting on one of the blocks. The netting was originally installed by the back entrance of Craddock House, and in January 2018 at the back of Earle House, to stop the build up of pigeon excrement. This has in no way reduced the number of pigeons, as well as the balconies and window ledges they now use the pipes and flues since the gas central heating was installed. The only way to reduce the number of pigeons is to cut the trees back.





Question 11: If no, please tell us how we could improve the way we consult.

Need to some more detailed proposals as to what might happen.
Need to find a better way of gauging ideas about play areas, as the children were allowed to put many green dots against this — it is not representative. It should be one “vote” per household.
You have not consulted adequately or given any proper notice of such plans.
Are you actually going to consider the feedback given to you or is this consultation a tickbox process and the matter is already decided?
Send more info beforehand.
Although it may be costly it would be a good idea to put a copy of this form through doors with Pictures of the Plans. Only a small percentage can come to the meeting due to work, etc.
Real plans not just ideas, what will the flats look like
Better efforts to deal with pigeons
More written hand-outs not just maps. Architect designs. Consideration of parking before consultation not ... "that the architect has a brief"
Very clear.
More detailed ideas on the initial proposals before starting the consultation. this will ensure that the detailed plans that follow are better informed and local residents can make more informed comments.

