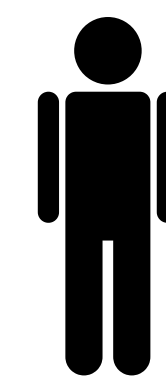
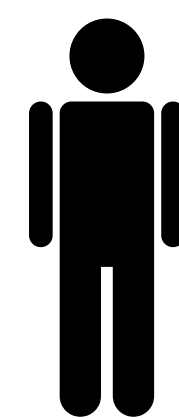
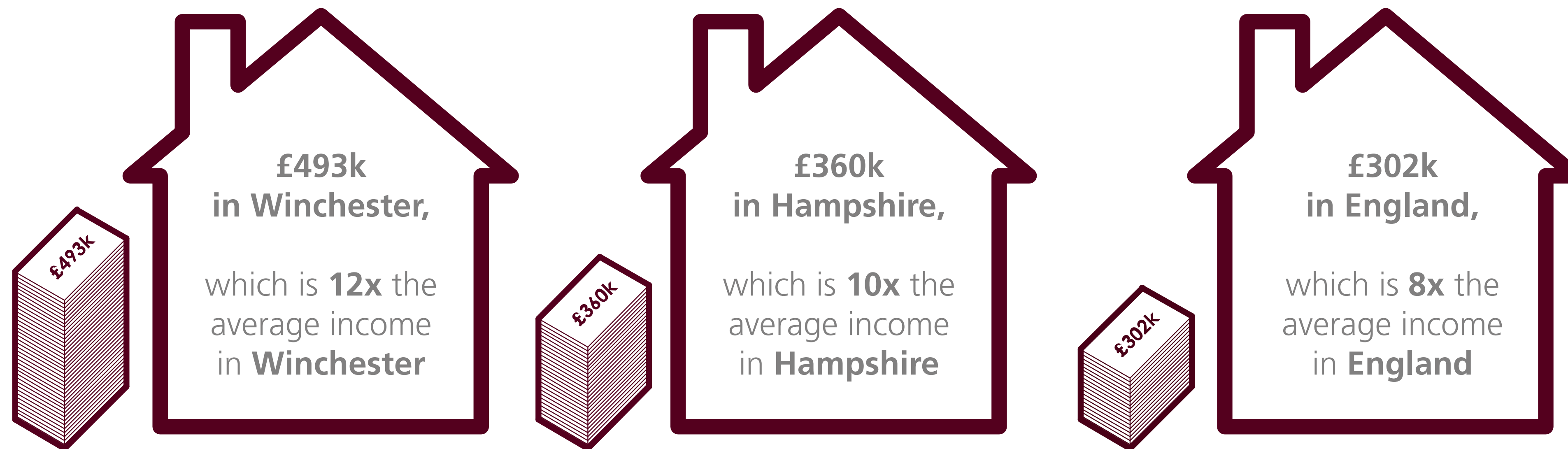


1. Housing Need

Winchester is one of the most expensive places to live in England...

On average a home costs...



In Winchester...

you require an income of **£60k** to **buy** a home

you require an income of **£50k** to **rent** a home

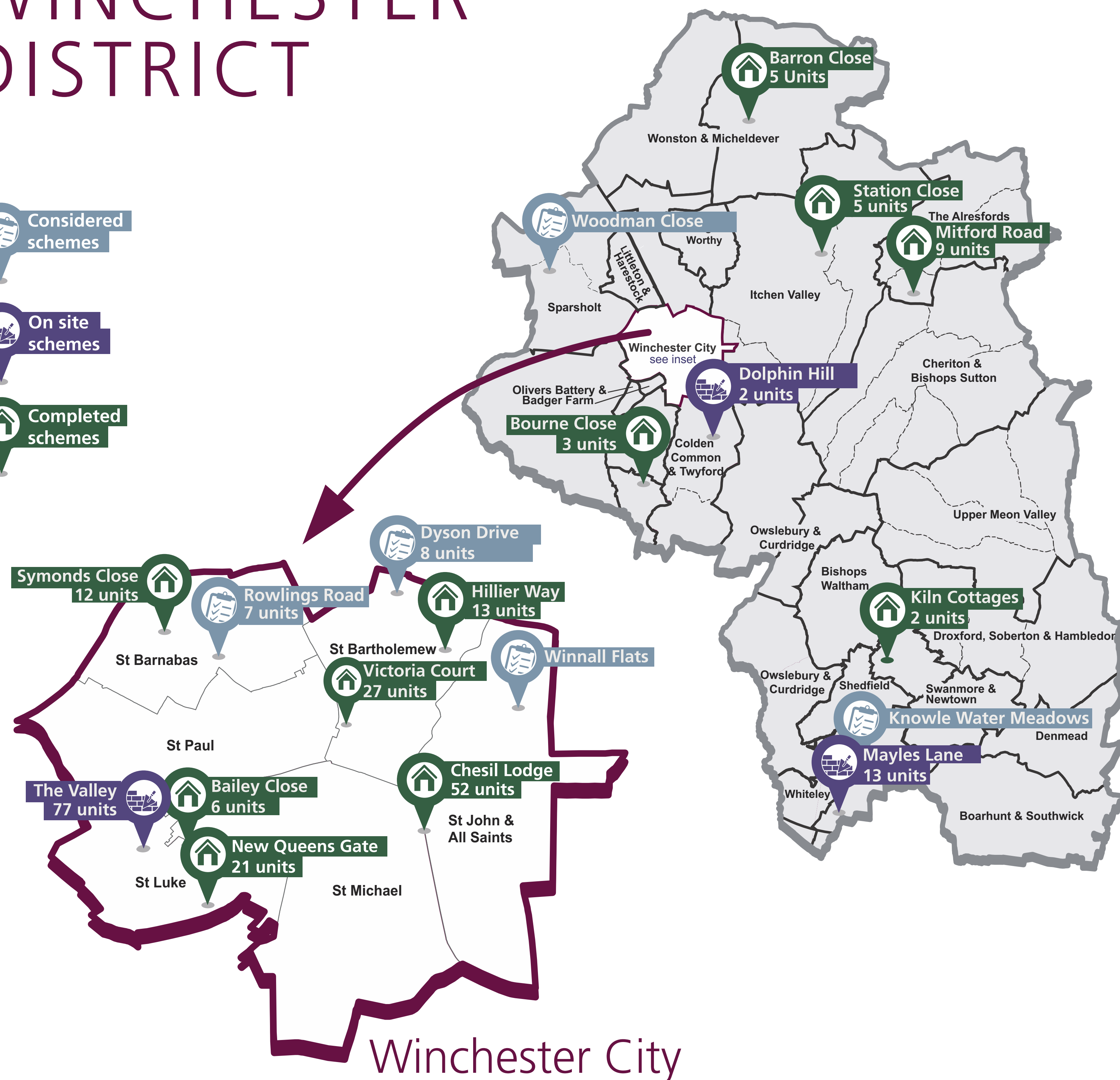
the **average income** of a young person is **£30k**

As a result of the high prices in Winchester:

There are **1,333** applicants on the Council register to **rent a home**.
There are **1,000** applicants on the Council register to **part-buy a home**.

Around **40%** of households **cannot afford a privately rented home**
Around **50%** of households **cannot afford a buy a home**

WINCHESTER DISTRICT



- Aim to provide 1000 new homes over the next 10 years
- 177 new homes completed
- 117 further homes under construction on three sites
- Various other sites under consideration
- We aspire to make the Council carbon neutral by 2024 and this will be reflected in our new council homes

3. The Council's New Homes Programme - Selected Completed Schemes



1: Bailey Close, Winchester



2: New Queens Gate, Winchester



3: Ashburton Road, Alresford



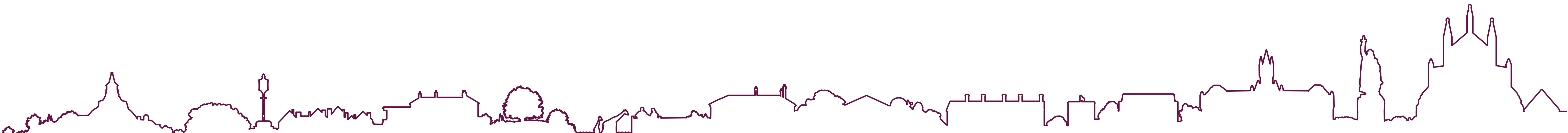
4: Symonds Close, Winchester



5: Symonds Close, Winchester



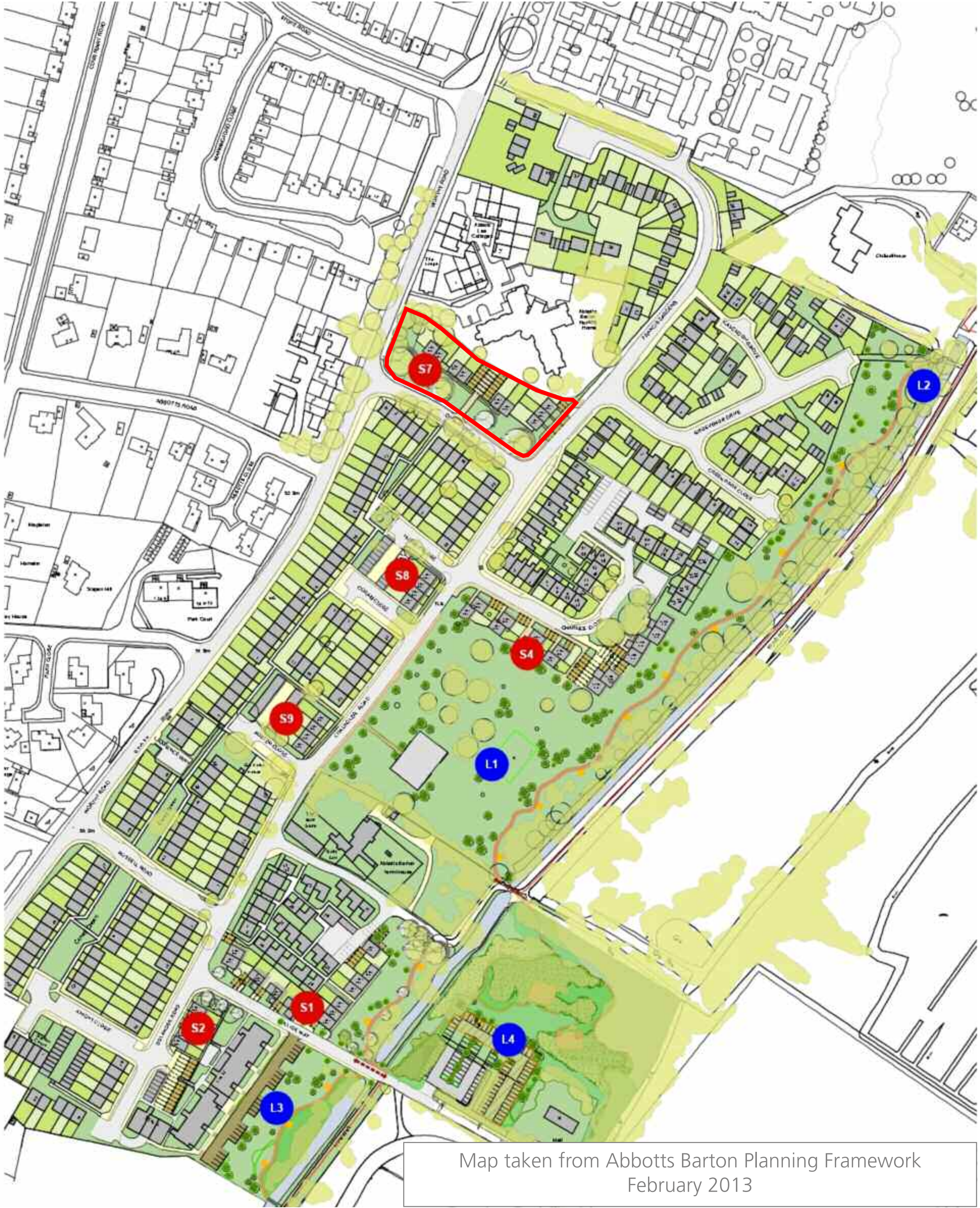
6: Symonds Close, Winchester



4. Planning Framework - Abbotts Barton

In February 2013 the Abbotts Barton Planning Framework was developed following consultation with the local community. The framework identified potential development and landscaping opportunities which are indicated on the map adjacent.

Our recent development at Hillier Way was the first phase of implementing the framework’s proposals.



Development Opportunities

- S1 Hillier Way
- S2 Colbourne Court
- S4 Charles Close
- S7 **Dyson Drive**
- S8 Hussey Close
- S9 Austen Close

Landscaping Opportunities

- L1 Central Green Area adjacent to Charles Close
- L2 Land adjacent to Watercourse
- L3 Landscape strip in front of Colbourne Court
- L4 Hillier's Haven
(formerly known as the derelict Land adjacent to Nuns Walk)



Hillier Way



Hillier's Haven

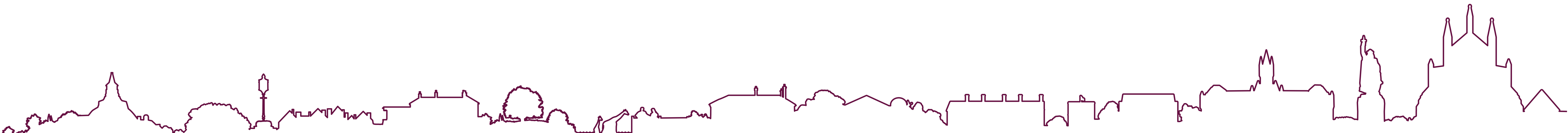
5. Planning Framework - Dyson Drive

Within the Abbotts Barton Planning Framework a preliminary proposal for the site was suggested. A summary of the 2013 proposals are as follows:

- 9 unit scheme
- 2 / 3 bedroom housing mix
- New road access from Dyson Drive
- Green frontage to Dyson Drive











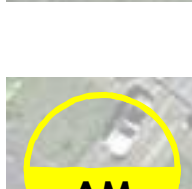
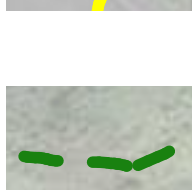
Preliminary Site Layout for Dyson Drive within the Abbotts Barton Planning Framework

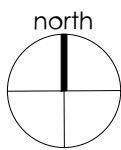


6. Site Analysis : Constraints & Opportunities



This diagram illustrates the constraints and opportunities that exist on and around the site.

-  Vehicular noise from Worthy Road
-  Overlooking of site from the rear of the Care Home
-  Vehicular access serves the main entrance to the Abbots Barton
-  Mature tree-lined avenue
-  Dwellings set back from roads
-  Building frontages
-  Level change - approximately 3m
-  Mature trees on site
-  Orientation: depicts the sun's path
-  Dense hedgerow to the boundary with Care Home



7. Design Development



Option A - 9 unit scheme
1no. detached house, 8no. terraced houses



Option B - 9 unit scheme
4no. semi-detached houses, 5no. terraced houses



Option C - 9 unit scheme
2no. semi-detached houses, 7no. terraced houses



Option D - 10 unit scheme
2no. semi-detached houses, 8no. terraced houses

Prior to the proposals put forward today, a number of options for the site were developed to test a variety of ideas. These were as follows:

- location of new access road
- number of units
- type of units
- parking numbers
- working with existing green infrastructure - ensuring the retention of all existing trees

8. Site Strategy

The proposal we are presenting today have been adapted from those contained in the Planning Framework 2013. The Key points listed below outline the reasoning, and the revised strategy diagram illustrates how adapted proposals have been arranged to improve on the Planning Framework’s initial proposals

Key points


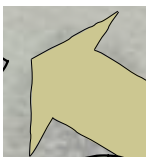


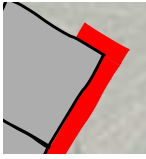
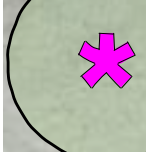
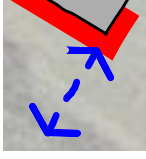

- The repositioning of proposed dwellings to minimise the impact on root protection zones to ensure the retention of trees.
- Minimise the overlooking on the gardens of proposed dwellings from the Abbots Barton Care Home.
- Parking located in areas which are overlooked
- Parking concealed at the rear of the site and therefore less visible to the public.
- Reduction in number of proposed units to ease pressure on existing trees



Site Layout Plan within the Abbots Barton Planning Framework 2013



Site Strategy Diagram

-  Retention of existing trees to provide buffer with Worthy Lane
-  New access from Francis Gardens
-  View onto dwellings upon entrance to the site
-  Parking located on site at the rear in areas which are overlooked by the Nursing Home
-  Frontages on to Dyson Drive & Francis Gardens
-  Green corner retained
-  Dwellings set back on Dyson Drive to create view to Mature tree
-  Soft landscaping to create buffer around dwellings

9. Proposed Scheme - Site Layout Plan

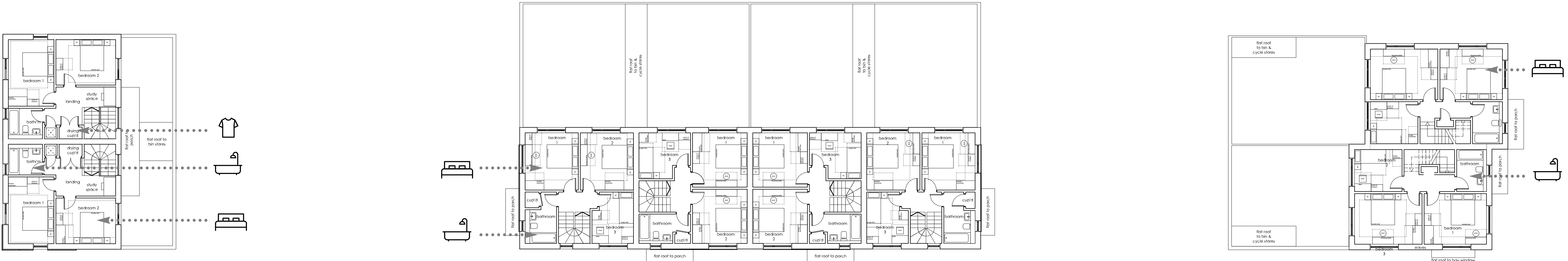


Key Points

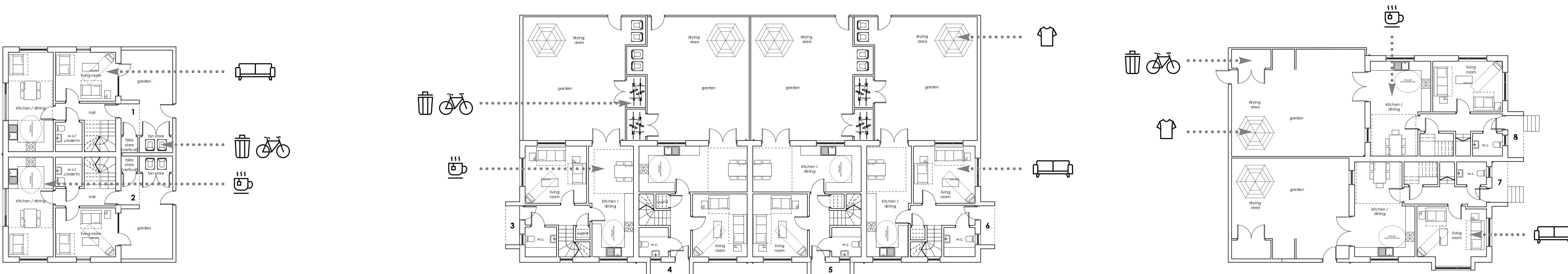
- 8no. dwellings.
- 17no. on site parking spaces.
- Site entrance from Francis Gardens.
- Parking concealed to the rear of the site
- No loss of trees.
- Communal green spaces retained.
- Planting surrounding proposed dwellings to create buffer between dwellings and communal spaces whilst enhancing the landscaped entrance to Abbots Barton.

10. Proposed Scheme - Floor Plans

First Floor



Ground Floor



Plots 1-2

Plots 3-6

Plots 7-8

- 2 storey semi-detached houses
- 4 persons
- x2 bedrooms
- x1 living room
- x1 bathroom

- 2 storey terraced houses
- 5 persons
- x3 bedrooms
- x1 living room
- x1 bathroom

- 2 storey semi-detached houses
- 5 persons
- x3 bedrooms
- x1 living room
- x1 bathroom

11. Proposed Scheme - 3D views



1. View from the corner of Dyson Drive and Francis Gardens.



Key Plan



12. Proposed Scheme - 3D views



1. View from Worthy Road junction with Dyson Drive.



2. View from the Francis Gardens junction with Grosvenor Drive.



Key Plan



13. What could the development look like?



1: Subtle corner detail adds interest to a relatively blank elevation.



2: Interest and detail added to the exterior of dwellings through different brick bonds

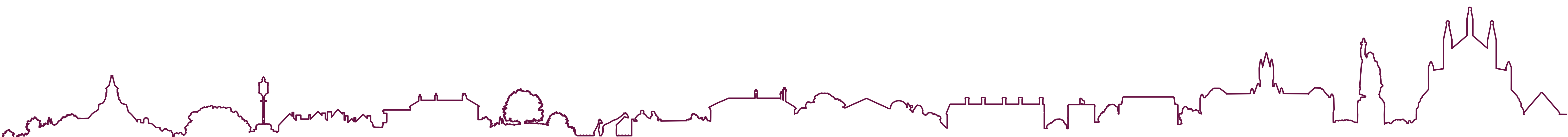
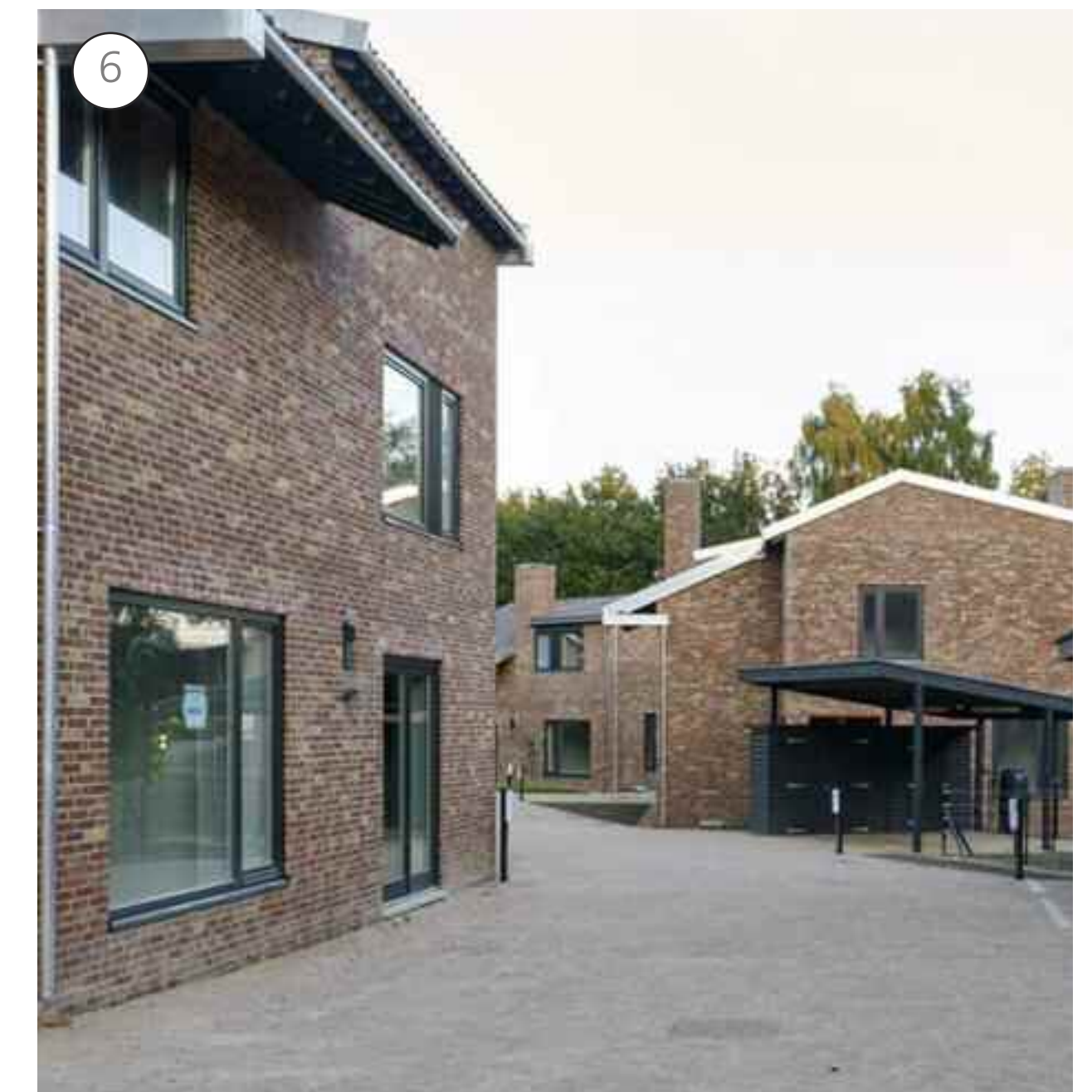


3: Limited palette of materials used to create a simple aesthetic. Two tones of brickwork to add variety to the scheme.

4: Landscaping creating a buffer in front of buildings, hard surfacing to footpath complements brick colour.

5: Landscaping used to soften the appearance of garden walls and side elevation of a house.

6: Hardscaping as a shared surface for both vehicles and pedestrians.



14. Landscaping Proposals

1 Ornamental Planting - Sunny Mix



2 Ornamental Planting - Semi-Shaded Mix



3 Ornamental Planting - Under Trees



4 Hedging



5 Trees



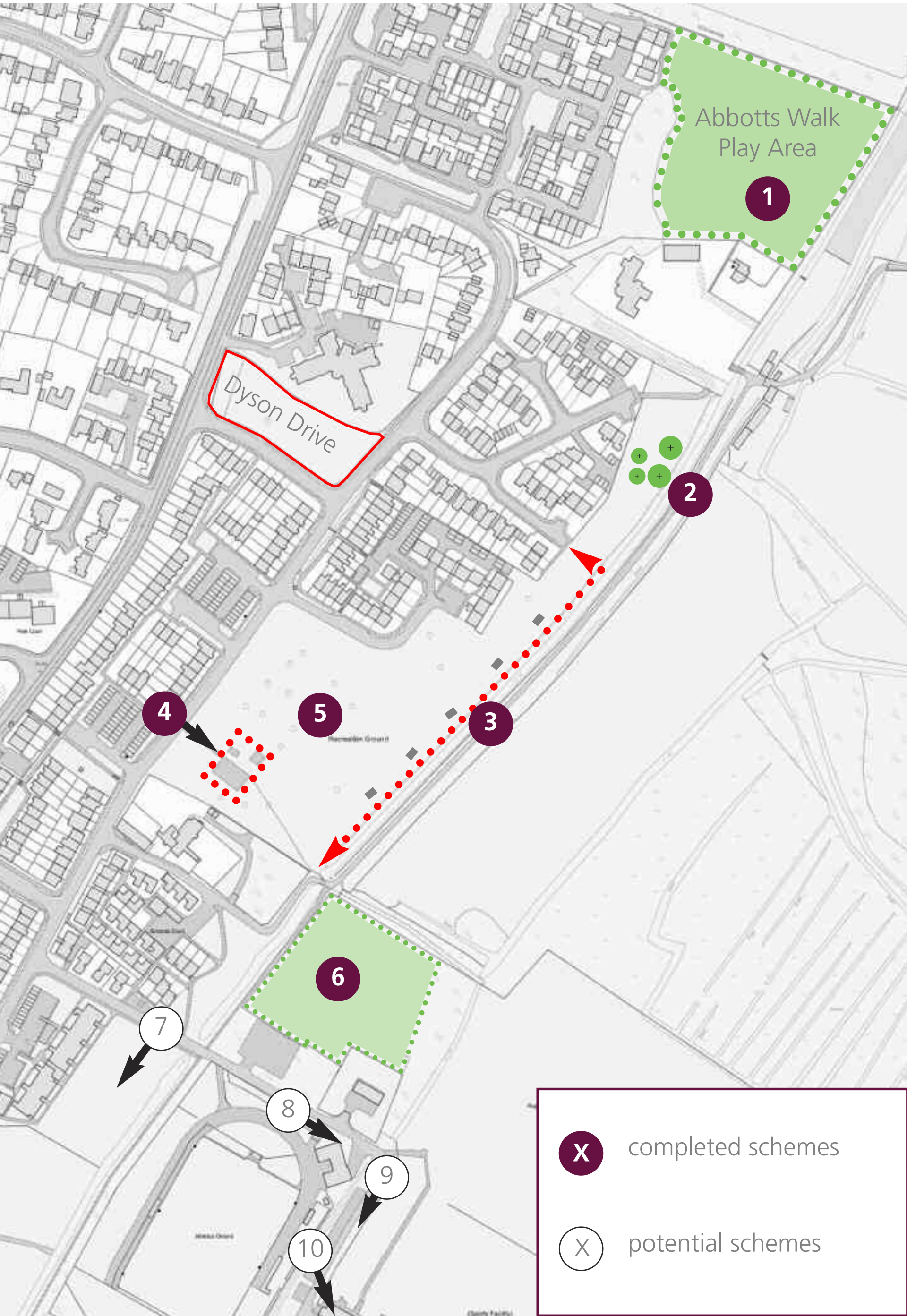
6 Hard Surfacing



15. Mitigation - What has already happened?

When we develop areas of green space, planning conditions require us to invest in local green space to mitigate the impact of our development.

As a result of the new homes built by the Council at Hillier Way, and following a previous consultation event in 2017 a number of environmental improvement schemes have now been implemented which are illustrated on the map and photos adjacent.



Abbotts Walk play area - provided as part of development to the Cassandra Road development.



Recent tree planting.



Bound gravel path with some seating installed. Timber trim trail runs alongside with 5 stations currently.



Chaundler Road Open Space and Play Area.



Chaundler Road football goals with nearby picnic tables and seating.



Hilliers Haven nature area with stone fire circles, wildlife boxes, interpretation boards and timber sculpture trail - created as part of previous mitigation work.



Potential improvements to Open Space to the rear of Colbourne Court.



Possible pedestrian access improvements along Nuns Walk / Hillier Way.



Potential footpath towards North Walls Recreation Ground.



Possible crossing into North Walls from footpath.

16. Mitigation - What could happen next?

POST YOUR NOTES HERE

There is now an opportunity to explore further possible improvements within Abbots Barton including access to nearby areas of open space.

We are therefore asking for ideas and suggestions so please come and join us at one of the tables and leave your notes on the space adjacent.

Some possible ideas....

- Edible Planting?
- Bins?
- Wildflower Areas?
- Bike Racks?
- Improved pedestrian / cycle access?

17. Next Steps

After today's consultation event, the Council will consider the comments and these will be used to help shape more detailed proposals ahead of the planning application submission in the autumn of 2019.

A Town and Village Green Application has been registered on the open space at Dyson Drive which will be determined by Hampshire County Council.

