

Summary of feedback from Dyson Drive event held on 9th July 2019

Thank you to all the local residents who attended the event at Dyson Drive on Tuesday 9th July 2019 and engaged with Council teams looking at housing proposals and possible mitigation options should the development proceed. Over 200 local residents viewed the display boards and we have received over 70 responses. We were seeking views on the appearance of the proposed houses and options to improve nearby open spaces to compensate for the loss of green space on Dyson Drive. We really appreciate your input and (having collated responses from post-it notes, feedback forms and online) would like to feedback the results to you along with some further information about how this will be used.



Suggestions that were made by several people are detailed below:

Landscape improvement suggestions	Number of responses
Picnic benches / BBQ areas	8
Wildflowers and planting	8
Play areas / adult gym	6
Football pitch / sports courts	4

Housing appearance suggestions	Number of responses
Use brick in keeping with existing houses	15
Prefer dark wood is not used	4



General comments and suggestions*	Number of responses
Critical comments	18
Parking / traffic	10
Footpaths	10
Cycle paths	10
Site layout	9
Antisocial behaviour	6
Favourable comments	2

*General comments and suggestions, outside the scope of questions asked, have been included and will be taken into consideration where appropriate

Action taken on these suggestions

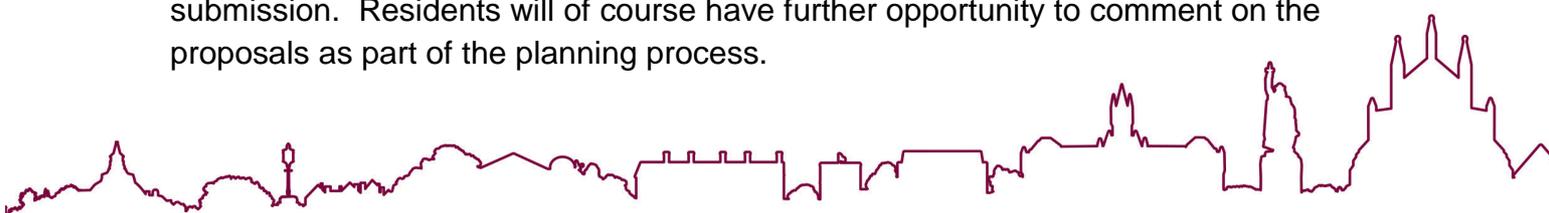
The comments and suggestions in relation to landscape mitigation will be kept by the Landscape and Open Spaces Team and should the proposal to develop Dyson Drive proceed we will develop these ideas and bring them back to the community for consideration and further comments.

The safe crossing on Worthy Road is the responsibility of Hampshire County Council and we will pass your comments to them. Councillors and officers from the City Council will continue to discuss with Hampshire County Council the community desire for this crossing.

The Community Safety Team attended the event to hear local residents' concerns over antisocial behaviour in the area. They will be working to resolve issues and we will support them with this where we can. The bushes at Dyson Drive will be cut back to make the area more open. If you or your neighbours are still experiencing or witnessing antisocial behaviour there are a number of ways this can be reported:

- Winchester City Council online www.winchester.gov.uk/report or call Neighbourhood Services on 01962 848 275
- Hampshire Constabulary (in an emergency dial 999 or call 101 for non-emergencies) or [crimes can be reported on line](#).
- Crimestoppers – 0800 555 111

The Council anticipates submitting a planning application for housing at Dyson Drive (following two previous major consultation events which identified this site, among others, in the Abbots Barton Planning Framework). This event allowed us to share our proposals with residents and any comments related to the design of the scheme will be taken into consideration as part of our final proposals for the planning submission. Residents will of course have further opportunity to comment on the proposals as part of the planning process.





Appendix 1

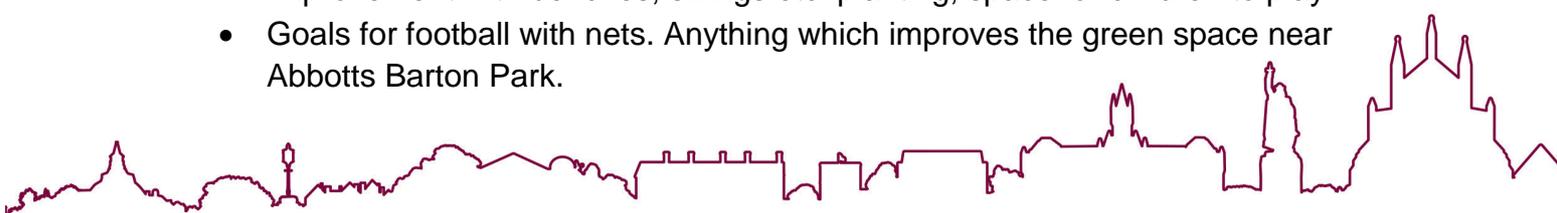
Detailed comments received

Appearance of housing – comments and suggestions:

- I like the look of all of them. Brick (pale grey) not wood looks good.
- Make sure they fit in with the houses already in the area.
- The houses need to be in keeping with what's already here - nothing like Hillier Way (they are too modern). Not dark wood.
- The houses themselves are OK but would prefer not be grey.
- Standard build house brick and tiles. Light Colouring. Landscaping good.
- They look very boxy and design will date quickly. Would prefer traditional designs and materials. Would prefer bin spaces inset off the path, so they don't get in the way e.g. mums with pushchairs (esp. Francis Garden's side).
- No. 2 - interest and detail added to exterior of dwelling through different brick bonds
- Red roofs, white windows, traditional materials (if built).
- Please use brick, and don't use black wood cladding! The trees and bushes on the corners of the plot help reduce visual impact.
- Seeing previous developments I have confidence that the design/materials etc. would be acceptable and the landscaping etc. is sympathetic.
- Brick rather than black wooden board and metal. More simple and traditional rather than ultra-modern. The retention of trees is a good idea. The area for bins would block the cycle path adjacent to Dyson Drive, leading cyclists to cycle on the road, which is already quite narrow and has poor visibility at the bottom end.
- Materials should reflect the existing houses on Francis Gardens and Dyson Drive rather than look obviously different. Some architectural detail/flourishes should be included.
- Try to fit into existing styles as much as possible.
- Fine as they are brick.
- General approach of matching bricks to existing houses makes sense.
- Contemporary architecture of individual house designs looks interesting, would need to see more detail on proposed materials and elevations to comment further.

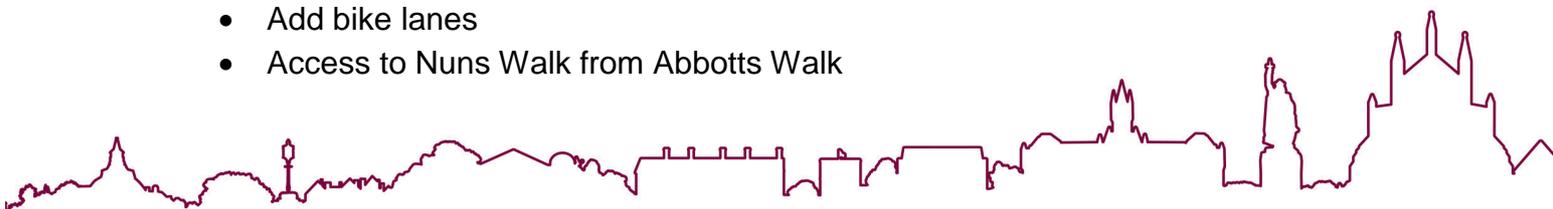
Landscape improvements – comments and suggestions:

- Improvement with benches, swings etc. planting, space for children to play
- Goals for football with nets. Anything which improves the green space near Abbots Barton Park.





- Add bike lanes.
- Picnic benches would appeal.
- Climbing frames and swings for children with benches for parents. Bins for rubbish and dog waste. Improve Francis Gardens footpath - desperately needs levelling and resurfacing.
- Make a proper cycle path down Dyson Drive [Worthy Lane cycle path ends at top of Dyson Drive]. Proper footpath from Hillier Way to Rugby Club. Proper footpath from corner of park by river (near Hillier Haven) up to Chaundler Road, next to playground. Benches in front of Colbourne Court. BBQ site/pits in the park.
- The other football isn't used as much as a lot of dog waste left behind - can anything be done? Basketball/netball court. Level off football pitch and mark out. Open up river track for bikes as well to ride from here to Kings Worthy and onward villages.
- Footpath linking Chaundler Road to the stream (southern end of the green near the playground) to improve access to Nuns Walk. Improvements to Hillier Haven - wildflower area is currently overgrown.
- Bee-friendly plants.
- Footpaths could be widened and vegetation cut back.
- Improving the cycle routes and ensuring children walking to St. Bede are out of roadways at the bottom of Hillier Way and past football club.
- No improvements to cycle/pedestrian access needed. Lots of not important ideas
- Extend the play area to include equipment for older kids. The goalposts may need to be moved but that is not a barrier. Also refresh some of the existing equipment as it is 15 years old.
- Ensure existing green amenity space is maintained and usable
- Security and investment in community facilities like community hall / safer space – scouts site at Hillier's Haven
- Separate pedestrian path down Hillier Way and around football club
- More flowers please and nice new trees
- Cycle route from town to Kings Worthy should do into Francis Gardens and Cassandra Road rather than Dyson Drive
- CCTV by Hillier's Haven and the new scout hut
- Improve Abbots Walk – football field too small, access to Nuns Walk, open green space rather than meadow, trees for shade by playground
- Improve signage for cycle path
- Hillier's Haven – stinging nettles make it inhospitable for children to play
- Area opposite Colbourne Court – seating and children's play area
- Area opposite Colbourne Court or recreation area – adult gym equipment
- Add bike lanes
- Access to Nuns Walk from Abbots Walk

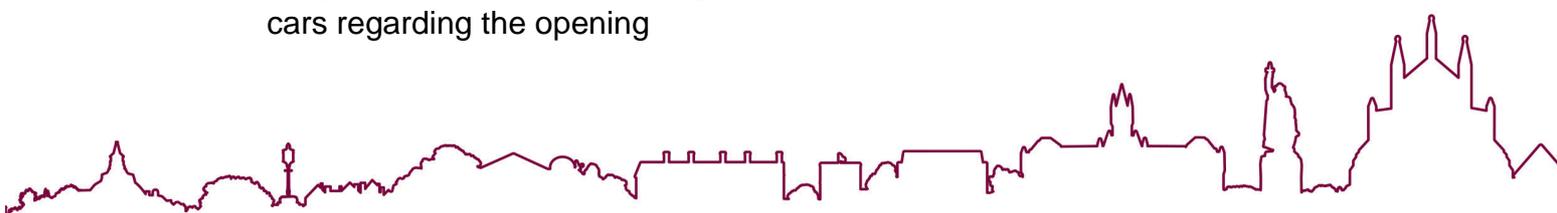




- Netball hoops near football goals
- Instead of a bridge – markers and a map by existing concrete bridge might help walkers find their way to Kings Worthy up the river
- Trees on this site and opposite Chaundler Road should regularly have their crown lifted to prevent use by drug dealers and other undesirables
- Accessible to other Winchester residents in adjacent areas e.g. Harestock where there are few usable green spaces. Provides ecological and flood mitigation benefits.
- Improved access and safe routes to green amenities, for vulnerable persons and young families with children in the area,
- 5. Mitigation – The board for post-it notes was covered with comments about the desperate need for crossings on Worthy Road. Surely that would come from a separate budget and be funded by HCC Highways/funding from Kings Barton development? Please can you confirm? Need to be more guiding to residents on this.
- I don't think there was a picture or suggestion on the picture board about contributing to the scouts centre as an option. That would have been good.
- I put a suggestion that extending the existing play equipment on the park to cater for older children would be good. And to upgrade the existing - most of it is 15 years old!! There must be some great new things out there.

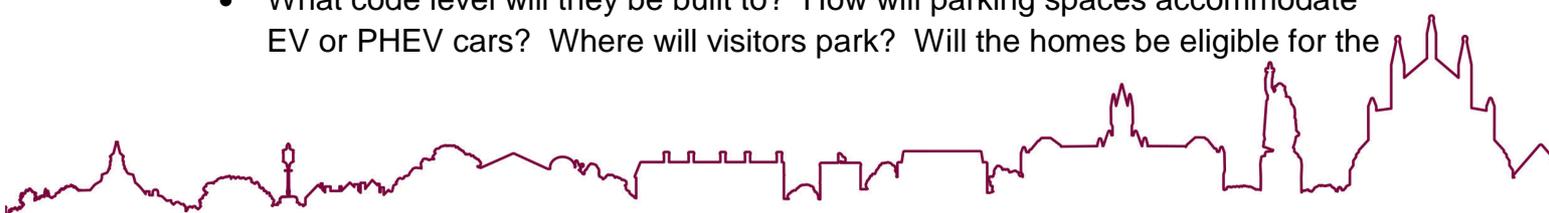
General comments and suggestions:

- Can't wait for these to be built. No cycling on Nuns Walk
- I am absolutely gutted about houses being built in this area. Just leave it alone.
- I don't think the houses should be built. Stop building on green space.
- Object to whole idea of building on this green space
- Too many houses for this small space. Houses too high.
- This is awful. This is a community space. No more houses. Do not build houses - disgusting! Use brownfield sites only.
- There should be no houses built on green spaces in Winchester. There is no need for more housing - Kings Barton will be enough. Also Winchester's infrastructure is suffering with the enlarging population due to housebuilding. Ridiculous. We will petition to stop this.
- This is awful. This is a common. I play football here
- And please make sure the houses are for local people
- Plot 8 is opposite No. 8 Francis Gardens. I have concerns about the access from Francis Gardens as cars are coming down from the new estate - it's busy, lots of cars! It would be good if a traffic survey was done to see flow of cars regarding the opening





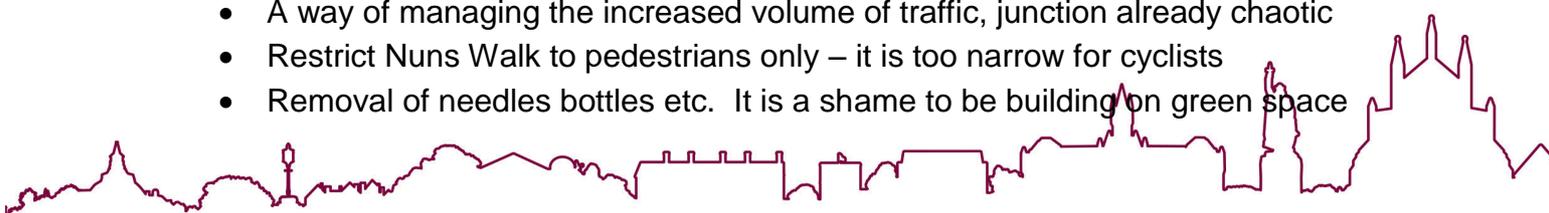
- There is only one allocated car parking space per house. We would prefer there were no houses built. Living on Dyson Drive presently we struggle to park so adding 8-9 more houses would impact hugely as visitors are likely to take a few parking spaces. We also have our children play here so value the green space. Junction is too near other junction. Too many houses.
- 8 houses seem like a big price for well used green space. Do not build on the green space by the park.
- The patch of land beside the trees is already used for ASB. Leaving the trees would create further problems. Access road position problematic. Too close to Grovesnor Road and Dyson Drive junctions. As residential area people 'forget' rules of the road sweep round junctions. The loss of current on-road parking would just make the rest of the street congested.
- Parking already a problem. Access via either roads, road already a hazard. Nice but more important
- The only major issue we have is with the trees going down Dyson Drive. If the proposal goes ahead we would like it considered that the trees are removed.
- A means of better managing the traffic flow in the area appeals. Traffic in the area is already more chaotic than it should be (speeding and motorists not respecting Chaundler/Dyson corner).
- New junction too near existing road junction (poor visibility). Not enough parking provided - in reality 2+ parking spaces will be required, otherwise will be parking on other nearby roads.
- Houses near Francis Gardens should be further away from Francis Gardens road than planned. We don't like a plan to take our green space - full stop!
- Preferred the set back housing from the road as less-crowded / claustrophobic. What will happen about the existing cars parked in the area? People will have more than one car typically and that should be considered in design and impact to surrounding roads.
- Nowhere here mentions the fact that you are taking away a huge area of green space - this is the entrance to Abbots Barton, our children play here, we have picnics, we use it for exercise, to hit a ball, play games, walk dogs. It is why people buy homes here. Yes we have the park area but it looks like you are chipping away at that too and before you know it there is very little of this precious green space left. We will oppose Dyson Drive being built on - there are other sites which would have less impact on our families' lives not to mention wildlife
- Push two houses back towards centre of development. Ensure kerbs are full height so children on scooters stop at roads. Keep visibility clear where roads need to be crossed by children.
- What code level will they be built to? How will parking spaces accommodate EV or PHEV cars? Where will visitors park? Will the homes be eligible for the





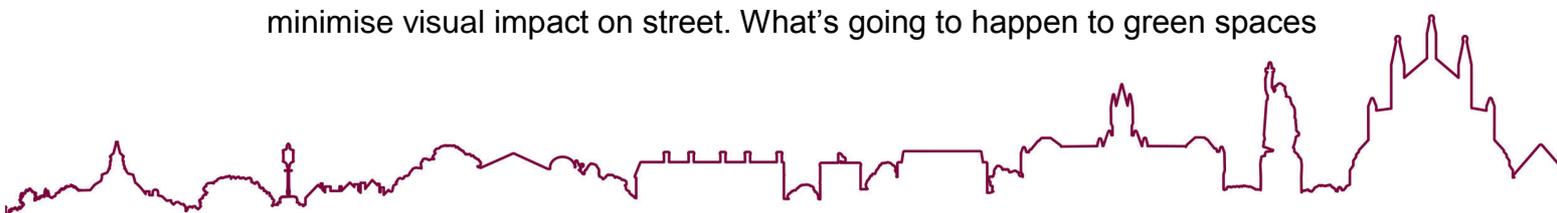
permit scheme? Surprised there were not more mitigation proposals to view, only mitigation for previous schemes.

- We have concerns about access into the development from Francis Gardens. Parking along this road will cause difficulties for traffic entering/leaving the development and also problems for people turning out of Grovesnor Drive into Francis Gardens. This particularly bad during evening/night times.
- Need to consider the area on the west of the site where it is overgrown and currently being used by people taking drugs.
- Landscaping OK. I like the trees.
- It would be useful to see overall plan with Nos 2,4,6,8 Francis Gardens shown in context with key dimensions shown. We think it's a mistake to leave the north end undeveloped; rather it would be better to leave community space at the south end of site which is south-facing, accessible and overlooked. However if the plan cannot be changed, consideration should be given as to how to design and landscape the area to the north to ensure it doesn't get misused, littered etc. (it will be dark, unobserved and likely underused). Two proposed houses on Francis Gardens should be nudged back off road (as far as plan will allow) to match setbacks on other side of road. Setbacks wont be planted in all likelihood so all efforts to maximise depth should be made (so that bins don't encroach on pedestrian routes).
- Assurance that other green spaces not used in future
- Antisocial behaviour needs addressing, Hillier's Haven currently unusable
- Council needs a strategy for electric vehicle charging points in this area
- Needle bins
- Spend money making our community safe again what the point of green spaces if there are needles and antisocial behaviour
- My sons will be very sad to lose their football pitch
- Whatever you do, don't ever think you can build on the main park. All our open spaces are being taken away
- We don't want dealers or users in our area – do something now
- Replace most garages with houses. Just have a fair sized car park. Do not build houses on the main green except in the north east corner.
- Police, agencies and Council need to start communicating. There's a breakdown in communication – spend time and money on that
- Dyson Drive is Abbotts Barton's football field. It is used by so many children. The man park is covered in dogs mess so it is very unpleasant to use.
- Junction already congested, traffic needs slowing. Dyson Drive junction currently problematic
- Widen Francis Gardens at Dyson Drive to Grosvenor Drive to allow for better visibility – remove the grass verge to widen the road
- A way of managing the increased volume of traffic, junction already chaotic
- Restrict Nuns Walk to pedestrians only – it is too narrow for cyclists
- Removal of needles bottles etc. It is a shame to be building on green space





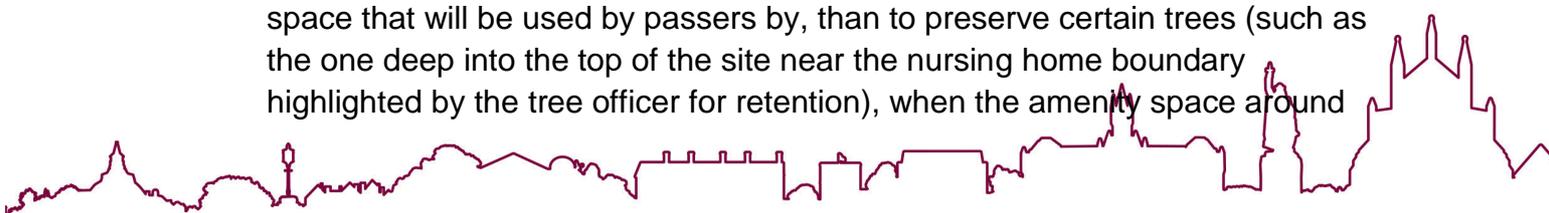
- None, it is perfect after a number of improvements made to the park over the past few years (benches, another goal, a fitness trail). Dyson drive has become more frequently used over the past 5 years as families have moved into the area opposite which allows them to overlook their children playing on this green space. The two football goals provided by the local community have also increased the usage of the green space. I don't think there should be a development of this space for several reasons: 1. this is a valuable green space to residents that is frequently used for games and picnics and it has village green status. 2. In a time where obesity is on the increase we shouldn't be restricting opportunities for children to get exercise in green spaces like this. 3. Since the "affordable housing" was built on Hillier Way we have seen an increase in instances of anti-social behaviour. This is evidenced by the crime figures, looking at the local crime map we had 21 crimes reported between Jan-April 2018 compared to 39, nearly double the number in the same period this year. A known drug dealer was living in the accommodation in Hillier Way and was arrested just last week in connection with the murder of a man in Eastleigh. More affordable homes bring more problems and devalue the deteriorating area still further. I will do all I can and coordinate the community to block these plans for new housing. You should be considering brownfield sites not open green space. You appear to be trying to turn Winchester into a giant housing estate.
- I find the questions being asked as part of this consultation to be presumptuous and miss the idea of what a consultation is. This green space you are proposing to develop is well used by the local community therefore I strongly object to it being developed. Developing this space goes against the principles in your Open Space Strategy. Cities are looking to protect their green spaces due to the positive impact this has on the environment and air quality. The area is home to lots of wildlife which includes birds, bats and hedgehogs to name a few.
- I'd like to see as much of the quality green space at Dyson Drive and in other parts of AB preserved for community use. This is one of the main draws of the area and if lost threatens the character of AB. The most used areas of DD are the football pitches and grass / tree covered areas closest to FG / DD road, these areas stand to be lost while the shadier / less well used areas by Worthy Rd are retained, disadvantaging the community. / The proposed access road is too close to existing junctions. It will displace parking spaces on FGs. The quality of amenity space proposed is poor (see above). The opportunity should be taken to improve the safety of the FGs/DD junction which is busy (and will get much busier) and currently unsafe with poor road markings and a lack of clarity about vehicle / pedestrian / cyclist priorities. Setting back of units to east of plan (on FGs) should be considered to minimise visual impact on street. What's going to happen to green spaces





between private walled gardens and the care home? Likely to be overgrown / unable to access. Nothing about sustainability/energy use in construction?

- Improved access and safe routes to green amenities, for vulnerable persons and young families with children in the area, as currently cars drive too fast both along the worthy road and through the Abbots Barton secondary streets and junctions, where there is extra danger for children entering the road from between parked cars etc. Safe crossing for worthy road from public transport bus stops. Reinstate road markings and potentially narrow junction radius to slow traffic at turnings where young children cross. Rationalise marked parking bay areas to alternate sides of the streets to avoid bottlenecks of cars parked concurrently on both sides. Alternative pedestrian routes along worthy road... could a break in the stone wall by the nursing home entrance lead to a new landscaped footpath winding through a tidied up and thinned out foliage at the north of the proposed development site, forming a attractive path running parallel to the existing pavement through a landscaped 'glade' of trees behind the stone wall. This could also help to reduce conflict of pedestrians and cycles on the existing pavements along worthy road. Preserve the best aspect areas of Dyson Drive green space for future communal use. e.g. strip of land facing south all along Dyson Drive (which gets good sunlight throughout day), and/or, area of grass along Francis gardens (where board 9 shows access road, and two houses) this area is high value amenity, it gets the most evening sun, and is where families pass and meet and play. (Consultation comments in response to board 9) Fundamental concerns with the proposed site layout plan (board 9)... as follows: location of access road onto Francis gardens is dangerous, too close to two existing junctions with Dyson Drive and Grosvenor drive. Alternative proposals of access road from Dyson Drive would be more appropriate. Access road would necessitate excessive displacement of resident permit parking bays, on both side of Francis Gardens, creating parking congestion in other areas of Francis Gardens and problems for existing residents. The green space retained at the top of the site is the worst bit of public realm, and is unlikely to be used or valued as shown in the development proposal, its aspect is overgrown feeling enclosed and shady, with no afternoon or evening sun. The central and Francis gardens end of the site is where the current green space is utilised by local families. Development should aim to preserve the best aspect areas of Dyson Drive green space for future communal use. e.g. strip of land facing south all along Dyson Drive (which gets good sunlight throughout day), and/or, area of grass along Francis Gardens (where board 9 shows access road, and two houses) this area is high value amenity, it gets the most evening sun, and is where families pass and meet and play. In my opinion it is more important to preserve accessible open and visible green amenity space that will be used by passers by, than to preserve certain trees (such as the one deep into the top of the site near the nursing home boundary highlighted by the tree officer for retention), when the amenity space around

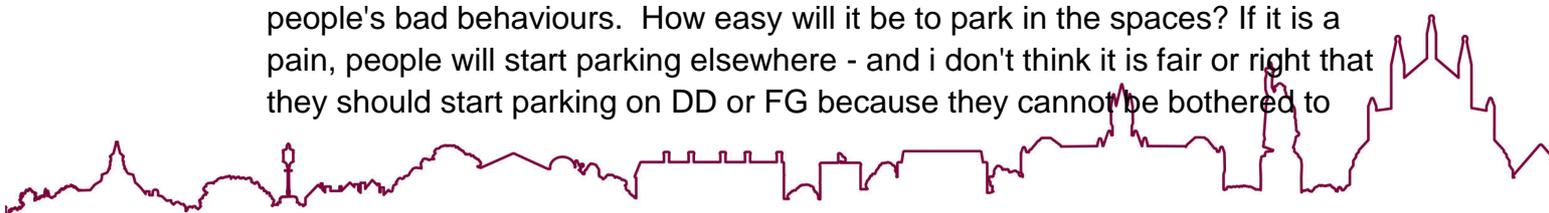




this 'valuable' tree, has little quality or accessibility as amenity space.

Displacing or omitting the two new houses and access road shown nearest to Francis Gardens would create a larger quality amenity space, with good sunlight throughout the day, as well as retaining the break in the street elevation and the aspect of green space, which is a valuable feature of existing views when walking up and down Francis Gardens.

- Boards - quite a lot of them and quite confusing! I did discuss this with a couple of members of your team - I was very confused - too much on the history of what was done, maps showing potential building spots when some not going to happen, a whole board on options a-d when none of those were actually in the final proposal, the board with pictures of things on parks as mitigation was a bit misleading - the play park for example is 15 years old! I think you should test the boards next time with people. Better to have fewer boards with focussing on 'this is what we want to do'. Also on the mitigation section some suggestions would be helpful for the community e.g. some mention of a contribution to the scout hut as an option. So what we ended up with on the suggestions board was stuff about a crossing on Worthy Road. See my separate point for comments on that. 2. Design - I am really not happy with the entrance via FRANCIS GARDENS for the following reasons: i. driving out of the new entrance too many hazards: you would need to look for traffic a) coming down Francis Gardens from the left (and there is more traffic than there used to be due to the opening up of Francis Gardens to allow traffic through from Abbots Walk), b) coming out of Grosvenor Drive (which is already a bit tricky for those drivers as they need to look both ways and visibility not always clear, so then having to look for traffic coming out of the additional entrance means a increased risk of collision), c) traffic coming along from the right (Chandler Road), d) traffic coming down and round from Dyson Drive onto Francis Gardens. ii. driving past the new entrance - as per above, too much traffic coming from too many directions. It is already congested around there - can be very difficult to drive along the first section of Francis Gardens as visibility poor, particularly if you are coming down from Dyson Drive. iii. loss of parking spaces on Francis Gardens to accommodate this new entrance. What is in the design to solve this? iv. vehicles coming out of the new entrance will impact on houses 2-8 FG in particular - increased risk of parked cars being damaged as turn will be tight and also headlights into houses. Not a nice way to live. 3. Parking arrangements - Whilst it is good to see that 2 spaces per unit have been incorporated, I think that nevertheless unless the parking rules are very clear and stringent for tenants then you are building in issues from the start which will impact on the other tenants, local residents, and WCC staff. There have been parking issues both in Abbots Walk and the new Hillier Way houses. Need to anticipate and minimise people's bad behaviours. How easy will it be to park in the spaces? If it is a pain, people will start parking elsewhere - and i don't think it is fair or right that they should start parking on DD or FG because they cannot be bothered to





park behind their own house, or park on verges and grassy areas (as per Abbotts Walk). Restrictions on where to park could quite easily be incorporated into a tenancy agreement, as could a restriction on number of cars per household - i.e. no more than 2. Are you in discussion with the housing team for advice on this? Also, the parking permit scheme needs to be correct - it was not done correctly for the Hillier Way houses - despite planning conditions that the development would contain sufficient parking to be self-contained. Then retrospectively, there was a need for dedicated parking for a resident with a disability - this was marked up outside a private house on Oglander Road without any consultation or compensation... and then moved to the next house along! This should not be allowed to happen again - lessons should be learnt - what are the provisions in the design for parking for people with limited mobility? It's already tight for parking in this area so please be honest and realistic with this.

4. Improvements to Dyson Drive - Is there a budget in the development to improve the pavements on BOTH sides of Dyson Drive? In particular grass verges are encroaching on the pavements, making them narrower and the pavement where the existing houses are very uneven due to tree roots, hazardous with fallen tree twigs etc. Not good for people trying to access their houses or walk down that way. This is an opportunity to improve the whole road.

6. People invited - People from Abbotts Walk were not invited to this consultation. I think they should have been as they drive along that way so will be impacted.

7. Overall design - Whilst I appreciate that the number of houses is less than it could have been, please really consider seriously the suggestions made by at least 2 residents, one of them an architect, that you shift the entire plan 'up' towards Worthy Road, to allow a more generous, safer, and aesthetically pleasing exit and entrance. I understand that one member of staff is fervently against the removal of a maple at the top of the site which would prevent the shift up, but I hope that one person's view does not have a disproportionate impact on what is best overall. I am assuming that TPOs are now not going to be put onto the trees that do not have them? Might be worth being clear about that to staff.

