

Introduction

Winchester City Council is proposing to develop a small number of council homes on land owned by the council -

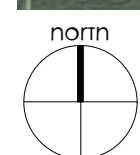
- All of the new homes would be owned and managed by the council
- It is intended that the homes would be for rent
- The properties would be available to people with a recognised local connection to Sparsholt

Aims

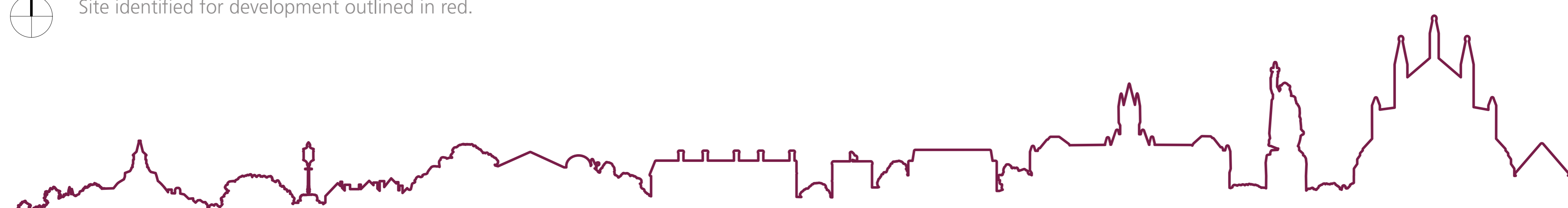
- To inform residents of the aspiration to provide new council homes for local people
- To gain comments about the proposals that are under consideration
- To encourage local people in housing need to register with Hampshire Home Choice

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

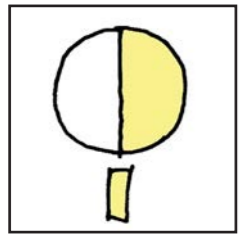
- There is a serious shortage of affordable homes in the district with demand hugely outstripping supply
- There is an identified need within Sparsholt Parish for new affordable homes
- The land identified can accommodate a small number of council homes to meet local needs
- The council is able to make 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



Site identified for development outlined in red.



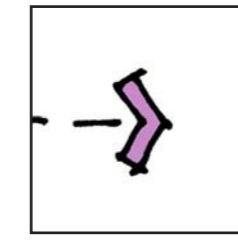
Key



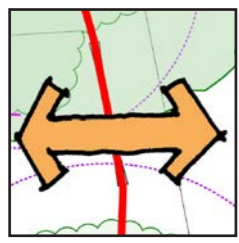
Orientation
Depicts the sun's path during the course of the day.



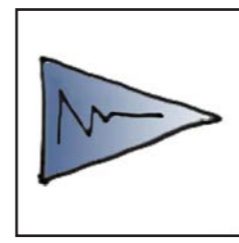
Green infrastructure
Existing trees and planting along the north and east boundaries.



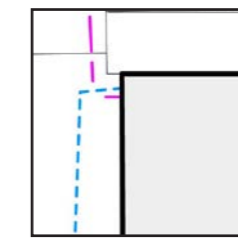
Views into the site
Views into the site from neighbouring properties.



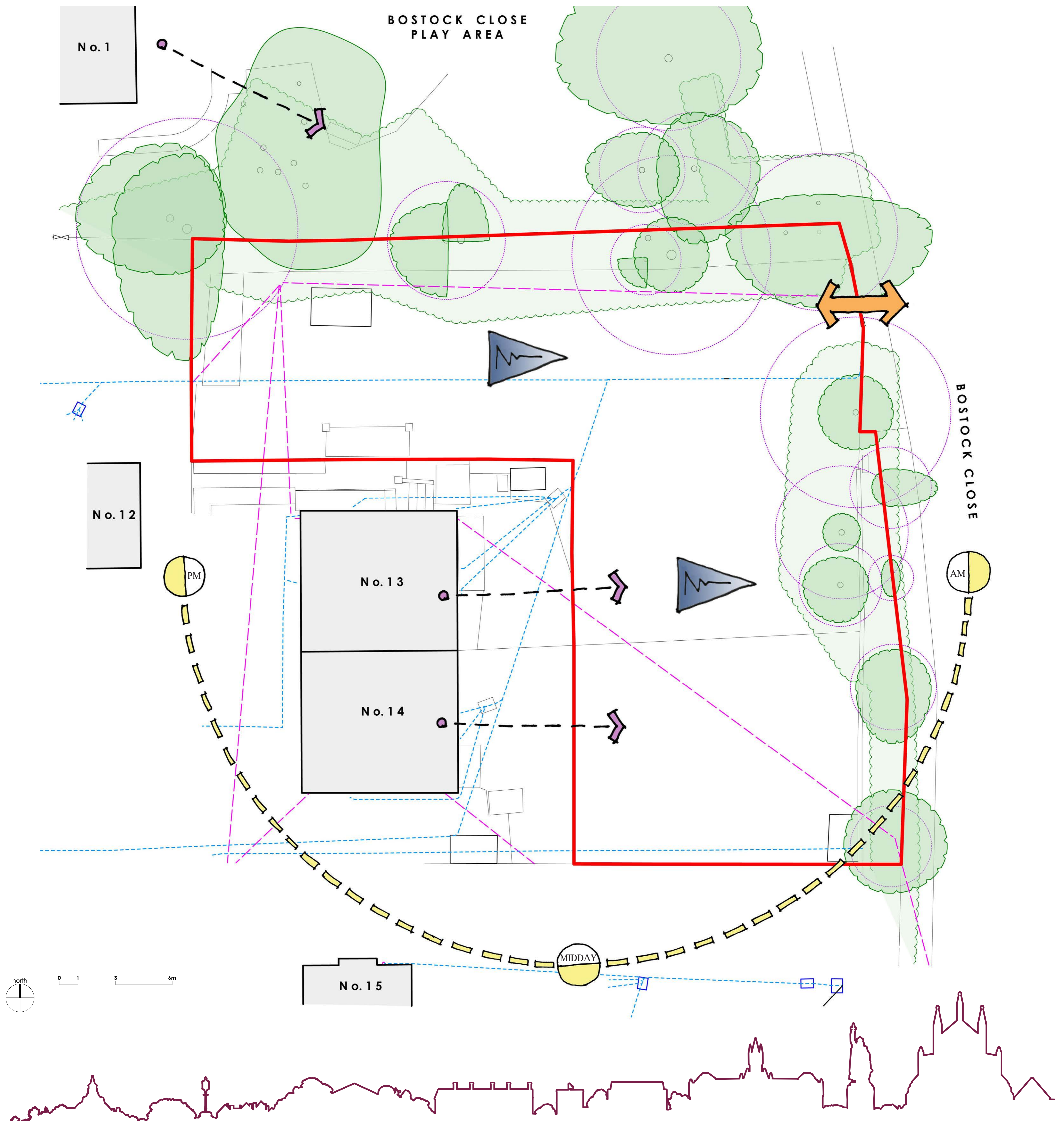
Access
Existing access into the site, from Bostock Close.



Topography
There are significant slopes across the site.



Existing services
Existing sewers and overhead cables through the site.



Woodman Close • Sparsholt

Proposed Scheme - Site Layout Plan

November 2019

Key Points

- 5 no. small dwellings proposed -
 - 3 no. 1 bedroom, 2 person houses
 - 2 no. 2 bedroom, 3 person bungalows
- 7 no. on site parking spaces
- Site access from Bostock Close
- New planting proposed



Woodman Close • Sparsholt

Proposed Scheme - Site Overview

November 2019

HOUSING FOR 
WINCHESTER

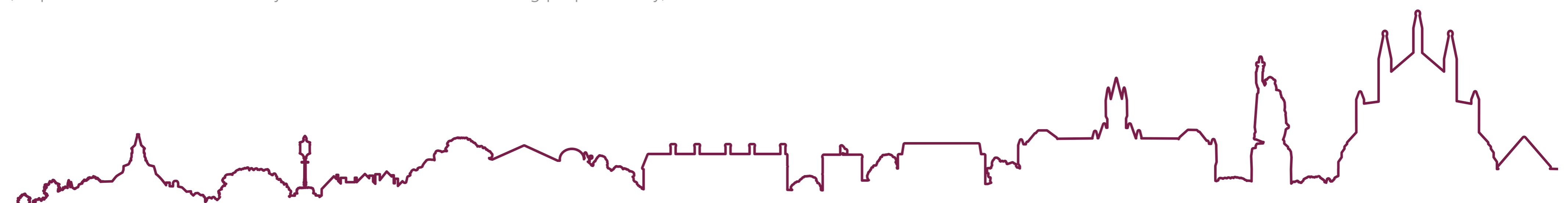
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A. Proposed Aerial View of Site

(Proposed materials not currently shown - for form and massing purposes only)



Woodman Close • Sparsholt

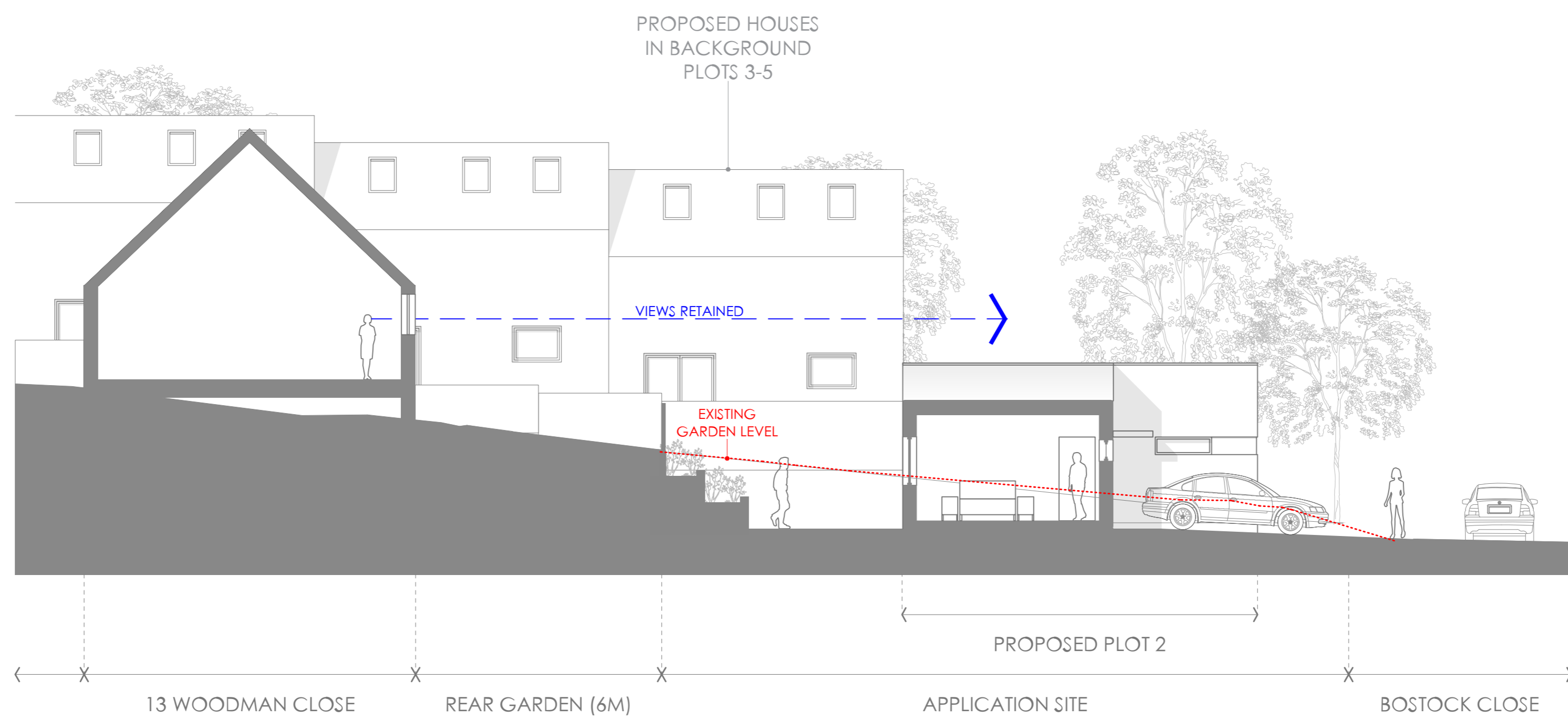
Proposed Scheme - Elevation and Section

November 2019

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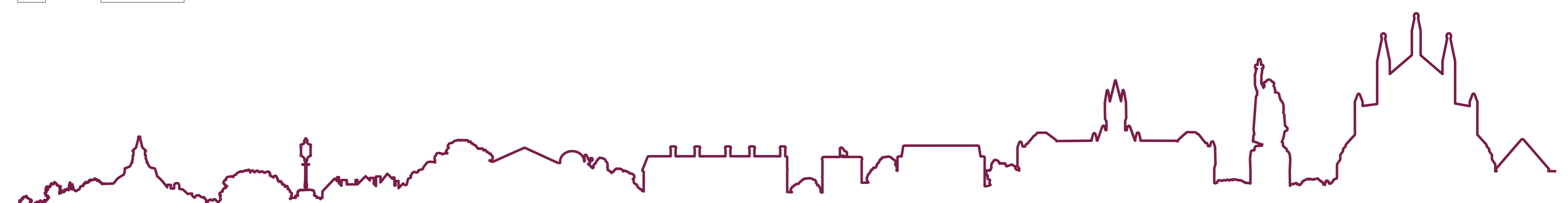
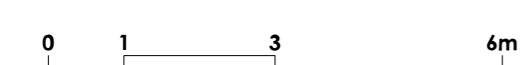
A. Site Section

(proposed materials not currently shown - for form and massing purposes only)



B. Street Scene Elevation

(proposed materials not currently shown - for form and massing purposes only)



Woodman Close • Sparsholt

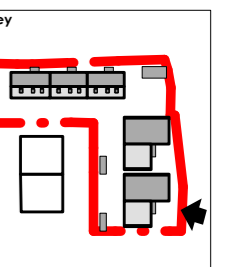
Proposed Scheme - 3D Views

November 2019

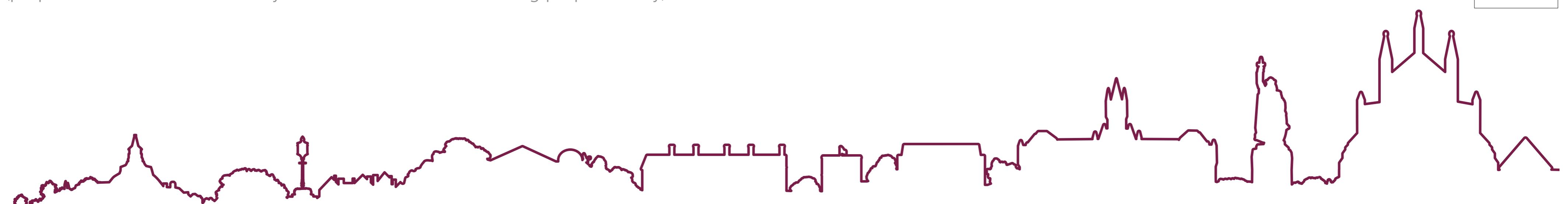
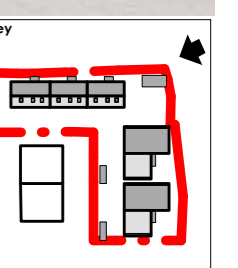
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A. Proposed View from Bostock Close - Looking West
(proposed materials not currently shown - for form and massing purposes only)



B. Proposed View from Bostock Close - Looking South
(proposed materials not currently shown - for form and massing purposes only)



Woodman Close • Sparsholt Appearance and Materials November 2019

Examples of existing homes in the surrounding area.



Examples of what the development could look like, and suggested materials.



Bell Phillips Architects



Mikhail Riches



Patel Taylor

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



Hillier Way, Abbotts Barton



Mitford Road, Alresford



Symonds Close, Weeke



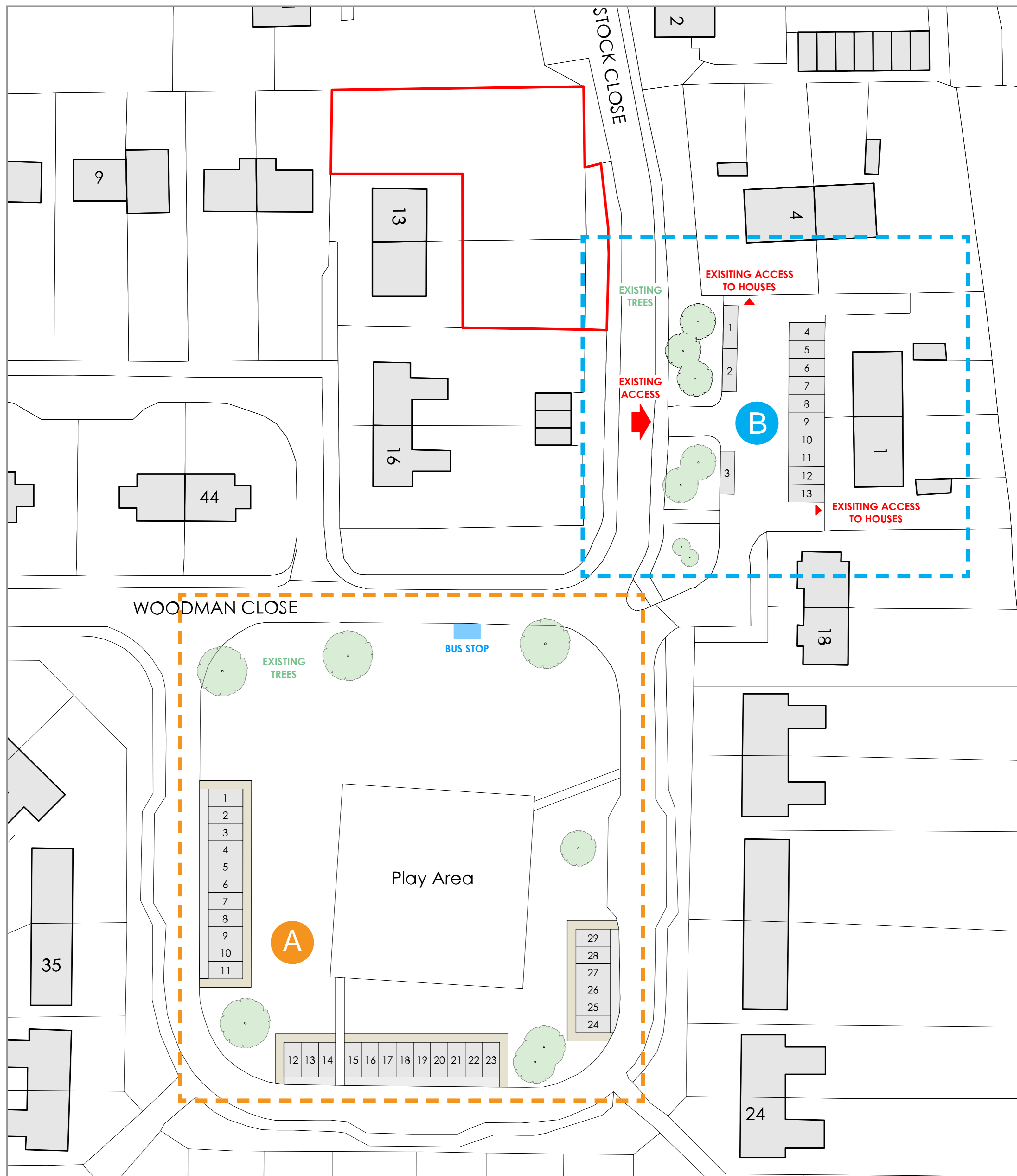
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Communal Car Parking Options

November 2019

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Six on-street car parking spaces outside of the site would no longer be available. The council is considering the potential to provide additional communal car parking spaces within the wider area.



A Woodman Close
Additional parking in the wider area around the green (potential for up to 29 spaces).

B Stockwell Place
Formalise (white lining) parking in Stockwell Place.

Woodman Close • Sparsholt Communal Car Parking Options - Details November 2019

A Woodman Close

Two options have been proposed for how parking bays can be provided on the green at Woodman Close.

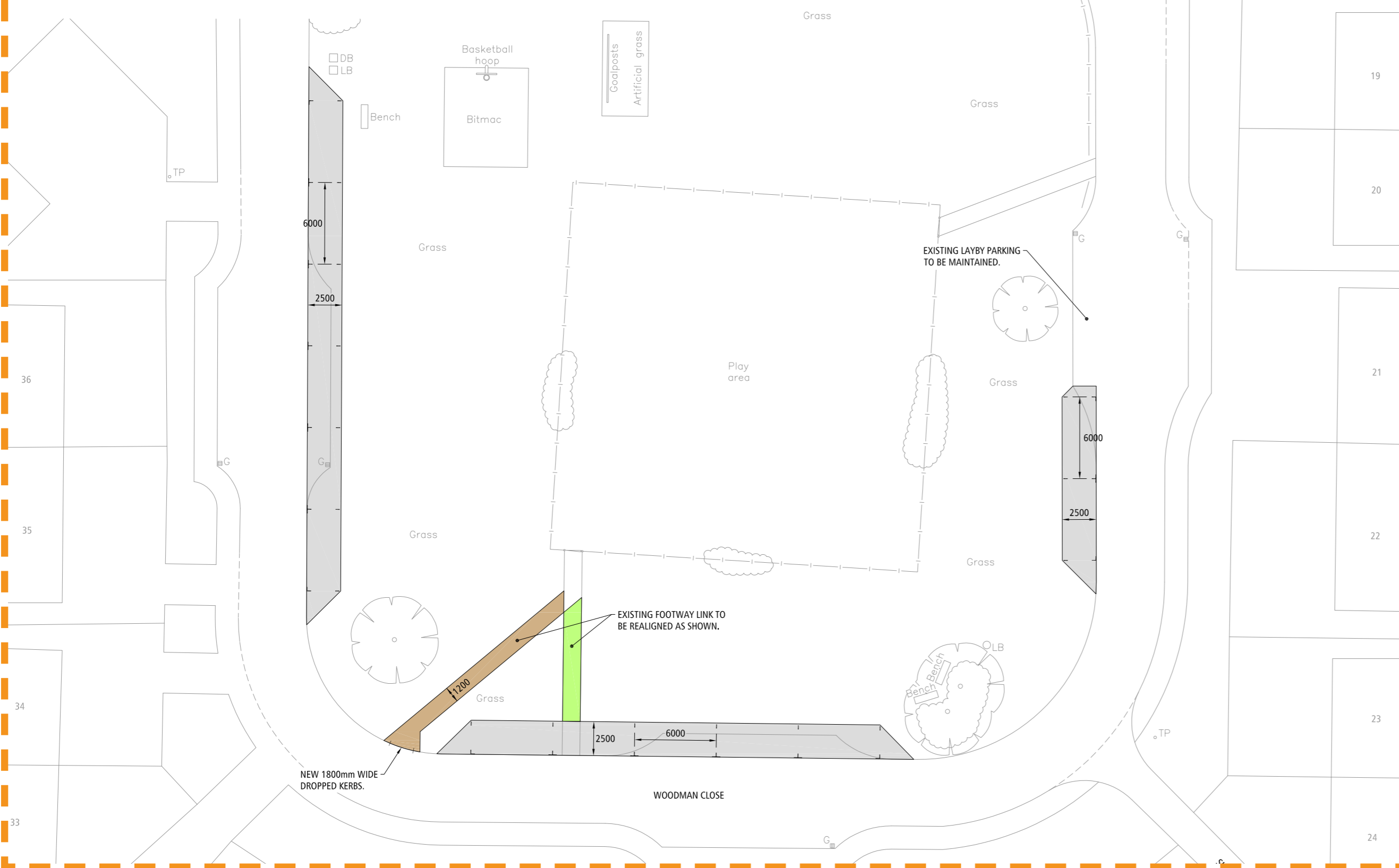
Option 1

This proposal provides a total of 29 resident parking bays on the green.



Option 2

This proposal provides a total of 13 resident parking bays on the green.

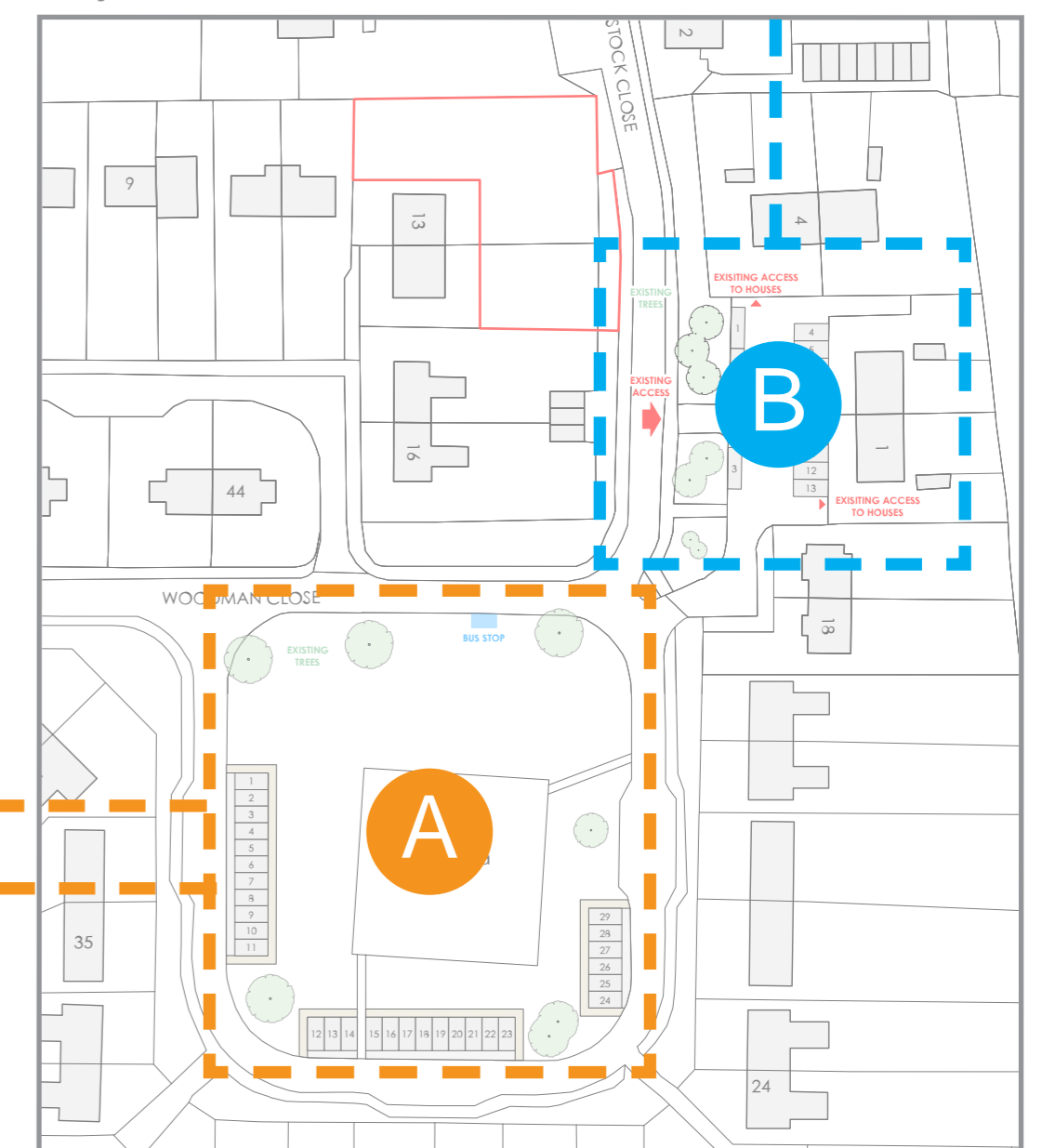


B Stockwell Place

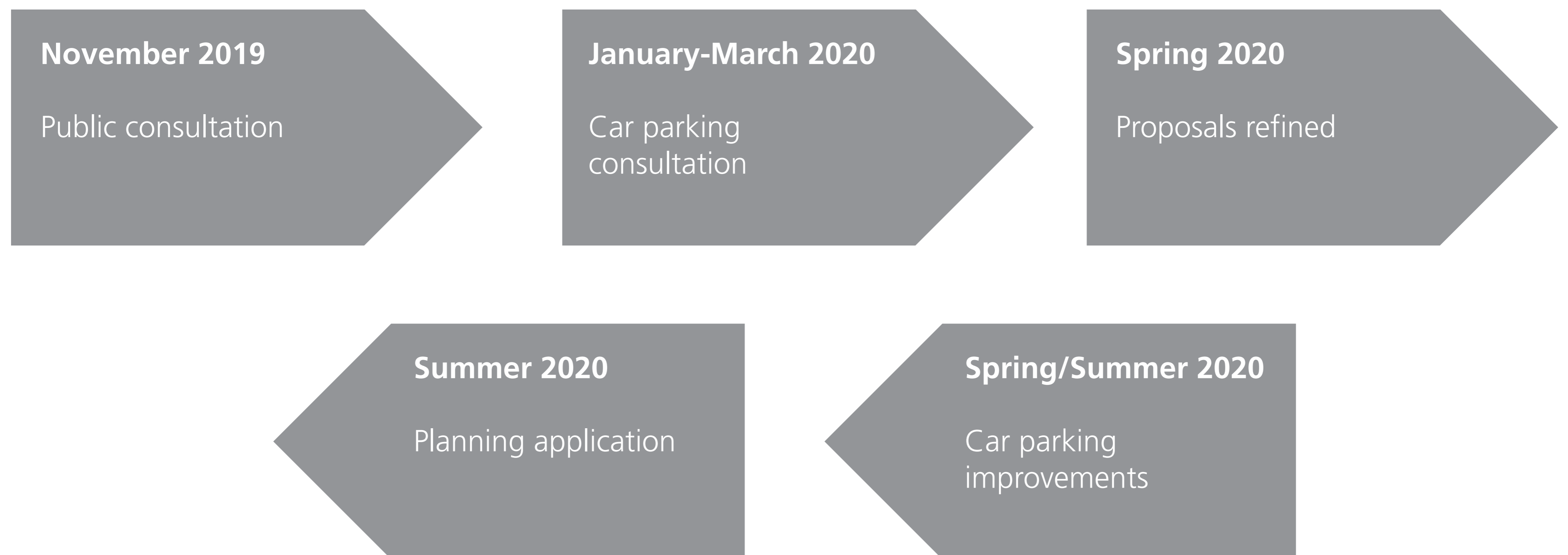
This car park could be formalised by creating lined parking bays. This would provide 13 resident parking bays.



Key



After today's consultation event, the council will consider the comments made and refine the design to take forward to a planning application.



FEEDBACK

Thank you for attending today's consultation event.

- Please complete a **feedback form** before you leave.
- Alternatively, email feedback to **newhomes@winchester.gov.uk** or visit Citizen Space no later than 21/11/2019:-**<https://winchester.citizenspace.com/>**
- Plans will be viewable on Winchester City Council's website:-
<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**

