

LAND OFF BURNET LANE, KINGS WORTHY

FEEDBACK FROM COMMUNITY CONSULTATION ON 12TH JULY 2018

Question 1: What are your thoughts on our fresh proposals to develop the site with up to 35 new homes, broadly on the same footprint as the 25 affordable homes which currently have outline planning permission, in return for gaining the whole of the remainder of Top Field in public ownership?

In principle to have 35 homes & the rest of the field retained for the community & wildlife could work but not built right next to the mitigation area that was only created in 2013 to save the dormice & slow worms. You say it can be moved but many were lost in the last move so it's not possible to keep moving them & expecting them to be saved.

The 25/35 homes should be built at the back of the existing 25 homes & in turn that would not disturb the mitigation area & also retain a full area of the field.

Good idea, much needed

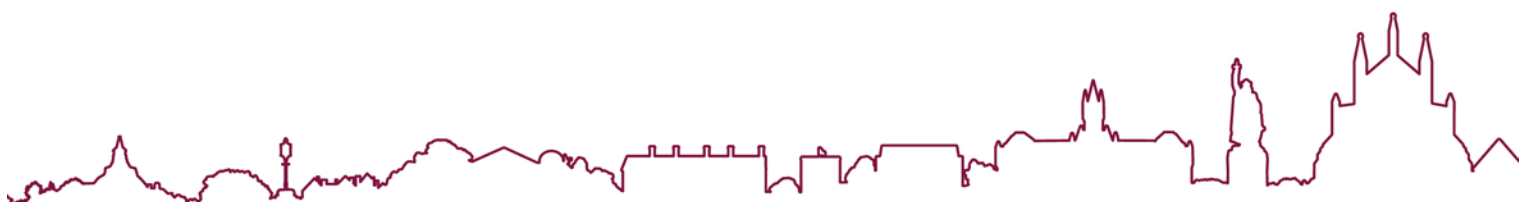
I fully support this development as it will provide much needed homes for those on the Winchester Council list the land is little used for recreation as confirmed by the refusal of an application to list the site as a village green. The bridle path that is attached to Hookpit farm Lane provides adequate opportunities for dog walking and recreation.

No thanks.

I am broadly in favour of using the Top Field site for affordable housing and open space for Kings Worthy residents (there is shortage of the latter on this side of the village). BUT - There is a great distrust of Drew Smith by local residents. The outline planning permission for 25 houses should never have been given without the "retained agricultural land!!" being handed over - locals did not get a chance to comment! I do not believe the 35 houses should be located as shown on the plan - they should be distributed more thoughtfully - maybe a village green type atmosphere. 35 houses will add a significant number of car journeys past Tesco, this is a real congestion bottleneck particularly when there are delivery lorries at rush hours. Sufficient car parking should be available on the Open Space to avoid cars clogging roads.

If they are truly affordable homes I would accept that a compromise needs to be made sometimes. My daughter and her fiancé have just part bought a house but although she has lived in Kings Worthy for almost 20 years (since she was 4) they were unable to afford the affordable part buy housing in Winchester as the rent for them is very high.

I acknowledge a need for affordable homes in the area to assist those with a local connection to stay in the area. I am however concerned about sight lines and visual impact (Top Field is one of the highest points in the village) and also about traffic. Whilst the development in isolation may not contribute significantly to the traffic in the area, in combination with Kings Barton, the planning submission for 99-103 Springvale Road, other village infill and possible future development of Merrydale/Cornerways site on Nation Hill, the combined impact of continued development will place unacceptable strain on the local roads and dangerous junctions at the Cart and Horses and Lovedon Lane junctions with the A33. The council must address these issues before further development occurs.



I am strongly opposed to this development. A consultation held a couple of years ago asked residents to choose one of three sites in the village to be developed. Lovedon Lane (HAB) was selected. Why is there now this debate about Top Field again? There has been an enormous amount of development in the village, including social / affordable housing - Broadview, HAB and Barton Farm coming soon. I feel like Kings Worthy is a 'soft touch' and we have been misled. It always feels like we're being asked to give up something in return for nothing. Not much sign of the nature walk / allotments / community building etc. etc. we were bribed with in return for the Lovedon Lane fields.

I think the calculations for the increased traffic if this were to go ahead seemed very low.

The open space should have a variety of habitats provided in order to allow as many different types of wildlife to live there safely, including birds, mammals, insects, amphibians, butterflies etc.

Thank you for inviting us to your meeting on the 12th July 2018.

We are concerned as the fresh proposals are not in keeping with the original footprint which as passed 6th February 2018.

1. The development seems to have moved considerable, whereas previously the area known as the Triangle now doesn't exist.
2. The close proximity of the houses to our property has changed.
3. The drainage pond has been added due to drainage problems with the proposal.
4. Services turnaround has been added.
5. Where is the concern for the natural habitat in this area?
6. The development skyline will be a further eye sore to the village.
7. This area is easily accessible for creative activities for the residents of the village.

I am glad you invited the village to the meeting on 12th July 2018 as it has brought up a lot of concerns on the new proposal for the Burnet Lane.

1. The original plan, ref. 15/00969/OUT, which was passed 6th February 2018, has changed considerably to the new proposals.
2. The Triangle as its known locally will be destroyed, with many types of wildlife & trees lost, to accommodate some of the housing & a drainage pond. Not a very green City Council!
3. The housing & drainage pond has moved closer to our property on Springvale Road & Ilex Close properties.
4. No one can foresee rainfall amounts in the future & putting a drainage pond so close to existing properties puts them under risk if the drainage pond/sewers from Burnet Close fail.
5. The village needs guarantees that the Councils will not develop the rest of the field in years to come if they buy it off Drew Smith.



I am disappointed and concerned that we have not been given enough information to make an informed decision.

The water retention basins have not been explained and although you state that they will have no impact on surrounding streets you do not say anything about the impact on the houses directly in front of them. Are they ponds for the wild life or are they just bit pits which are hazardous to children and pets, etc. Or is it just a sewage run off.

One meeting does not give an opportunity to ask the questions that need answering.

There is no reason for any new homes. A new estate is being built exactly 1 mile away. I would suggest a solar farm would be more beneficial.

Excellent. We are new to the area and feared a Barton Farm (scorched earth) development. This area is an environmental jewel and must be preserved and protected.

It's a bit of blackmail but we must keep the wild green spaces at any cost.

I believe that this is a reasonable deal, all things considered. I was a witness at the Public Inquiry approving the 25 units. However, another 10 for the Public Open space is I believe a reasonable deal.

We agree with the extra houses and faining the remainder of the Top Field in public ownership. But think the road access should be reviewed.

Really like it. I think it's considerate of local needs and I love the public space idea.

We totally agree with the remaining land after the building of 35 homes ONLY to be put into public ownership.

I'm all for the new proposal, providing a guarantee is provided that no further development happens and that the Top Field is retained as an open space including the continued and increased use of Dismantled railway.

More houses diminish the open space available for public recreation. More houses mean more cars which will exacerbate the already congested junction between Springvale Road and Hookpit Farm Lane at Tesco Express. Cars parked on Hookpit Farm Lane by Tesco shoppers creates the danger of cars heading towards each other where the road bends at Cundle Way. For these reasons I oppose the development.



In principle, I am prepared to consider a small increase in the number of homes, provided that:

1. Such a scheme secures the remaining land in public ownership, legally protected from any further development.
2. Those existing wildlife mitigation areas in the corner behind Laburnum Drive, Ilex Close and Springvale Rd are maintained.
3. That there is NO increased risk of flooding, structural damage, environmental impact, insurance costs, or loss of value to my property at 13 Ilex Close.

The present plans do not achieve that. The proposed aspects of the new plan include development outside the original footprint in the Ilex Close corner, including new houses, drainage pools and a spur road that could only be justified to provide access for further development in the empty plot behind Springvale Rd which has no other access.

The proposed Suds pool is right next to and above my house. Along with neighbouring properties, mine is shored up with a retaining wall with a 20' drop on the other side.

I am very concerned about hydrological pressure affecting the structural integrity of my property as well as the risk of flooding.

A 1 in 100 year flood could occur at any time, and nobody can accurately forecast the effects of climate change.

There will also be a significant risk of mosquitoes in the summer.

My wife is very allergic to bites. This part of the development will necessitate the removal of hundreds of trees which currently help mitigate flood risk in the existing wildlife mitigation area.

There is also a productive mature walnut tree. My recommendations for dealing with surface water would be either to channel it into the sewer system, or alternatively, via drainage pipes trenched through the crown of the field, to alternative drainage pools far removed from existing housing.

My property will also be impacted by increased footpath traffic passing in front of the house. Ideally I would prefer no footpath, but if necessary a stile, rather than a gate.

Any development in the NE Corner behind Ilex Close is not acceptable and will be vigorously opposed.

I don't have a huge problem with it although it will be sad to see it go as a place to go for some space and walk. It's also rife in wild life like deer, foxes and many birds to name just a few. I know more affordable housing is needed, just a shame it's going here.

Also as a current resident in a Drew Smith built home, I cannot recommend their build quality at all. I feel very lucky to have my house but its been one disappointment after another with very clear slapdash installations, low quality items used in the home with no integrity or thought about how this then affects the families who move in, the stress and expense that the poor quality then brings to those people.

Poorly laid out design both in the house and considering they where supposed to built with disabled residents in mind the entire thing is poorly thought out, poorly built, poorly installed, poorly sold, lack of understanding of who is responsible for what and NO after care following moving in other than checking the outside of the home once.



Please be aware we now neither trust the WCC nor the developers based on past and current behaviours.

1. Screening - The 35 proposed houses are too close the rear of properties in Tudor Way, especially as much the natural plant screening is to be removed, according to the plan. Note the wildlife mitigation area has only recently been set-up to accommodate displaced wildlife from the development of Blackberry Fields.
2. Flooding - The two pond / run-offs will remove all the natural screening / mitigation area at the rear of Tudor Way and with unpredictable climatic changes it is less predictable how frequently and severely they will flood in to the Tudor Way properties.
3. The so called 'spur' / 'reversing' road for utility vehicles is a dishonest way of not admitting it is really there for access to the copse on the east side. Also it is degradation of the wildlife corridor.
4. Deficient Plan - without sight of the house heights and design one cannot form an informed or balanced opinion about the development and the impact on the area. Neither does the Plan show the correct number of houses in Springvale Road, nor the proposed developments in Springvale Road and Tudor Way.
5. Loss of Nature - as resident of Tudor Way we have recorded more than 45 bird species, deer, fox, hedgehogs, voles and field mice, slow worms, amphibians, numerous species of lepidoptera. Removing the habitat in the mitigation area will reduce the fauna diversity and population numbers. This development will cause a degradation of wildlife in Kings Worthy.
6. Public Risk - the proposed ponds represent a drowning risk to young people and a breeding ground for mosquitoes.
7. Traffic - this proposed development, plus the development in Barton Farm, plus the proposed housing developments in Kings Worthy (e.g. Springvale Rd and Tudor Way) will add excessive traffic to the village, creating further traffic congestion especially at danger spots such as the Cart and Horses junction and Lovedon Lane/A33 junction. Note, despite the 30mph speed limit in Springvale Road, this is seldom adhered to.

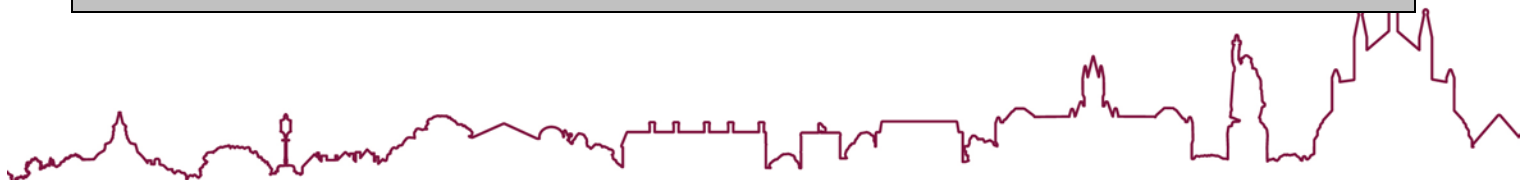
Very concerned that 10 more are being considered. Whilst it is being said that it will cover the same footprint this does not alter the fact that increased traffic will ensue. Living very close by this will add to the number of cars that park along Hookpit Farm Lane, including at the bottom of drives. The access to the development may be off Burnet Lane but cars will have to turn in at the Tesco junction off the Springvale Road and this is already congested and at times dangerous when cars, deliveries, service buses and school buses vie for space with pedestrians.

The proposals include an access road toward the vacant land at the rear of 126 and 126 A Springvale Road.

This access road is not necessary to service the proposed development and has clearly been included to facilitate future development of the east of the site and the vacant land to the rear of 126 and 126A Springvale Road.

This access road should be removed from the proposals and the eastern part of the site clearly identified as retained open space.

Whilst I am in favour of gaining the remainder of Top Field in public ownership I am opposed to the additional housing. The initial outline consent was granted against the wishes of the parish, the proposal from the developer coming last in the vote on possible development sites when the local plan was created, so naturally I am opposed to increasing the number on a development that was unwanted by the vast majority of those who voted.



In principle, I have no objection to the building of more homes, and I would welcome having Top Field in public ownership, however I do have some specific concerns about this development, as outlined below.

As an immediate neighbour to the site of the proposed development, we object to the application on the grounds that it could have a serious impact on our standard of living, specifically our privacy and right to light.

However, the plans that we have seen to date are not detailed and it is therefore impossible for us to ascertain the full extent to which we will be adversely impacted by the proposed development.

Our primary objection is as follows:

District Wide Local Plan, Policy 6.8: New developments will be expected to (ii) provide a high standard of layout and design that ensures adequate privacy for the occupants of the building and of adjacent residential properties.

From what we can see on the plan, the proposed site of two of the houses is directly behind our property.

However, it is unclear whether the housing itself or the land associated with it will run up to the boundary of our property.

Our property is 2-3 metres below the land where the proposed housing would be placed meaning that our house would be severely overlooked and would suffer a significant loss of our privacy.

Our garden would also be overshadowed and overlooked, both the section of land which is level to the proposed development and the primary amenity area, a large tiered terrace area, which is largely on the same level as our house.

We believe that the proposed development is a direct contravention of Policy 6.8 of the District Wide Local Plan. The design of the proposed development does not afford adequate privacy for us as occupants of a neighbouring property, particularly with regard to our right to privacy in our home and the quiet enjoyment of our garden.

We would urge you to consider the responsibilities of the council under the Human Rights Act in particular Protocol 1, Article 1 which states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land.

We believe that the proposed development would have a dominating impact on us and our right to the enjoyment of our property.

Article 8 of the Human Rights Act states that a person has the substantive right to respect for their private and family life.

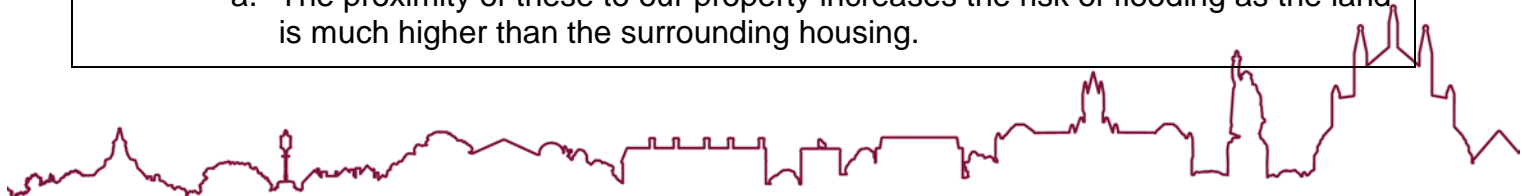
We are further concerned that the proposed development would interfere with our right to light to our property should the proposed housing be built adjacent to our boundary line. In such circumstances the light to our garden and property would be obstructed and we therefore object to the proposed development on this additional ground.

Notwithstanding the above, if the developer was to allow a distance of ~10 metres between our boundary and that of the proposed dwellings, as well as retain the treeline that currently exists, we would have no objection to the placement of housing on this section of land.

In addition to the above, we have some further concerns that relate to this development, as outlined below.

1. The two large soakaways:

- a. The proximity of these to our property increases the risk of flooding as the land is much higher than the surrounding housing.



- b. The clearing of the trees and the wildlife protection area would also increase this risk of flooding.
- c. Soakaways are also an ideal area for mosquitoes to breed which would be very unpleasant for all those living nearby.

2. The consultation:

- a. There was not a great deal of notice given, and it was only for a very short period of four hours, most of which fell during the working day. There appeared to be no thought given to people like me who work full-time – my job is in London and I don't finish until 6pm.
- b. The private data company which is collecting the feedback appears to work on behalf of developers rather than the general public – this is unacceptable.
- c. There seems to have been a direct effort to confuse people as to exactly where the proposed development will be built – it has previously been known as “Land of Hookpit Farm Lane, known as Top Field” but now has changed to “Land off Burnet Lane”.
- d. The illustration that was shown at the consultation does not provide enough detail to enable us to properly assess what is planned.
- e. In general we feel as though this process has been designed to confuse rather than inform and genuinely seek feedback.

3. Traffic congestion and access:

- a. The number of traffic movements in and around the Tesco Express junction has increased since the first 25 houses were built, and with an extra 35 this is going to increase further.
- b. The 2,000 houses being built on Barton Farm, less than a mile away, will also result in more traffic as cars will use Springvale Road as a cut through to the A33 and M3. This will also mean that more people will be using the Tesco Express and therefore creating more congestion.
- c. The current proposed access is via Burnet Close, but as the road is steep, in times of bad weather it is likely that cars will park along Hookpit Farm Lane. This is happening and with 35 more houses the extra cars will increase the congestion further along Hookpit Farm Lane.
- d. It appears as though the “Spur road” shown on the illustration will eventually become a road from Top Field to Springvale Road in the future (otherwise it goes nowhere).

I would welcome the opportunity to discuss this further.

The proposal is too large a footprint on the land that does not leave enough open space to be handed for public ownership. I do not believe there is enough information to show the true measurements in the diagrams I have viewed. I would like to know how much land will be built upon against what will be handed to public ownership in numbers.



<p>I believe it to be a good thing as Kings Worthy has a real lack of affordable housing especially 1-2 bed properties so this development would go some way to helping with that. I too am currently in need of affordable housing in this area so I know how difficult it can be to afford private rent or get on the property ladder locally.</p> <p>I have lived in Kings Worthy for 44 years and used to play in this field when I was a boy so I think it's a good compromise that some of the field and wildlife is retained whilst also trying to reduce the lack of housing.</p> <p>I know some people may be against this development full stop but some of those people live in areas that were also fields when I was a youngster so it can sometimes seem a bit contradictory considering that if it wasn't for developments and progress like this then these people may not have acquired a home in this area either.</p>
<p>I have grave concerns about the increased road traffic due to this development. Traffic accidents near Tesco Express are a certainty and this will make it far more likely.</p>
<p>Doesn't actually 'tell' me much - it infers that there will be around 35 - a small number. No detail on how many flats/houses. Site looks very cramped.</p>
<p>Excellent idea. We need to balance the maximum number of house with a sense of openness within the area. This will achieve this balance. Has any thought been given to allotments for these occupants? Possibly nearer the railway line!</p>
<p>It would be good to have a final outcome for Top Field which gives public land to the village</p>
<p>A fair proposal</p>
<p>No rented accommodation</p>
<p>Great, but 35 aren't enough as over 150 families bid for 1 home.</p>
<p>I want there to be more wildlife.</p>
<p>Development to be retained within existing footprints - not 'broadly'. What has changed in LPT2 that's causing need for more housing at this point of planning cycle?</p>
<p>Access is extremely poor and dangerous for another 35 households. Tesco Junction major problem already. Burnett Drive too steep for prams/pushchairs/elderly (need 4X4 in bad weather)</p>
<p>Houses should be tucked into NE corner of Top Field to avoid impinging on views from much of King's Worthy including Broad View (off Tovey Place)</p>
<p>Don't do it. Just let Drew Smith build the 25 you've already given permission for. Please don't waste (any) money on the remaining bit of field.</p>
<p>Don't use the layout of the existing outline permission. A much more creative solution would be housing around the field as Church Green. Principle of rural exception site good.</p>
<p>OK with the proposal, though traffic problems may be an issue.</p>
<p>More houses put a drain on the local amenities, school places etc. Tesco Express Junction is already congested and not at only the busy times of day. It's becoming an accident black spot as in order to avoid the parked cars, we are forced into the oncoming traffic from Cundle Way.</p>
<p>If the plan for 35 homes is accepted, I feel they should not be crammed into a site for 25 homes - the individual house site should not be compromised an extra acre would not be excessive.</p>



I think the site is a good area, however my concern is that of access on to the proposed site from existing estate.

I understand the principle of allowing 35 to offset for the public ownership but concerned about additional traffic and turn not being any spaces at the local school for people already living here.

I think it's a good idea - and one long overdue. I want to see the affordable homes allotted to local people.

I would prefer for you to develop the site with up to 35 new homes in the hope that the remainder of the land would remain as wild as possible/green as possible with no further housing added/built.

No problem with the house, subject to the usual considerations of design etc. Public ownership is good. No more football pitches though. There will be too many cars and all the related problems. Needs to be carefully integrated into the rest of the village. Access via Old Railway etc.

I think that preserving the majority of open space on Top Field is essential. I also recognise the need for affordable housing, my own daughter needing this, and struggling to afford rent in the area. I think the proposal is broadly a sound one, although I am very concerned how this will impact the traffic on an already busy junction.

We don't seem to have been consulted about the original 25!!

- 1) Problem with people accessing the site will park on existing roads!
- 2) 35 houses will cause a problem at Tesco Junction - this has not been properly taken into account. All that is mentioned is for 10 houses.
- 3) There should be no access from Ilex Close.
- 4) The extra 35 houses should be moved to the railway side of the field - allow for any ecological buffer.

Thoroughly support bringing the remainder of Top Field into public ownership (though not use for sports field etc. of which we have a lot already).

35 instead of 25 are fine but still don't like the access being solely up steep Burnet Lane. And irrespective of the new houses, the current situation at the Tesco Junction is a frequent nightmare. Support this as it deals with Top Field once and for all.

I don't want to see anymore houses built in KW but there obviously is going to be many more, so this is an option I approve of. My worry is the amount of traffic it will cause around Tesco Express. What do you intend to do to prevent accidents? Make sure in keeping to other properties.

With so much land available I feel that any development should maximise the potential here. Higher numbers could be accommodated without compromising the opportunity to enhance the recreational land options.

OK in theory, but concerned about extra traffic generated past Tesco Junction, already dangerous - and where is car parking provision for those driving to access Top Field?!

I totally 'get' that the extra 10 homes open up the potential to purchase the rest of the land for the community. As long as my ecological concerns are met and there is adequate 'SUDS' provision I support you.



If the 35 houses are developed then it should be on the same footprint as shown on the diagram and not extend further into the field. Housing should be for local people to Kings Worthy.

I don't think more homes especially family homes are needed in Kings Worthy. The road by Tesco is already too congested and the school is oversubscribed. Put in more infrastructures before making plans to build more housing.

I thought the planning consent was for 25 houses? Generally in support, housing is in shortage in the area, however I am concerned that the area will be over developed by the landowner submitting many small scale planning applications.

I totally oppose the plans and think the WCC should not be acting as agents for Drew Smith. If Drew Smith want to build the 25 homes they have planning permission for then they should go ahead and do so without any additional.

I am appalled! Kings Worthy has met its commitment under LLP2. The road and education infrastructure is incapable of coping with further development. X is a flooding problem. This proposal should be rejected and the outline planning permission already granted should be withdrawn. Remaining questions are therefore redundant.

Generally in favour if:

- Other facilities for communities - Shops / Doctor / School / Work opportunities.
- Ring fence to Kings Worthy residents and affordable on wages.

- 35 Houses are too many. Carrot of top field!!
- Soak-away next to housing on higher ground = flooding
- Destruction of mitigation zone – dreadful
- Extra traffic from 20+ cars at Tesco's = chaos
- Changing name from "Land off Hookpitt Farm Lane" residents confused - Play?
- Spur Road - destruction of mitigation zone - permanent- lead to Springvale Road in due course
- Amenities - school already over – subscribed.

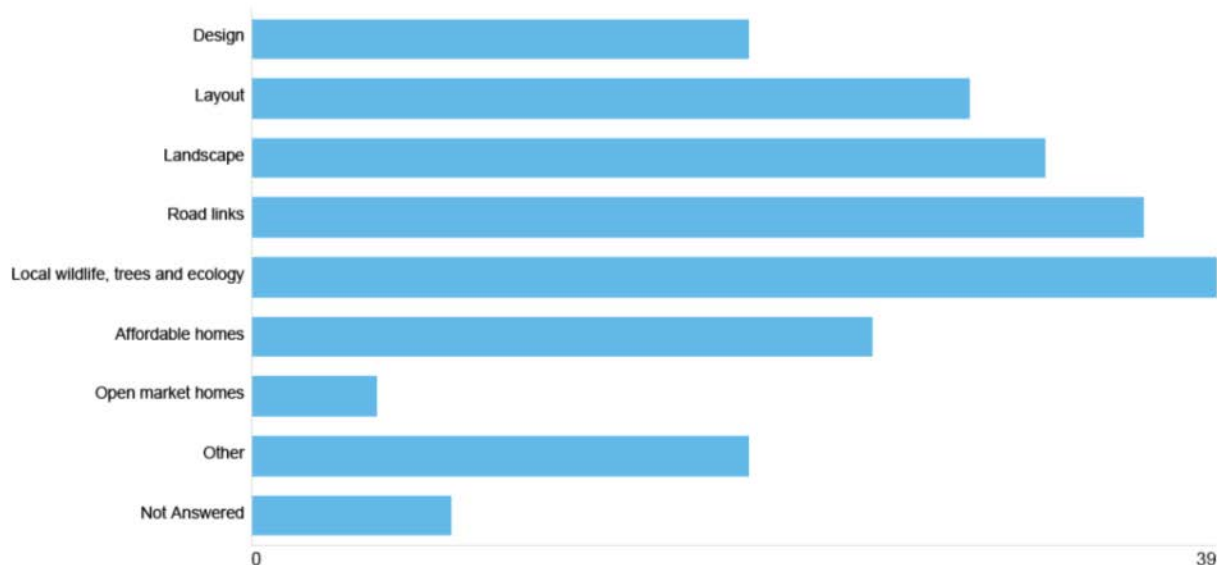
Have no problem with the 10 extra houses if it sorts out the mess which is "Top Field"

Basically, we agree with the basic proposal for 35 new homes on Top Field in exchange for gaining the remainder of the field in public ownership. However, we cannot condone the suggested approach to achieving that proposal - mainly because of the destruction of the existing reptile migration area behind Ilex Close including construction of a redundant road, the unnecessary removal of trees and the reckless endangerment of the properties in the area around the detention basins!



Question 2: What specific elements of the proposal are you particularly interested in? Please select up to 3 which interest you the most. If you have an interest that is not listed, please fill in the 'Other' box below.

Please tick up to 3 which interest you the most



Option	Total	Percent
Design	20	27.40%
Layout	29	39.73%
Landscape	32	43.84%
Road links	36	49.32%
Local wildlife, trees and ecology	39	53.42%
Affordable homes	25	34.25%
Open market homes	5	6.85%
Other	20	27.40%
Not Answered	8	10.96%

If other, please specify

There were **27** responses to this part of the question.



Question 3: How do you feel the public open space would be best used?

As it has been used for the past 40 years or so, for families, dog walkers & runners etc., Keeping wild with footpaths for walkers & runners and encourage the bees, butterflies, wild flowers & all the different wildlife that already exist on there.

It does not need to be a pruned & cut landscape at all.

Outdoor play for children.

This should be made available to the public and could provide an LPA for children.

Park for dog walking. Leave top field as it is.

Children's play park built by developer in first stage is cheap and rubbish. They have no commitment to the village. Just want money.

Tell them to go away please.

There should be sufficient car parking in the open space (maybe combined with parking for the proposed Scout hut), so that users do not park on existing roads, particularly Ilex Close.
THERE IS NOT ENOUGH SPACE IN THIS DOCUMENT FOR EVERYONE'S COMMENTS!

I have a dog and like the space as it is somewhere she can have a run off the lead without disturbing people who don't have dogs.

Maintaining it as informal space for use by all including walkers and dog walkers.

I would like it not to have any further building and if not means no public access then so be it. I'm sure the landowner will be happy to plough the field up again and close the access areas.

Please refer to my answer to question 1.

The open space should be guaranteed to be left as open space for the village!!

Keep the original passed planning of 6th February 2018 & the rest of the field left as a open space with guarantees from all parties no more developments on Top Field!

As an open area dog walking and children to play in.

A solar farm with room for local people to use the field.

Wildlife Park, walks, picnic and exercise area - enhance and beautify Kings Worthy. We have formal recreation areas this is a much needed nature addition.

Left alone for wildlife. Rubbish bins & dog poo bins (to be provided).

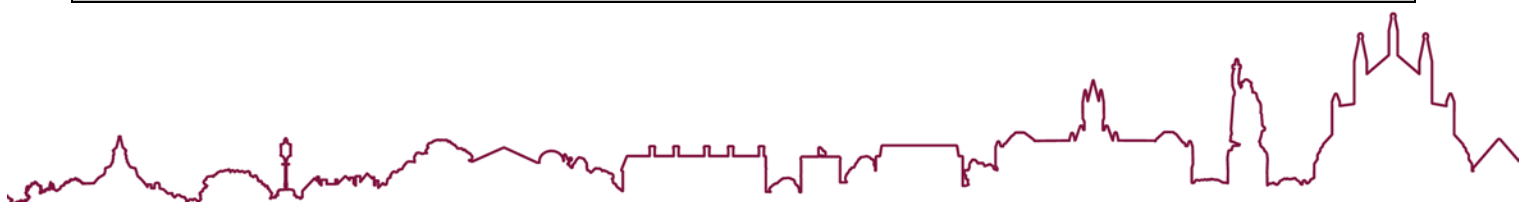
Not left wild for dog walking. It must be used for the wider community rather than the few dog walkers who use it now. Open space for children and families to enjoy. There is nothing within a mile at the present time.

Left for the dog walkers.

Picnic areas. Ecological spaces and just X space for all community. Maybe a bike area for young people.

Public park land with areas set aside for wildlife (animals and plants). Public walking area and development and use of disused railway for Watercross Way.

Left as it is.



Return the chalk down land. Retain the BMX area - area for kids and used by solitary bees.
Existing tree and scrub should be maintained for wildlife and water retention. The open grassland should be turned over to wildlife meadow, mown annually, for maximum wildlife benefit, and low maintenance cost, offset by sale of hay. Tree planting should be increased and a community orchard planted, similar to other local developments. Provision of hard or metalled surfaces should be avoided to maintain the countryside appearance, with gravel where seasonal mud is problematic.
Giving the current families and residents another place to go and be outside. Another park, possibly even with water facilities for the summer. Like in Eastleigh, there are plenty of residents in the village who would utilise it and surrounding areas.
Better use of the land for people to walk whilst enhancing (not destroying) the habitat for wildlife diversity, flora and fauna.
Conservation of species Walking paths including dog walkers Benches Play areas
This would need careful management as the area is extensively fouled with dog excrement
This question is based on the additional housing being granted permission. I suspect that this is because the land will only move to public ownership if the developer can recover the initial cost of purchasing Top field. I therefore assume that the initial 25, plus the 25 that have outline coupled with the 10 extra units will allow the developer to cover this cost together with some form of 'profit'. Therefore no extra units no public ownership!
I would be happy if Top Field could be used in the future as it is now, as a public walking space, for those walking their dogs or otherwise. I would welcome any proposal that would allow this as well as any improvements that would allow for wildlife preservation and general leisure activities.
There is such a lack of detail that I need information on size of space. Access points etc.
Areas to be kept natural to retain current wildlife. Fitness trail or maybe allotments.
Sports/play area.
Allotments. 'Exercise space' which will not incur extra traffic bringing in youngsters etc. There is no need for sports pitches as they are a short distance away on Eversleigh Park.
Walking paths. Wildlife. A small dog free area for children to play.
Play/recreation/walking.
Houses detached and lots of them, more interesting play areas for children, more bike paths.
As a haven for wildlife.
Return the chalk down land. Retain the BMX area as is. Provide more bird/bat boxes.
Footpaths network (wildlife etc.) healthy and well being. Scouts (hut and outdoor area).
Please keep as wild as possible, particularly the area on the Eastern side which is valuable for meadow plants and butterflies. The Worthy's Conservation volunteers could probably manage this area.



Just leave it as it is. Please don't spend my Council tax money on a field that is essentially just a dog pooing field.

A public amenity, I would like to see the old railway path towards the London Winchester Line re opened for walking and perhaps make X a wildlife and wild plant refuge.

Leave it as it is.

Trees. Playing field.

An area for families to enjoy as proposed by Council. Will the 'open market homes' be bought for 'private rent' which makes it unviable for first time buyers!!

Improve the railway line to make a proper cycle/walking route.

- 1) Long distance footpath (watercress way link)
- 2) Possible site for scout hut/adventure
- 3) Opportunity for leisure use - picnics etc.
- 4) Opportunity to volunteer.

As a haven for wildlife

Matured open space. No sports facility but paths if this trail.

I would prefer the open space to be secured for public use (as in the plan). I would like to see a large open space and paths for walking, as well as some play areas for families and some native preservation areas.

The open space must be protected and no possibility of future development or the whole thing is deception.

There needs to be sufficient parking in the 'open space' so that people want to use this space. Do not block surrounding roads.

As genuine open available space for local residents.

It would be good if much of the open space stays as it is, wildish field in X footpaths or cull, keep and enlarge ecological mitigation zone. Perhaps develop the Pump X.

At the moment the site could be closed off to the public or at least left in state where it offers very little to the local community. More housing will also mean significant enhancements to the open space.

As it is now, with some general improvements, and footpath maintenance.

It offers a great wildlife refuge at the moment and we can't afford to lose it. I think a small area of tidy for picnics etc. would be ok. The rest should be wildflower meadow. The BMX track should be kept as the bare earth is home to many solitary bees.

Not concerned with the open space, the proposed development should bear in mind the existing skyline along the Valley of Springvale Road and concerns of traffic onto Hook Pit Farm Lane.

This area of Kings Worthy is not well served by children's play areas, so a good park would be a welcome addition. Open field space would be good for various aspects of play (football, kite flying etc.).

It should be left as it is as a natural wild life area as it was before Drew Smith had it ploughed up the middle so deeply they removed it for public access.



Creak Walk and Bridleway so children can get to school over disused railway track - to avoid crossing Springvale Road. Links to other foot paths and track.

Public space should be left in "un manicured" state.

Sector cut once per year.

Provisions of "poo" bins to encourage day maintenance of area.

Sowing of wild flowers and native trees.

Tided up and left for wildlife with paths round edges.

There could be:

- Children's play area
- Managed (moved?) open space
- Clear path/tracks for walking including waste bins
- Mitigation to prevent travellers occupying the newly created open space.

Question 4: Please share any other thoughts, comments or suggestions you may have?

As above.

Our concerns regarding this development are:

1. The site plans are too near the mitigation area that was only provided in 2013.
2. The soakaway pond area is too near our own & other houses namely Laburnum Drive & Ilex Close, as all these houses are built on an upward sloping hill therefore any flooding could create additional flooding into the existing houses. We have only recently experienced severe flooding along Hookpit Farm Lane & Springvale Road before even the last 25 homes were built.
3. The traffic along Hookpit farm Lane at junction on Springvale Road is already dangerously heavy at certain times of day & another 35 homes will increase this to an even more dangerous level.
4. The local school is full to capacity & already children are having to go to South Wonston school, what happens when that is also full to capacity?

Traffic is bad at the Tesco junction.

According to the local plan part 2 only 30 houses were required b4 2020. 50!!!! were built at lovedon lane...25 initially proposed. KW does not need any more.

Recent builds of smaller individual houses are much better quality and improve the look of the village than these ugly cheap estate ones

No one wants this development except the horrible aggressive developer. Please tell them to just GO AWAY.



There should be no access from Ilex Close into the Top Field. There is not currently a gate (as shown on the consultation plan) - there is a fence preventing entry. If there were any kind of access, this would cause problems both in terms of car parking, and volume of people using this quiet close.

Residents need to be able to comment on any plans BEFORE they are passed for planning consent.

The new houses should not be all clumped at the Ilex Close end of the field.

I do not feel that the consultation made sufficiently clear what the arrangements are between Drew Smith and various WCC depts. - who is building the houses, are DS giving the open space land to WCC or selling it. Will DS change plans after public viewing, etc.

I am worried about the road access as the road where the Tesco car park is can be a nightmare at times. I have had 2 near misses with people pulling out the car park as they have not seen me driving past the parked cars on the road, luckily I drive past there very slowly.

The consultation didn't show any detailed plans - it seemed to be geared more towards signing people up who were interested in affordable housing. I'm told there is a long waiting list for housing, so is there a need to get people to register an interest? Surely you already know who is on your waiting list with local connections?

Oh I see that's the next question!

When the first set of houses was built, there was a significant drop in the variety of wildlife.

I am disheartened that the Winchester Housing and Winchester Planning cannot communicate with each other, enabling 35 houses to be built, utilizing the field, rather than compressing the development into such a small area.

Not happy the plans have been changed, we are losing the Triangle to housing which contains wildlife & trees.

The drainage pond may cause problems for existing housing in the future with climate change.

At the moment we have a pleasant wooded area where we have a large amount of diverse wild life, with deer, dormice, reptiles, birds and also bats, but from your plans we will lose all that and our 'right of way' path. Creating a new Hazel and Hawthorn wooded area seems a waste of money when we already have one.

It is nice that other people can have the pleasure of living in such a beautiful spot but it would also be pleasant for those of us that live here already to have the continued advantages of the Hazel Wood.

If the new houses were set out on the western side, the water basins could also be positioned there and not in front of houses already built.

Via email: I strongly oppose another development off Burnett Lane. Issues: traffic now at dangerous levels on Hookpit Farm Lane at Tesco Express corner. Young girls knocked over last week. Drivers speed down Hookpit Farm lane to get to their current housing on Burnett lane. There are already not enough spaces at the local primary or secondary schools, doctors or dentists, for the long standing existing residents! Drainage will be a massive issue as you already know. You will be destroying even more of the natural habitat. We already have enough eye sore in filling housing in Kings Worthy

Stop building house and install a solar farm.



After the missed opportunity some years ago when the whole field was offered in return for 8 social houses, this time it must be used for the whole community.

The entrance to Burnet Lane is dangerous. We have seen many near misses with the proposed extra houses there will be more cars. Something ought to be done about access before a fatality. Could it be a one way system?

Please ensure paths an X as current path is dangerous.

Lighting is a serious problem under the defunct railway bridge near Hodgkin Close especially in the winter with the increase in traffic.

City Council to work with Watercress Way Trust on use of disused railway line.

if the development goes ahead, then access should be directly onto Springvale Road to avoid the dangerous congestion outside Tesco.

From the 'consultation' I was left with the distinct impression that the needs of the developers were being placed ahead of the local community. Claims about "more or less" the original footprint were disingenuous. Clearly the overall footprint proposed is significantly greater than the original outline consent, and destroys wildlife mitigation areas from previous development, which makes a charade of the process and inspires no confidence in the City Council.

A 1 in 100 year flood risk means a 1% chance in any given year, or 30% over the 30 year period I expect to remain here. That is not acceptable, and was not part of the original consent.

I hope that a constructive and honourable agreement can be reached that respects the views and rights of local residents, and protects the remaining land from further development such as a partnership with <http://www.fieldsintrust.org/>

The current proposed development of the corner behind Ilex Close which was not part of the original outline consent cannot be part of such an agreement.

I look forward to seeing evidence of positive engagement with the views of local resident, for the benefit of the community.

As the land is only supposed to support social housing, discounted ownership is not the way to achieve that, as such properties soon enter the normal private housing stock at market values. Affordable rent best meets the need for affordable social housing.

Please ensure they don't use Glow worm boilers, or end of line poor quality sinks, toilets, baths, paint, work men. We have had gas leaks, boiler break downs, the immersion tank has never worked because it has never been installed correctly, water leaks from toilets not being installed correctly. I have holes in my floor underneath lino in the bathroom. My bath is completely rusted through. Use light fittings that use easily obtained light bulbs. We had to replace the shower after 2 years, don't use electric showers!!!! Don't use Titon windows or Window handles, they just snap off! Check the kitchen worktops aren't warped before installing them! Give family homes a garden that can be used or else don't bother! Don't fill the garden soil with debris including glass, concrete, wires and other dangerous objects. The list is endless. Don't use Drew Smith. Assuming they where the cheapest quote, that definitely doesn't mean the quality and whilst I understand its "affordable housing" this is housing for hardworking people who often don't have savings or spare money to spend resolving issues in a brand new home! Why are there never 4 bedroom properties?



The consultation at the village hall was misleading as it failed to provide an open, honest and balanced view of the options including no development and the existing plan for 25 houses. It was not a fair consultation but a marketing / PR exercise. No regard was made to the provision of additional housing in and around the village, particularly concerning LPP2. The consultation is NOT holistic, looking at the village and area around Top Field as a whole. This narrow view of one site which the WCC and developers present is not consistent with how the village's residents think about their community and the broader pressures we are experiencing from existing housing and proposed developments. For example the local school is over subscribed, two main junctions are already hazardous and more houses are going up in any small space.

I was not able to attend meeting as I was on holiday but have looked at boards posted online I feel that this questionnaire is being presented as a fait accompli and is only a token consultation. This was also shown by the lateness of invite to consultation. I therefore feel that any suggestions will be dismissed. However I will state that I oppose the development as set out as I feel it will cause problems for others in the area and add to issues that already exist, e.g. traffic, wildlife, cutting of trees, flooding that is already a problem within the area. In short this is over development of a sensitive area that is an exception site.

Since I live in Hook Pit Farm Lane I am fully aware of the traffic issues that currently exist. When the developer initially proposed the extra 25 units they suggested that access would be off the Springvale Road through a property in Tudor Way that was to have 7 units built on it. This has now been changed to 10 units and the plan shows that the only access will be from Hook Pit Farm Lane. This will cause major problems particularly in bad weather, this year the snow prevented residents of the existing housing reaching their homes. The solution was to park in the ice and snow of Hook Pit Farm Lane increasing the difficulty for residents there. The proposed layout also appears to create a road access to land held by a developer behind properties fronting Springvale Road. This means that we are not talking of just 'adding 10 units' to the already granted consent but possibly another 10+ units here with access only from Hook pit Farm Lane. The development is also on the highest part of the field and will break the skyline and be very visible from the other side of the valley.

The decision to take the drainage across the field to Ilex Close will disrupt what I thought was the environmental mitigation area for the initial development and suggest that the infrastructure for the initial development is incapable of taking additional load. If this is the case will the road structure take the additional traffic?

I completed the Local Development plan for Kings Worthy; voting for Lovedon Lane as an option. I feel that it was a complete waste of my time completing that document and providing an opinion if the local people have no say or voice in the surroundings they live in.

My distrust of the Council and the process of Planning and Development in Kings Worthy has grown. There is huge development within this area and no investment in Community or infrastructure. It seems decisions are driven by money orientation and no real consideration for local people or the environment they live in.

Can we not create an access road from Springvale? A mini-roundabout junction at Hookpit Farm Lane and Cundell Way?

Encouragement to use the old railway line on the south of the area which could be used for parents taking young children to KW Primary School - the use of Kim Bishop Way or a new route parallel to that coming out opposite Legion here on Springvale Road.



Parking is needed for people who drive to access the public open space. Housing should be for those with local connections.

Design of houses: roof tiles to be dark coloured - not red or glossy to blend in with the land.

No to the road between SUDS 'ponds'. This is a back door to further development which would have to use that route causing further chaos at Hookpit/Springvale Junction.

The school is already full (more than); no easy /safe route even if children get a space.

MUST have traffic mitigation for Hookpit Farm Lane and around Tesco Express - crossing the Springvale Road. MUST have metalled cycle path along existing Kim Bishop Walk and school.

Need to open access to the site via Springvale Road.

Is there any other possible access to the site from Springvale Rd?

I am concerned that once these houses are built the site will be built on by other developments hence the increasing traffic and noise. Pollution along the already busy 'rat run' of Springvale Road!! That's without the completed build of Barton Farm.

Could the houses not be made more like Church Green (around edge of mainline railway - cottage like using flint within the design.

The idea is good in general, but remain concerned that the road network at Hookpit Farm Lane is too congested.

Please check the authorities.

I am concerned about the traffic implications. I am worried it will put too much pressure on the Tesco's Junction. I would like to see some plans/information on how this may be addressed.

There are no areas outlined for parking for the 'open space' - do they just vanish when owners take their dogs out?

1. How are you going to ensure that existing roads are not clogged by people parking to access the open space.
2. Why was planning permission given for 25 houses without having the 'retained agricultural land' being given to WCC for open space!
3. Please allow us to see and comment on the proposed plan before approval.

Acoustics. Noise from current Top Field houses travels a long way and is very unpleasant for Firs Crescent residents.

Throughout this proposal, there needs to be on-going public consultation, bearing in mind that KW people asked for this area NOT to be built on several times.

A safe crossing along Springvale Road to cross to Tesco.

We need more inclusive and affordable housing and this site could make a real difference.

Could we look at making a one way system up through the pastures as it's only a matter of time before there is an accident outside Tesco's. The 'spare' road concerns me.

Calling the development Burnett Lane is deceiving as it is referred to locally as Top Field.

If you really must build more houses, don't let the architect who designed those at Barton Farm get involved.



I really hope the community open space can be put to good use.

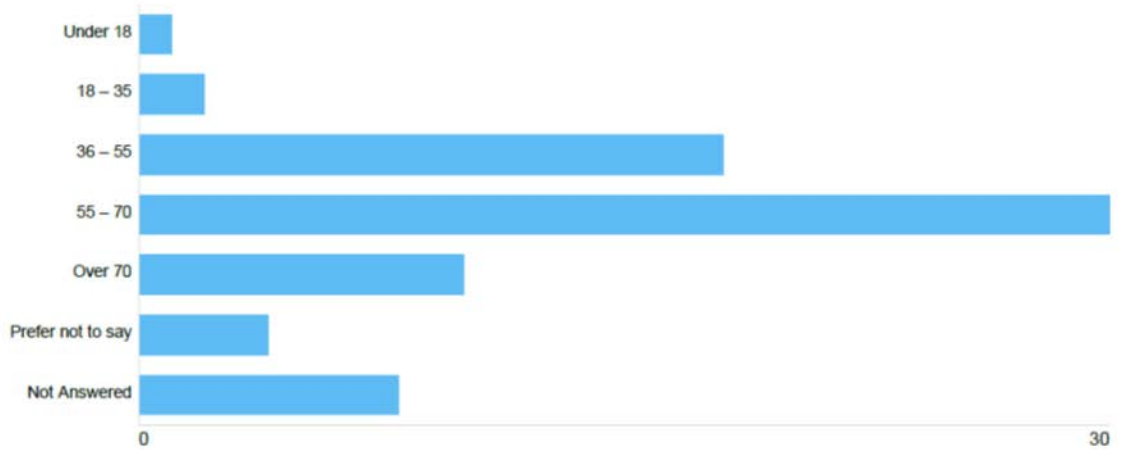
Why is this being presented as fait accompli? As a parish councillor I have had almost unanimous opposition to these plans and a lot of public anger. LPP2 was agreed without these plans so it seems as if extra housing is being foisted on the village and in an area (Top Field) which has had planning turned down at least three times in the past as it was deemed unsuitable for housing.

I am concerned that we add housing with no other community support

E.g. extra shops, transport (public) doctor surgery, sports facilities, work units for starter business. Concerned about increased traffic.

All respondents were asked to identify their age:

Please tick as appropriate



All respondents were asked how far, in walking distance, they lived from the site:

Please tick as appropriate

