

PROPOSALS FOR NEW HOUSING AND COMMUNITY PARKLAND

ON LAND EAST OF HIGHBRIDGE ROAD, COLDEN COMMON



WELBECK LAND

OVERVIEW

Welbeck Strategic Land is in the process of preparing a planning application for a new housing scheme on land to the east of Highbridge Road. This leaflet provides an overview of our proposals and the context for the planning application.

Winchester City Council's Local Plan Part 1 identifies the need for about 250 homes to be built in Colden Common to meet future housing needs. Our proposals comprise up to 102 new homes, which would contribute towards this allocation, together with the creation of community parkland. This would include children and young people's play space, a fitness trail, a nature trail with wildlife interpretation boards, open recreational space including wildflower meadows, new tree and hedge planting and community orchard, and upgrading of a public right of way for pedestrian, cycle and bridleway access.

The scheme would create a high quality residential development which meets the needs of local people by delivering new homes for a wide range of household sizes and designed to reflect the style and character of the village. 40% of the new homes would be provided as affordable housing, available for affordable rent or shared ownership.

OUR REVISED PROPOSALS

The latest proposals respond to issues raised at our own exhibitions in 2012 and through consultation undertaken by Commonview earlier this year.

- The number of homes proposed has reduced from up to 150 to 102. They would be provided at a density in keeping with the village.
- Vehicular access is proposed from Highbridge Road rather than Spring Lane in direct response to consultation and to minimise new traffic on roads within the village. Pedestrian and cycle access will be provided from Spring Lane and Upper Moors Road with a new pedestrian crossing allowing safe and direct access to the school and village centre.
- At present the land is in private ownership with a public right of way running along the southern boundary of the site. The existing public right of way would be upgraded and extended to link with Kiln Lane. There is currently no public right of access on any other part of the site. However, the provision of community parkland on much of the southern field will formalise public access to over 3 hectares (8 acres) of the site in perpetuity.
- As part of the planning application, we propose financial contributions towards the upgrading of local infrastructure and services such as healthcare and school facilities, sustainable transport, drainage improvements and a community youth centre.



INDICATIVE SITE LAYOUT PLAN

- | | |
|----------------------|--------------------------------|
| ① New housing | ● Community playspace |
| ② Vehicular access | ● Upgraded public right of way |
| ③ Community parkland | ● Proposed tree/hedgerow belt |
| ④ Community orchard | ● Proposed pedestrian crossing |

LOCAL PLAN SITE SELECTION PROCESS

Winchester City Council is in the process of determining which sites should be allocated for development. However, nothing is formally approved at this stage. Following consultation earlier this year by Commonview, a report has been published concluding that all new development should be concentrated to the east of the village, accessed off Main Road. The preferred sites in the report are highlighted in orange on the plan to the right and our site is highlighted in red.

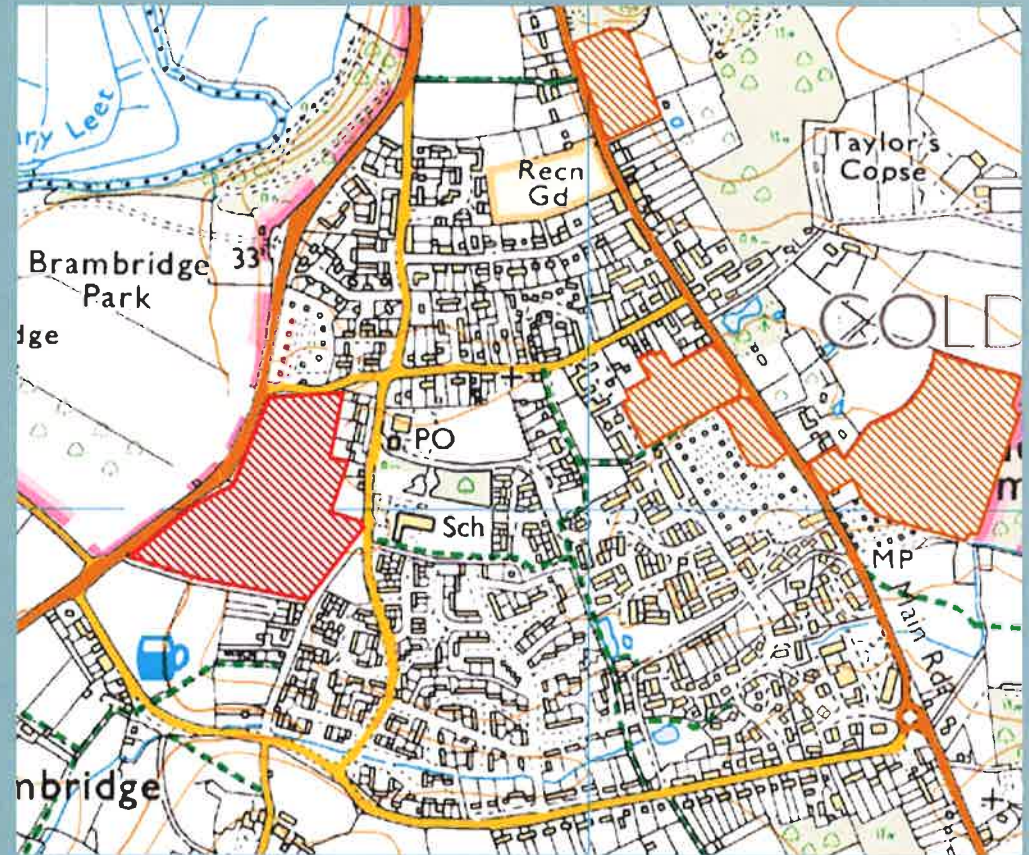
MERITS OF THE SITE

- The site would integrate with the existing village and is better located in close proximity to the primary school, co-op foodstore and community centre. This avoids having to cross Main Road to access these facilities and reduces the need for car journeys within the village.
- Our proposals would help to balance new development between the east and west of the village and avoid loading all new housing in one area.
- Traffic can head towards Winchester, Eastleigh, Southampton, the M3 and M27 without having to use residential streets within the village.
- The site would provide a natural extension to the village and is flanked by Highbridge Road which creates a firm village settlement boundary.

BENEFITS OF OUR PROPOSALS

- 40% affordable housing (approximately 41 units) to help those having difficulty getting on to the housing ladder.
- The development would make a significant contribution to meeting an identified deficiency in the village for informal natural and green space, park and recreation space and children and young people's play space.
- A fitness trail with outdoor gym equipment and a nature trail with wildlife interpretation boards would be provided in the community parkland.
- The existing public right of way would be upgraded for use by pedestrians, cyclists and horse riders.

PLAN SHOWING POTENTIAL NEW HOUSING SITES IN COLDEN COMMON



 Land east of Highbridge Road

 'Preferred' development sites

FOR FURTHER INFORMATION...

Should you wish to get in touch with us to express your views or discuss the proposals, please contact:

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