

Stanmore

Planning Framework Update



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Autumn 2014



Winchester
City Council

Introduction

Stanmore Planning Framework: One Year On

In October 2012, planning consultancy Broadway Malyan was appointed to develop a 10 year infrastructure plan for the Stanmore neighbourhood. The aim of the plan was to bring about improvements and opportunities suggested by local people.

The Broadway Malyan team were asked to:

- identify the key objectives for the neighbourhood area, in terms of physical regeneration, and to develop an overarching vision;

and

- develop an implementation plan to support the delivery of the vision.

Months of research, consultation, debate and creative thinking followed. Sometimes the debate became quite heated. Then, in September 2013, the finished plan was presented to Winchester City Council's Cabinet.

The Planning Framework proposed the vision for Stanmore that is set out below.

The Plan set out actions to help deliver this vision under four themes:

- Delivering housing growth and renewing the built environment
- Community and community facilities
- Public realm and open space
- Connections, transport and parking

The City Council committed itself to working with partners - like the County Council and local community organisations – to deliver actions in the Plan.

It is now a year since the Planning Framework was formally recognised by the City Council. This newsletter shows some of the initiatives that have happened in Stanmore as a direct result of the Framework project. It also reflects a few of the year-round activities of our staff and your local Ward Members, who are keen to make a difference here and now as well as over the long term.

We think you will be pleasantly surprised by how much the Planning Framework has brought about – sometimes simply as a result of bringing people together to talk about what might be possible.

If you have thoughts or suggestions inspired by this newsletter, please get in touch with one of your three Ward Members:

Cllr Jamie Scott
jscott@winchester.gov.uk

Cllr Rose Prowse
rprose@winchester.gov.uk

Cllr Derek Green
dgreen@winchester.gov.uk

You can find a full copy of the Planning Framework at www.stanmorecommunity.org.uk/stanmore-combined/stanmore-planning-framework/



Consultation under way at The Carroll Centre

Vision ...

Stanmore will be a thriving and safe neighbourhood where all residents are proud to live. It will be a place that has seen the benefits of housing growth captured locally, with desirable homes that provide for the existing community and attract new residents. There will be a strong sense of community spirit,

effective partnership working, a wide range of well-run community facilities and high quality, and well maintained green spaces.

It will have strong connections within the neighbourhood and to nearby areas with training and learning programmes on offer for those who require further support.



A Word from the Leader, Cllr Rob Humby

We sometimes hear from frustrated residents that they are consulted about what they want, but that nothing seems to change as a result.

I also know it is easy to think that a local council worries too much about the paperwork and not enough about getting things done.

But Winchester City Council is absolutely a council that wants to get things done. I think that this special newsletter provides good evidence of that. I am impressed that in just twelve months so many new initiatives have taken root, and look forward to much more in the coming years.

I am also grateful to all those who gave time and thought to the production of the Stanmore Planning Framework. I feel strongly that the importance of this project was as much in bringing together different organisations and making new conversations happen as it was in signing off the finished Plan.

As work begins on a similar project in the Winnall neighbourhood of Winchester, prompted by the success of this Stanmore pilot, I encourage you to consider what more you or your organisation might do to help us deliver the vision for Stanmore in the decade ahead.

“I feel strongly that the importance of this project was as much in bringing together different organisations and making new conversations happen as it was in signing off the finished Plan.”



Delivering housing growth & renewing the environment

New council houses on the former New Queen's Head site

Work is set to begin on the first site identified in The Stanmore Planning Framework.

Planning permission was granted for the redevelopment of the New Queen's Head site at Planning Committee on 21 August 2014. The redevelopment comprises a mix of 21 new council properties which will be let to people on the housing waiting list, with priority being given to people with a connection to Stanmore. This scheme helps to meet all four themes set out in The Stanmore Planning Framework, with the main aim of this project being to deliver housing growth and renew the built environment. As part of the project, improvements will be made to the existing footpath and it will be extended through to the Carroll Centre to improve pedestrian access.

It is anticipated that the new homes will be completed by April 2016.

A construction skills taster day was held at Level 10 Church next door to the site in October, flagging up new employment possibilities for local people.



Cllr Robert Humby (right) chats to a jobseeker at the construction taster day



The new hoardings around the New Queen's Head site: (top right) an impression of the new housing scheme: (bottom right) artist Laurence Dube-Rushby with her artwork

Alongside all this, a community arts project took place over the summer, with several hundred Stanmore residents actively involved. Led by community artist Laurence Dube-Rushby, a French artist based in Salisbury, the project led to the creation of innovative designs which have been reproduced as a series of giant 'Postcards from Stanmore' on the hoardings around the New Queen's Head development.

The designs make up a timeline showing the development of the Stanmore neighbourhood through

photos, illustrations and stories. The images have been donated by local residents and organisations such as the City of Winchester Trust and The Hampshire Chronicle. Each photo has a particular significance, and a number of them are embedded with QR codes which enable viewers to log on to the internet with iPads and iPhones to listen to the stories behind the pictures.

You can find out more about the project at www.apostcardforstanmore.weebly.com



New planning policy to limit houses of multiple occupation

Winchester City Council has recently launched its 'Local Plan Part 2' for public consultation. This is the document which will allocate sites for development and put in place policies for deciding planning applications.

The draft Plan includes a policy that incorporates the principles of the Stanmore Planning Framework into formal planning policy, relating to issues such as:

- new or improved open spaces and green infrastructure
- accessibility of the neighbourhood, including footpaths and cycle routes
- enhanced and improved community facilities
- provision of new housing to meet local needs, in particular affordable housing

It also includes a policy which will enable houses in multiple occupation (HMOs) to be controlled through the planning system. This has been a concern to residents of Stanmore for some years and was highlighted in the Stanmore Community Plan published in 2010. The policy will build on other activities to minimise the impact of student households and other HMOs, such as 'Welcome to the neighbourhood' visits and the 'Big Tidy Up', both of which were undertaken in conjunction with Winchester University Student Union.

The Council held public exhibitions and meetings about the Plan throughout Winchester in February and March, with an event at Stanmore School on 27 February. The feedback from that event, which also featured proposals for the New Queen's Head site, has helped inform the policies contained within the draft Local Plan Part 2. This can be found at www.winchester.gov.uk/planning-policy/local-plan-part-2/lpp2-draft-plan-background-documents/

"The planning frameworks for Stanmore and Abbotts Barton were developed with the community. Local Plan Part 2 translates these proposals into policy and I look forward to seeing improved facilities on the ground. I am also delighted we have been able to include some improvements for pedestrians and cyclists."

CLlr Mike Southgate, Portfolio Holder for Communities and Transport



Enhancements to Woolford Close

Winchester City Council will soon be undertaking a series of works to enhance the Woolford Close area. The scheme is the largest in the Council's Estate Improvement Programme. It will see the creation of a new pedestrian route connecting Woolford Close with Thurmond Crescent/Road, as well as improvements to the parking and road layout, soft landscaping and improved amenity space, additional bin stores and the creation of additional communal accesses to two of the blocks. Planning permission has been granted and it is hoped that work will begin in the Spring of 2015.



Community Payback Scheme

The Community Payback Team have been working in Stanmore over the past year, improving footpaths, communal areas, garage areas and painting fences and telephone network cabinets across the estate.



Community Payback is essentially the replacement for Community Service, whereby Courts are given the power to sentence offenders of certain crimes to undertake between 40 and 300 hours of unpaid work. This work can be demanding, but it is a way for offenders make a positive contribution to the community whilst making some reparation for what they have done.



Stanmore Library



Children taking part in the Summer Reading Challenge at the library

Stanmore Library has now been located in the Carroll Centre for over 18 months. In its previous location in Wavell Way it was a much underused community facility, in part because it was open for fewer than 10 hours a week. The move to the Carroll Centre means the library is now open for 25 hours a week, also making it more accessible to children, parents and carers.

The number of children using the library has increased by 60%, helping to address the need for more activities in Stanmore for younger children.

The number of adults using the library has also increased by a third since the move. However, the hope is to increase this further, in particular the over 60s who are less likely to use the library in its new location.



Poppins Nursery to provide 32 pre-school places

Hampshire County Council Children's Services are supporting the provision of new pre-school places at the Carroll Centre in Stanmore. The County Council awarded a capital grant enabling a full refurbishment of one part of the Centre together with a small extension and external works to provide an exclusive space for a 32-place pre-school, opening later in 2014. Named 'Poppins Nursery', the provision will be an expansion of the successful after-school provision based at the Centre. The nursery will offer places for children aged 2-5 years old and meet the new Government policy of 15 hours of after 'hours' free education for vulnerable 2 year olds. The nursery will initially start with typical pre-school hours but the Carroll Centre is hoping to extend these to provide longer daycare as demand arises, thereby supporting local parents returning to work.



Cllr Jamie Scott celebrates the arrival of the new pre-school



Traffic management schemes

The past year has seen the introduction of a number of schemes to improve traffic flow and pedestrian safety in the neighbourhood. These have included:

- Improvements to the junction of Stanmore Lane/Romsey Road to improve pedestrian safety. A two lane exit was created, increasing the number of vehicles that are able to exit Stanmore Lane, and the widening of the carriageway means that it can now accommodate both vehicles and cyclists. Crossing points were relocated, improving safety of pupils walking to school.
- As part of the Operation Resilience programme, Stanmore Lane was resurfaced from south of Wavell Way, and at the same time the traffic calming features were refurbished and improved.
- The pilot residential 20mph scheme has recently been implemented in Stanmore. Its impact will be monitored over the next 12 months, along with the other similar schemes implemented county-wide.



Safer cycling at the top of Stanmore Lane

What the framework means to us



The Stanmore neighbourhood

"For me, the most impressive aspect of the Framework project was the level of engagement it inspired. It wasn't always comfortable, with the media coverage that came with it. But it did bring people out and they spoke at length about their community and about what Stanmore needs over the next 10 years."

Cllr Jamie Scott, Ward Member, Stanmore St Luke's

"Creating ideas with a local community is exciting. Helping to make the ideas happen is even better! The Stanmore Planning process in 2012-2013 collected together lots of ideas. The Carroll Centre welcomed that and we've been developing those possibilities ever since. Working together with residents, the City Council, the Community Association and other organisations, we want to help develop even more effective community services and activities in Stanmore. The new policy statements from the City Council about improved community facilities are very welcome. It's a long process sometimes, but we're up for it!"

Colin Smith, Chair of the Carroll Centre

"The Stanmore Planning Framework was a really interesting project to work on. There is a strong sense of community in Stanmore and people really care about their neighbours and the local area. Local people, councillors and council officers worked hard to produce a document that will help to bring about positive change and develop a commitment and momentum to making this happen. It was great to see improvements going on during the commission - including the refurbishment of the Carroll Centre and incorporation of the community library, which seems to be a success."

Matt Kinghan, Nexus (formerly Broadway Malyan)

