Title Picture - TrustNews December 11



Have aliens landed?...
No, this is where your rubbish ends up!

See: Trust Visit to Marchwood ERF, page 8
Also in this issue... New Chairman's Report
Civic Voice AGM
Local Planning Issues
Trust Talks and Visits in 2012....and more.

Chairman's Miscellany - TrustNews Dec 11

As many of you will know I took the chair of the Winchester Trust at the end of September. I then immediately went on holiday for a week to recuperate from the shock!

On my return home I represented the Trust together with John Beveridge at the Civic Voice AGM in Sheffield. Civic Voice is an organisation that was put together in order to fill the gap left by the Civic Trust which had become a declining force as a body able to influence or even be heard in local or national political levels where planning and environment issues are concerned.

Judging by our participation at the AGM, Civic Voice is a young vibrant organisation with an impressive core of knowledgeable people, well able to effectively lobby where decisions are being taken that affect us all. Out of all the discussions that took place the most important was membership. The larger the membership the more an organisation will be listened to where it matters in the corridors of power. Membership level requirements filter down to us. It would be marvellous if we could increase our membership not for monetary reasons, but because it gives us more credibility when we are representing our Winchester Trust at both local and national political level on subjects that could affect us all.

The Barton Farm decision by the Secretary of State was welcomed by the Trust. Our objection to the application by Cala Homes was not dissimilar in effect to the report set out by the Secretary of State's Department but much shorter! We recognise that this is not necessarily the end of the saga to build a development on Barton Farm. The fact is that if housing numbers required are justifiable then 4000 is the current estimate that Winchester has to accept over the next 20 years, and they have to be planned to go somewhere. The next argument is likely to be how are these numbers to be absorbed within the infra-structure required without wrecking our City and its immediate surroundings.

The Government under its Localism Bill is promoting the idea that there should be one co-ordinator appointed to take a lead in promoting a so-called neighbourhood plan for Winchester. We are proposing to put the Winchester Trust forward as a candidate for this exercise.

As many of you will probably be aware, St Cross has recently launched a 'Friends of St Cross' to help raise money for one of the oldest (founded around 1130) almshouses in Europe. The Trust Council agreed to support the Friends and apply to become a Corporate Member.

Lastly but by no means least, our Landscape Committee has come up with the suggestion to organise the planting of 60 trees next year to mark the occasion of the Queen's 60th anniversary on the throne.

Keith Leaman

Planning Appraisal Group - TrustNews Dec 11

As many members may already know from articles in the local press, both the schemes relating to the demolition of the **New Queen's Head** have been refused. It is interesting that the loss of the pub was not the main reason for refusing the schemes, despite claims made by local protesters about the importance of it being retained. The division of the site into two plots was the prime reason for the refusal of the **residential development of 14 dwellings** (the 'magic' number that doesn't require affordable housing to be provided in a scheme, while 15 dwellings and above would), because it was considered this artificial subdivision did not make efficient use of the available land and that consequently it was possible to avoid the need to provide affordable housing, something that is very much needed in this area. The main reason for refusing the proposal to build a **convenience store and child care nursery** was because it had not been proved that local circumstances had been sufficiently identified to demonstrate that the design and scale of the development would be appropriate for its surroundings, reasons that were included in the grounds given in our objection to the scheme.

There is at last some news about the application made in January to install an external air conditioning unit on the rear of **North Block, Peninsula Barracks**, to which we had objected. It has just been withdrawn because otherwise it would have been refused on the grounds that it would have a detrimental impact on the

appearance of the Listed Building. The proposal to build a single storey educational centre behind 9 The Close has been granted.

The Trust received a presentation of a proposal to replace the present **Ambulance Station, 37 Queen's Road**, with 14 dwellings, a scheme that was generally welcomed by both those at the presentation and the Trust's viewing panels that subsequently looked at the application, although concern was raised about certain minor aspects of the scheme.

The invasion of broadband cabinets into the Winchester street scene continues. A second proposal to site one in **Swan Lane** (on which we were unable to comment because it did not appear in the lists) has been granted, as has one in **Mead Road** which we had reluctantly felt would be acceptable. The City has raised objection to the cabinet proposed in **The Square** that was reported in the last TrustNews, and to one in **St Cross Road**, to which we had objected because it was proposed to place it on the outer edge of the pavement, where it would be very visually intrusive in the street scene.

Banner Homes has gone to appeal by Informal Hearing on the refusal to permit their scheme for 12 dwellings, following the demolition of **Park House, 21 Park Road**. The Trust strongly objected to this scheme, feeling that a development with fewer houses would be more appropriate, and will be attending the Informal Hearing of the appeal on 8 December at the Guildhall. Interestingly a second scheme has just been put in by Banner Homes, this time for 10 dwellings consisting of four 5-bed dwellings and a sizeable building for six 2-bed flats to replace the existing house. The main reasons for the first scheme being refused were that the existing house was considered to be of architectural and historic merit (an undesignated heritage asset according to PPS5), and that the proposed dense and cramped layout would detract from the character and appearance of the surrounding area. The new scheme fails to retain the existing house, and while the layout of this new scheme is certainly more appropriate for the area, it is felt that the type of accommodation would not be: 2-bedroom flats cannot be said to be typical of the area, and yet more expensive 5-bedroom houses will do little to help Winchester's present shortage of 3 and 4 bedroom houses suitable for a wider range of new residents. Surely a development that is both more in character with the neighbourhood and of more relevance for Winchester as a whole could be proposed for this site?

Shione Carden

Partnership Projects - 2020 Group - TrustNews Dec 11

From time to time the Trust works in close partnership with other like-minded organisations and you may recall the workinggroup we formed with WinACC to formulate an attractive and sustainable vision for Winchester by 2020. This was triggered by the exciting challenge of the Solent Centre's '24 Hours to Save Winchester' (TN 6&9/10). Our time was then quickly taken over by the need to respond to WCC's Blueprint initiative (TN 6/11), which led first to the big public meeting we held in the Guildhall last November and then to our written response,

which included Ten Principles for all future developments in Winchester. These were accepted by the City Council officers as sound guidelines, but they said that as all responses had tended to set out what they should not do, could we come back with something we thought they should do, especially in connection with the need for housing?

We set three architect members experienced with development the task of looking at Winchester and saying how growth could be accommodated by 2020 in line with the Ten Principles. They, and particularly Paul Bulkeley, worked on the project and with a small grant from WCC, we were able to support his digital presentation of a three-part scheme that we described as 'blue-sky' thinking. Instead of encroaching further on the City's precious setting, Paul's solution discovered three areas in the town that are under-used and unattractive, but ideally placed for people to live, work and play. His scheme showed how these areas could be regenerated to provide up to 2000 homes (mixed with employment) within easy walking distance of both the centre and the country, and at the same time greatly improve the appearance of the radial roads through Winnall, Bar End and Andover Road. The presentation has been made to various groups of people including, mostly recently, Winchester councillors and senior officers. On every occasion the ideas have been met with enthusiasm, and we hope they will be adopted as part of the City's long-term thinking.

Winchester and its Setting

Another joint project has been with Hampshire Gardens Trust because they share our enthusiasm for Winchester's remarkable relationship with its uniquely beautiful setting. It is a curious fact that the local authorities have tended to produce appraisals of landscape and townscape as separate unrelated documents, with no recognition of the vital interaction between the two. In the Winchester and its Setting Report of 1989, which both Trusts initiated and helped to sponsor, the groundbreaking approach was taken of considering the impact of one 'scape' upon the other. Unfortunately the Report never became a statutory document (though subsequent similar reports have in other parts of the country), so although it is now considered a valuable guide by WCC, it has no standing in planning law. To give the Report a stronger role would need a process of updating followed by public consultation, and there are no funds or resources to do this at the present time.

Following on from the publication of Winchester; Heart of a City, we therefore decided it would help everyone's understanding of the situation if there were a brief, well-illustrated appraisal of Winchester's setting. Together with the Hampshire Gardens Trust, we produced a brief for what we believed is needed, and the original heart-of-a-city editorial team agreed to take this on. Within weeks they have produced the text and illustrations for a 12 page booklet that is about to be printed at the expense of the two Trusts. We propose to distribute this widely, and it will be available to members for the cost of postage, or can be downloaded from the Trust's website or picked up at the Heritage Centre on a Monday or Wednesday morning.

Michael Carden

Winter Talks-Minding your business - TrustNews December 11

Once again the Trust is arranging a series of Winter Talks
This year's theme is "Minding your own business"

Thursday 16th February 2012
Winchester BID (Business Improvement District)
Professor Chris Turner

Thursday 15th March 2012
"Chain store massacre or independent retailers for Winchester" Members meeting led by Trust Council members

Thursday 19th April 2012
Speaker to be confirmed

All talks take place at the Heritage Centre, 32 Upper Brook Street, starting at 7.00pm.
Suggested donation of £2.50 per person. Tea & Coffee will be available.

Space at the Heritage Centre is limited, so please arrive in good time to avoid disappointment. Space will be allocated on a first come first served basis.

For more information please contact the secretary on 01962 851664
or e-mail secretary@cityofwinchestertrust.co.uk

Current Planning Issues - TrustNews Dec 11

The Trust Policy Group's members have been monitoring each stage of the Winchester City Council's 'Blueprint exercise' throughout the year and we have attended the relevant Council meetings to put forward the Trust's concerns and try to influence what will actually appear in the final documents. We have also kept a close eye on the current appeal relating to proposals for 200 houses at Pitt Manor, at the top of Romsey Road, and the Trust is appearing at the Local Inquiry with our objections to that scheme. The Pitt area is particularly vulnerable and the Trust will again be stressing how development there on a gentle south-westward slope would be visible from the bridleway which skirts the boundary and from distant viewpoints and would also have a detrimental effect on the green corridor approach to Winchester from Romsey.

Trust members are probably now familiar with the ongoing controversy about the proposals from Cala Homes for major housing development at Barton Farm. That decision has been passed back to the City Council by the Secretary of State to let them finish the work on their Local Plan. The Trust never wished to see this important green wedge developed, but knew it was always probable once the land was formally designated as a major development area. We have sought assurances

that the City will now negotiate a more appropriate scheme, a scheme of which we can be proud so that the loss of some of the wedge will in time feel of much less significance. The Trust suggested a housing layout on the 18th and 19th century models – streets and squares that people love – at a higher density that would be more sustainable, use less land and be better landscaped, so that the area will remain a good place to walk and retain at least a semblance of the wedge with a tree belt along Andover Road. We will see if this can be achieved now that the City looks as if will be formally allocating Barton Farm in its Local Plan for 2,000 dwellings.

Our major new concern is the Council's latest proposal to define Bushfield Camp as an 'Opportunity Site' in its new plan. We have reiterated our adamant objection to this inclusion of Bushfield in the Local Plan. The Council admits that the site is a sensitive location, in the gap between Winchester and Compton and that the South Downs National Park lies immediately to the south east. Although it stresses that any development at Bushfield Camp could have a 'significant effect' on the River Itchen Special Area of Conservation it nevertheless concludes that "the characteristics of the site may suit a form of development that requires such a unique location, possibly business or institutional uses". We welcome the fact that there is no longer any specific reference to a 'Knowledge Park' but it seems dangerous to include this sensitive site for which there is no known use. We believe it would be disastrous, whatever the constraints, to include this as an opportunity site because it sounds like an invitation to any developer reading the Plan. The word 'opportunity' is not an official planning term and seems to have been picked up from another Authority's Plan, where for all we know the circumstances were quite different.

Patrick Davies, Chair, Policy Group

Consultation on National Planning Policy Framework - TrustNews Dec 11

It must be many years since there has been so much public debate and interest about planning policy as has taken place in the media over the last few months. It started to climb up the news agenda with the Government's emphasis on localism and their declared wish for decisions and powers to be devolved to local authorities and local communities. This is now embodied in the Localism Act which was enacted in November and includes sections on planning, abolishing all regional planning policies and paving the way for the introduction of simplified national planning policies, which are contained in the draft NPPF. The various parts of the Act will come into effect on different dates.

The National Trust's high profile criticism of the NPPF and effective lobbying of Government ministers including the Prime Minister ensured there was plenty of publicity and they were joined by many other bodies concerned with the protection and improvement of places, both towns and countryside. Civic Voice, the recently formed national body for civic societies of which this Trust is a founder member, submitted an impressive commentary on the shortcomings of the NPPF and has been active in lobbying ministers and MPs on the subject.

The one feature of the NPPF for which there is general approval is the inclusion in one document of all the national planning policies, replacing hundreds of pages of policies contained in many different documents. But in reducing all these to one document of just over 50 pages, many feel that too many gaps, uncertainties and ambiguities are created which will lead to disputes and development taking place in the wrong place and the loss of valued countryside.

The repeated emphasis throughout the NPPF on the importance of economic growth and development reveals a conflict between localism and the Government's overriding objective of stimulating economic growth. In the 2011 Budget Statement the Government said, without any objective evidence in support, that the planning system was an obstacle to economic growth; this mistaken view has influenced the NPPF. Many of the responses to the consultation have refuted the Government's view that planning is a significant impediment to development, so we can hope there may be changes to this aspect of the document.

The Trust, encouraged by Civic Voice, prepared its own submission on the NPPF, expressing concern about the shortcomings which are particularly relevant to Winchester including its distinctive landscape setting. We sent a copy to our MP, Steve Brine, and were pleased to see that he both acknowledged the Trust's contribution and included some of the points we raised, in a speech he made in the recent debate in Parliament on the subject of the NPPF.

The Government is now considering all the responses and is expected to publish the final NPPF in the spring of 2012.

The Trust's comments can be found on our website, www.cityofwinchestertrust.co.uk

John Beveridge

Visit to Recovery Facility at Marchwood - TrustNews Dec 11

Have you wondered how your nonrecyclable household is disposed of? Here in Hampshire it goes to one of Veolia's Energy Recovery Facilities (ERF). Previously household waste was disposed to landfill or incinerated. However landfill space is running out and the old incinerators would not meet EU emission regulations. So with waste levels predicted to continue rising, Hampshire investigated the options available and in 1995 the Hampshire Waste Strategy was adopted which provides a sustainable waste management strategy for all domestic waste in the county.

The strategy is based on waste minimisation; composting of green garden waste; recycling; support for anaerobic digestion; use of recovery technologies including incineration; waste processing facilities with the remaining waste going to landfill. The ERF at Marchwood is one of the waste processing facilities. It produces electrical energy, which it exports to the National Grid, by burning non-recyclable waste. There are two other ERFs, one at Portsmouth and the other at Basingstoke. The three serve the whole of Hampshire.

The ERF was built on the site of the old Marchwood power station. One of the key issues was to ensure that the structure was of a high architectural standard and which fitted well in its surroundings. The result was a 36 metre high aluminium clad dome, 110 metres in diameter, with two 65 metre high chimneys. Another issue was the likely increase in the number of lorries and other vehicles using the roads in the area. In the event, this appears not to be too much of a problem. The works meets the latest legislation regarding environmental impact including emissions, noise and odours.

The works burns the non-recyclable waste and the heat is used to produce steam which is used to generate up to 15MW of electricity which is exported to the National Grid. This is enough energy to meet the demands of up to 22,600 homes.

We were given an introduction by the Manager, Mr Ouseby, who explained the history of the development of the works and how it operated. He answered the many and varied questions from Trust members before showing us around the works which are staffed by a total of 45 people and run 24 hours per day throughout the year. It is highly automated so that on the night shift only 2 staff are needed.

The non-recyclable waste is tipped into a bunker which can store up to 4 days full plant capacity. A grab crane then lifts the waste into a hopper from where it drops onto the fire grate. The ash passes to an ash handling system where ferrous material is recovered for recycling and the remaining ash is also sent for recycling. Hot gasses produced in the combustion chamber pass through a water tubed boiler where they heat the water into steam. A turbo-generator uses the steam to produce electricity for export to the National Grid.

The boiler flue gasses go through extensive cleaning processes to reduce the oxides of nitrogen, to neutralise acid gasses, to remove dioxins and heavy metals and to remove dust particles. The residue from this cleaning process (Air Pollution Control Residue) is disposed of to a licensed site. The discharge through chimneys is continuously monitored and we were told that what goes out of them is probably cleaner than the air in the centre of Southampton and possibly cleaner than the air that enters the boiler. Of all the waste delivered to the site, only 3% ends up in a licensed site, the rest is reused or recovered in the form of energy.

I would like to express our thanks to Veolia and to Mr. Ouseby for his time and his patience in answering our questions and showing us around the very impressive works. Also I would like to thank Keith and Carole Leaman who gave us lunch at their home after the visit.

Andrew Scott

Visits Programme for 2012 - TrustNews Sept 11

These visits are open to all members of the Trust. Some dates, travel arrangements and costs are yet to be finalised and may depend on the level of interest. Please

register your interest as soon as possible with no obligation until details are finalised. You can register your interest by post, phone or email to the Trust Secretary.

Guildford
Tuesday, 17th April 2012
Our friends in the Guildford Society are planning a day's visit which will start with a reception at the County Club. There is so much to see along the High Street - the Guildhall, the Royal Grammar School with its chained library, Holy Trinity church and, nearby, the Castle, the Jellicoe Garden and much more. A detailed programme will be available in the New Year.

Portsmouth
July 2012 (date to be confirmed)
There is much to see in addition to the famous ships. The Dockyard, Old Portsmouth, St Agatha's, Southsea and more. This trip will be planned with the assistance of the Portsmouth Society and details will again be available in the New Year. Again, register your interest now.

Malvern, Worcestershire
September 2012 (date to be confirmed)
This handsome Victorian spa town has much to offer. A notable Priory, splendid Victorian and Edwardian houses, a distinguished railway station and a centre which is relaxed enough for there to be at least two secondhand bookshops. Nearby at Malvern Link is the factory of Morgan Cars which can be visited. The Malvern Hills provide wonderful views to east and west and are easily accessible. It is hoped that we can visit a notable house by C.F.A.Voysey which is nearby. Malvern is too far away for a day visit but there are many hotels in the town and also at Ledbury, a bustling 'black and white' town which still has many independent shops. There is already interest in this trip so please register your interest now.

BedZed, South London
Date to be confirmed
This large eco-zero development was the subject of the speaker at our AGM in 2010 and it points the way not only for eco building but for compact urban housing. Very different from the recent Barton Farm proposal! Details will be available in the New Year. Numbers are limited and there is a charge of £25 each for the visitor centre.

Civic Voice AGM Sheffield October - TrustNews Dec 11

Two trustees (Keith Leaman and John Beveridge) represented the Winchester Trust at the AGM of the Civic Voice held in Sheffield. I have to admit that I looked on this expedition to Sheffield with some trepidation for my one and only previous sortee was as an architectural student to view this great social living experiment, Park Hill, undertaken in the late 1950s.

The building was inspired by Corbusier's Unite d'Habitation in Marseilles and undertaken by the City Architect's office and built by Sheffield's own building department – how things have changed!


Park Hill, Sheffield

Sheffield was then a shock to see with a sharply declining industrial base, hundreds of people out of work, wartime bomb scars everywhere, so against this background, one could see what a brave experiment this mass housing scheme was. At the start it was very successful with the people who moved in considering it a form of paradise after the appalling conditions many of them had been subjected to. However as time moved on the complex became a ghetto for the underclass as the more wealthy moved away during the Thatcher era.

Recently the buildings were listed II* reflecting this very important slice of immediate postwar history when Britain was struggling to get back to an economic normality particularly in the industrial north.

The Manchester based firm, Urban Splash, has taken a stake in beginning to renovate one of the blocks. Urban Splash are probably one of the most interesting developer firms in the U.K. and have taken on some ambitious 19th Century industrial mill complexes and converted them into popular design-led conversions. So far the flats that they have renovated (about 20) are exciting and invigorating. They are on the market for £90,000 (one bed) and £110,000 (2-bed), a far cry from Winchester prices. They are beautifully finished and a pleasure to be in, although it would appear that the modern flat dweller does not require storage!

The outside, when seen then by a brighteyed bushy-tailed young architectural student, was overpowering – and today, I still had the same reaction. There is no doubt that Sheffield has reinvented its image. Of course, there are still major problems but to the visitor it appears a vibrant clean city with an excellent cohesive interlinked public transport system, a central Park Hill, Sheffield historic core full of interesting buildings and spaces. One of these buildings – the Town Hall – is one of those great Victorian buildings presenting the confidence and wealth of that period and this is where the Mayor had invited Civic Voice, our hosts, to a reception.



At this reception the City of Winchester Trust was presented with an award for partnership working, which in fact was helping to find Winchester's favourite building with the help of the Hampshire Chronicle via a voting system. So congratulations to all those responsible for making the arrangements for that event, and in particular Vicky Feldwick and Sharon Watson.

The next day was the business day and I have to say that for a very young organisation with a small core of dedicated, well-informed professionals, backed by an equally dedicated board, Civic Voice is impressive. They are a voice representing 75,000 members and therefore carry some clout when confronting political excesses. However as they constantly were reminding us, more members and a wider representative age/social base would result in more respect for the decision-making process at government level.

The Winchester Trust currently has 800 members in the 75,000 hat – it would be great to double the Trust's membership and to widen its base and therefore the Trusts credibility.

Civic voice considered it important that we should involve our local M.P. concerning the NPPF consultations together with neighbourhood plans. Even though these consultations are being concluded in the near future there are inevitably going to be comments required as parliament debates the issues over the coming year and our dialogue with our M.P. could be important over this period.

Civic Voice also set out ideas that could be promoted by the various trusts in order to promote themselves to a wider audience. It would be very helpful if members had any ideas as to how to widen the membership scope to inform the Trust secretary.

Keith Leaman

Organisation - TrustNews Dec 11

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Vice President	Lord Ashburton KG KCVO DL
Vice President	Donald Insall CBE FSA RWA FRIBA FRTPI SP dipl (Hons)

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Trust Christmas Cards - TrustNews Dec 11



Trust Christmas cards are now on sale at the charity cards shop in the Eighteen Café at the Winchester Guildhall. This will continue until Thursday 15 December 2011 (Monday – Saturday, 10.00am to 4.30pm). There are five Trust cards to choose from and we hope that you will find ones to suit your taste. There is a new card showing the inspiring architecture of Winchester Cathedral, North Aisle from an original painting by Patricia Spink. Two very different cards by the same artist are the beautifully painted scene from the Cathedral Nave South Aisle Windows with three doves blending in and secondly a Christmas theme of an aspect of the Discovery Centre, which is one of Winchester's most distinctive recreations in recent years. There is a card by Sir Colin Stansfield Smith entitled "Brightly shone the moon that night", which is a scene from the cloister garth of surviving walls of the Norman Chapter House, a card which was popular last year. Finally "The Buttercross at Christmas" is a colourful design by Christopher Jarman of this well known

monument. We are most grateful to the artists for this way of supporting the City of Winchester Trust's activities.

We wish members of the Trust a very happy Christmas and New Year.

Email Address - TrustNews Dec 11

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