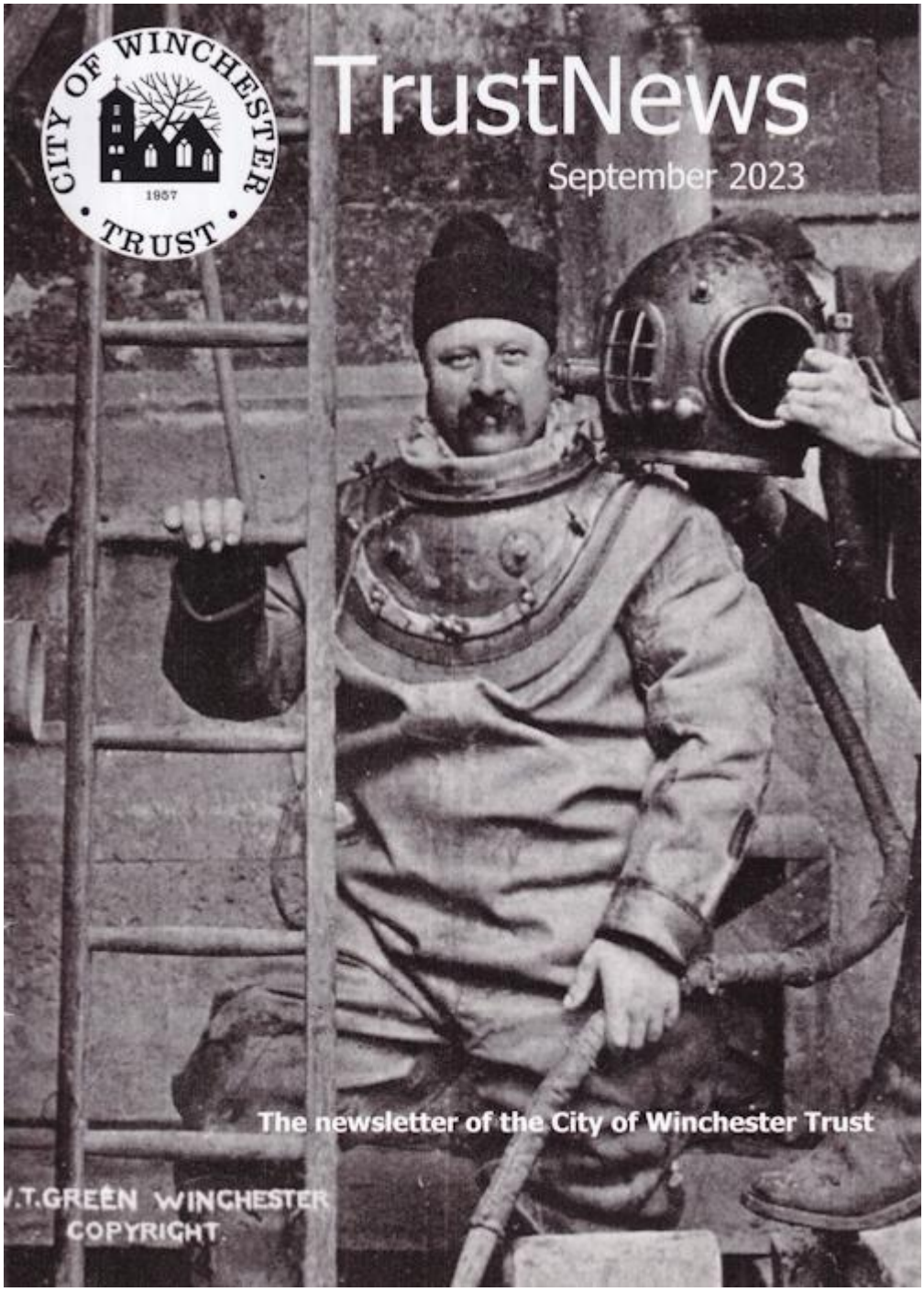
William Walker c1910 - TrustNews Sep 23



William Walker c.1910

Chairman's Jottings - TrustNews Sep 23



Support of the South transept of Winchester Cathedral, c1910 (Photo City of Winchester Trust)

The Trust was founded in 1958 in order to combat the Governments requirement to demolish 'slums' and replace them with homes and buildings fit for modern living.

In Winchester, the St Johns Road and Canon Street areas in the centre of Winchester were all earmarked for demolition. Much was demolished and Winchester became a little 'moth-eaten'! However much of the fabric identified for demolition was saved by the City of Winchester Preservation Trust as it was then called, formed partly as a reaction to the destruction.

One would have thought that by now there would be no need for a pressure group such as the Trust to challenge planning decisions or try and influence the way Winchester could evolve.

However it does seem that those responsible, in our opinion, still make very questionable decisions on development, the impact of which - if built - is likely to be detrimental to the future well-being of the City for many years into the future.

One of the ingredients missing is vision and leadership and another is the communication of ideas between those in power and those of us who have to live with the end results.

We are aware that there are those in the Local Authority who think we are a group of the older generation who are constantly querying planning decisions taken by the City authorities. Yes - we do, but we are always looking for and expecting harmony in the finished result and good clear thinking in all the pre-planning preparation work that precedes an application. To obtain good results, I have always considered the basic ingredients necessary to achieve excellence are a good client, a good brief, a good architect and a good builder.

Winchester Heritage Open Days

As our contribution to Winchester Heritage Open Days (8-17 September), we are converting the ground floor of the Trust's office into a gallery and have invited a number of local artists to display their work for all to enjoy. The paintings are on sale and a proportion of the sale price will be donated to the Trust. We look forward to welcoming members and visitors.

Do not be put off by all the barriers put up by the contractor working on the construction of the new surgery next to us; the pavement is still open so we are still easily accessible. For those with cars, the nearest car parks are North Walls car park or the basement car park under the Friarsgate Shopping Centre. See pages 8 and 9 for more information.

Keith Leaman

William Walker - "Diver Bill" - TrustNews Sep 23

Peter Rees on the modest man who saved a cathedral.



William Walker descending under the Cathedral

William Walker is well known as the man who saved Winchester Cathedral. I recently discovered that he is buried in Beckenham Cemetery where my family grave is located.

Like myself a Londoner, Walker was born in Walworth in October 1868, also where my parents were born. At 24 he qualified as a deep water diver with the Royal Navy in Portsmouth. He subsequently worked for Siebe Gorman, a company founded by a German, Augustus Siebe, who had moved to London in 1816 where he became an engineer developing an under-water helmet. By 1830 the company had produced a helmet and full diving suit and was renowned world-wide and throughout two world wars for its skills and expertise in protective safety breathing equipment, trading until its dissolution in 2019.

In 1905 Winchester Cathedral was found to be in danger of collapse. Built on a very low plot of peat land below sea level, huge cracks were found in the water-logged foundations of the south and east walls. Groundwater could not be removed or the building would collapse. 235 six metre deep pits were excavated. For five years between 1906 and 1911 Walker worked in these pits, enduring the impenetrable darkness of deep water as he underpinned the walls.

Wearing a Siebe and Gorman diving suit and helmet weighing 91 kilos, Walker laid 25,800 bags of concrete, 115,000 concrete blocks and 900,000 bricks. It was an incredibly heroic feat accomplished through enduring hard labour without gloves, subject to immense water pressure and achieved totally without light in a massive, cumbersome rubber and cloth diving suit while air was pumped down by a compressor. Each weekend he cycled 70 miles home to South Norwood, returning to Winchester by train on Monday.



Photograph of William Walker

At the Thanksgiving Service in July 1912 led by Randall Davidson, the Archbishop of Canterbury, Walker (photo top left) was presented with a silver rose bowl by King George V who also appointed him to the Royal Victorian Order. Walker had previously instructed the King when he was a naval cadet. After receiving the recognition, he said "It made me uncomfortable to be spoken of in the pulpit before that host of people, but I daresay they didn't know I was the man His Grace was talking about."

Walker had a distinguished career as a master diver. He was instrumental in the construction of new naval docks in Gibraltar, building the Blackwall Tunnel from Greenwich under the Thames in London and was a member of the rescue team at a flooded pit colliery disaster at Abernant, South Wales.



Grave of William Walker

William Walker died in October 1918 aged 49 during the Spanish flu epidemic, one of 25 to 50 million people globally. He was a modest and humble man, always reminding everyone there were over 200 other people involved in the task to save the Cathedral.

In 2018 a specially designed plaque was unveiled on the wall of his home at Portland Road, South Norwood, commemorating this unassuming and patriotic man.

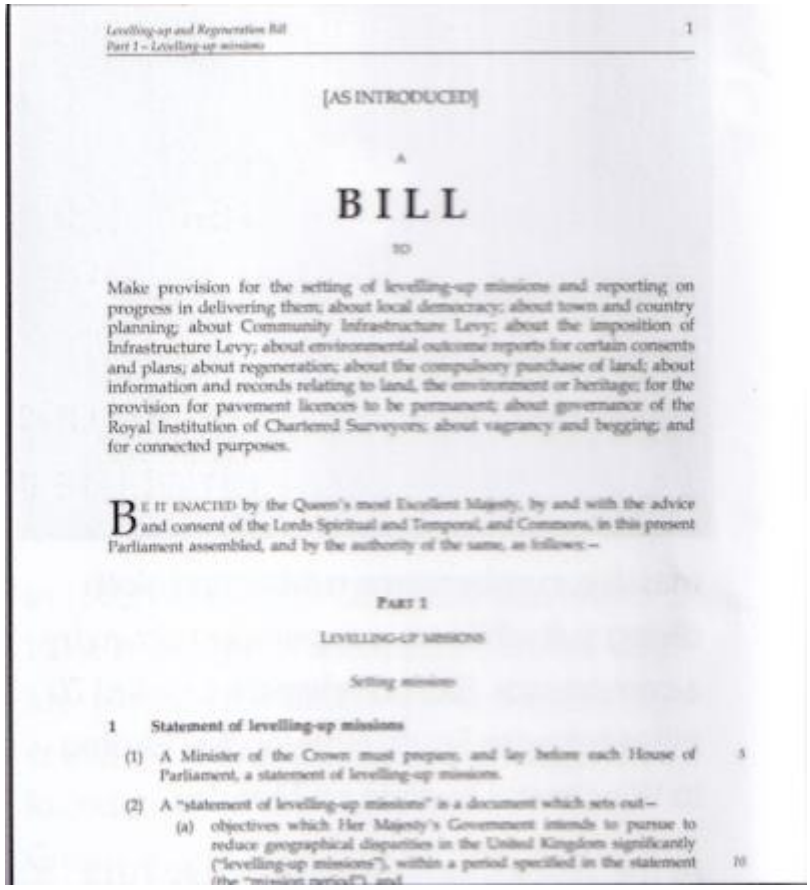
Government Planning Policy - TrustNews Sep 23

Patrick Davies attempts to unravel the latest government announcements.



Michael Gove in Parliament

It's a puzzling time for anyone trying to keep up with the preparation of the City Council's new Local Plan. Not only is the Government's enormous Levelling Up and Regeneration Bill (proposing fundamental change to the local plan process) still wending its way through many months of parliamentary discussions, but a seemingly endless collection of consultation papers on various aspects of planning have been issued, sometimes making further changes to other documents already out for consultation. Then to cap it all, on the first day of the parliamentary recess the Secretary of State for Levelling Up, Housing and Communities, Michael Gove, issued further consultations and made a wide-ranging speech outlining major changes he now intends to make to the way planning for housing development will be promoted in England.



Levelling-up and Regeneration Bill 1
Part 1 – Levelling-up missions

[AS INTRODUCED]

A

BILL

TO

Make provision for the setting of levelling-up missions and reporting on progress in delivering them; about local democracy; about town and country planning; about Community Infrastructure Levy; about the imposition of Infrastructure Levy; about environmental outcome reports for certain consents and plans; about regeneration; about the compulsory purchase of land; about information and records relating to land, the environment or heritage; for the provision for pavement licences to be permanent; about governance of the Royal Institution of Chartered Surveyors; about vagrancy and begging; and for connected purposes.

BE IT ENACTED by the Queen's most Excellent Majesty, by and with the advice and consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the authority of the same, as follows:–

PART 1

LEVELLING-UP MISSIONS

Setting missions

1 Statement of levelling-up missions

(1) A Minister of the Crown must prepare, and lay before each House of Parliament, a statement of levelling-up missions.

(2) A "statement of levelling-up missions" is a document which sets out–

(a) objectives which Her Majesty's Government intends to pursue to reduce geographical disparities in the United Kingdom significantly ("levelling-up missions"), within a period specified in the statement (the "mission period"), and

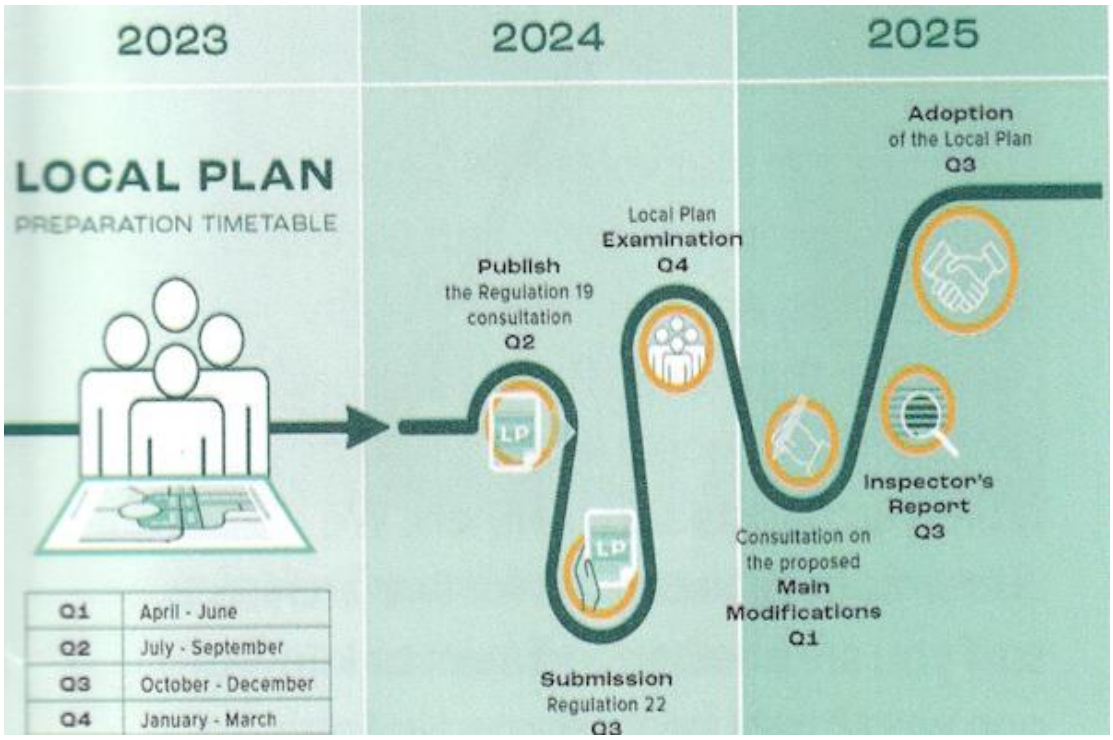
Levelling Up and Regeneration Bill

Most of Gove's speech was about support for "regeneration and renaissance of the hearts of 20 of our most important towns and cities". He referred specifically to densification in East London (Docklands 2), Leeds, Manchester, Sheffield and Wolverhampton. Southampton was not referred to in the examples he gave despite being included in a previous similar list. The expansion of Cambridge was also a major focus, although this is not supported by the local MPs of his own party. There was also a focus on community-led housing and "building beautiful", with references to Welborne Garden Village in Fareham as an example of garden villages providing hundreds of thousands of well-designed and sustainable homes across the country. In this speech and newspaper interviews he implies this 'garden village' already exists which it doesn't!

When the City Council considered progress on their new Local Plan on 10th August I took the opportunity to question why no reference was made in their lengthy report to this latest speech by the Secretary of State and its implications for their plan. The Council had met representatives of the Government and the Planning Inspectorate in mid-June when they had agreed the procedure and timetable which the Council were now approving. As the Council see it they have to proceed on the planning legislation as it now stands and they are confident their plan will still be robust enough to stand challenge. Time will tell.

Update to delay the next draft Local Plan - TrustNews Sep 23

John Beveridge with an update on the Council's decision to delay the publication of the next draft of the Local Plan



Winchester City Council has decided to delay the publication of the revised (Regulation i 9) draft of the new local plan for the whole District for at least 9 months.

The public consultation on the first draft (Regulation 18) closed in December 2022 and the second draft was due to be published around September this year but it is now to be delayed until July 2024. It will then be published for public consultation during August and September next year.

This will allow the City Council time to finish considering and publishing its response to all the comments made on the first draft, and for other work still required to be undertaken.

This includes an updated (post-Covid pandemic) retail and employment study for the District; how requirements for nitrogen and phosphate neutrality for all new developments are going to be achieved; and a transport assessment carried out by Hampshire County Council to ensure that the road traffic that will otherwise be generated from all new development sites can be mitigated.

Planning Appraisal Group - TrustNews Sep 23

We report on the group's work over the last quarter.



Detail in Debenhams shop front

As usual, our panels have been reviewing mainly applications for small extensions and dormers, and although the summer is generally quieter when it comes to numbers of applications, it is often surprising when some weeks see only half a dozen applications while the following week's panel has to contend with over 20!

The Trust welcomes approaches from developers of important sites in the city when proposals are still at an early stage. We are always happy to provide comments, or ideas on how we feel a proposal could be improved. This year, for example, we have met with the teams hoping to develop the old Debenham site (which has some beautiful details above) and the St Clements surgery building.

The Trust has four volunteer panels, each of which meets once a month to review the planning applications in the city published that week. Panels are made up of trained lay people augmented by retired architects and planners. We currently have vacancies for two architects, so if you are a retired architect or know of one who might be interested in joining a panel, please let Tessa know by emailing her at secretary@cityofwinchestertrust.co.uk

The Trust welcomes informative comments from local people, but must avoid being influenced by vested interests or personal matters. Individuals who believe their interests are being affected by proposed schemes are advised to contact their Ward Councillors, who have more influence over such matters.

Josephine Gordon - Watson 1932 – 2023 - TrustNews Sep 23

Keith Leaman remembers a remarkable woman.



We in the Trust always knew Josephine as Jo. Jo was born and educated in Winchester, where she attended St Swithun's School, leaving to train as a nursery nurse, then as a midwife. Jo went on to work as a district nurse and a health visitor, as well as practicing midwifery in London and then around the Brighton area.

In the early 1990s Jo moved back to Winchester to look after her mother and soon became involved as a volunteer with a number of charities which included the City of Winchester Trust. Jo sold books, organised and took responsibility for our Christmas card sales and was in command of all our fundraising events. She must have raised hundreds of pounds for the Trust over the many years she was involved with us.

Apart from all the work she undertook for the Trust, Jo worked for other charities, including the National Trust, Meals on Wheels and the Hampshire and Isle of Wight Wildlife Trust. We were all used to seeing her helping out at the Cathedral and National Trust properties as well as other institutions in and around Winchester. Even when her eyesight deteriorated and she was unable to drive her beloved car, she remained fiercely independent, continuing with her many voluntary activities right up until recently when Covid called a halt to them and her vision became so poor that she retired.

Her final years were spent at St Cross Grange Care Home in Winchester.

Jo was undoubtedly one of the great characters of Winchester.

We shall miss her.

Winchester Heritage Open Days 2023 - TrustNews Sep 23

This year's free history festival will take place from 8th to 17th September



Whitchurch Silk Mill

Heritage Open Days offers everyone the chance to discover hidden places, try out new experiences and enjoy a wide range of tours, events and activities - all of which are completely FREE to explore. This year's theme is **'Creativity Unwrapped'** and there are over 120 events to choose from around Hampshire.

Festival highlights include Whitchurch Silk Mill (above), Sandham Memorial Chapel, Arts in the Archive: Explore Hampshire Archives, Silver at Winchester College: Five Centuries of Collecting, and How were the Roman Mosaics in Britain made? A find-out and try-out session.

For the full programme, more information and booking details visit www.winchesterheritageopendays.org or scan the QR code below.

Hampshire History Fundraising Event - 'Uproar! A Talk with Alice Loxton'

Hampshire History Trust, the organisation behind Winchester Heritage Open Days, will be holding a special fundraising event at Winchester College on the evening of 7th September.

Alice Loxton has been described by Dan Snow as 'a star of her generation - the next best thing in history'. Alice will be talking about her new book *Uproar! Satire, Scandal & Printmakers in Georgian London*, weaving in her experiences over several years working at History Hit TV, alongside well-known presenters Dan Snow and Dan Cruickshank.

Premium tickets include a glass of wine, a meet-and-greet with Alice and a short tour around part of Winchester College.

For more details, please visit www.hampshirehistorytrust.com or scan the QR code below.

And more... - TrustNews Sep 23

An exhibition of paintings by local artists at the Heritage Centre is the Trust's contribution to Winchester Heritage Open Days 2023.



This year the Trust's contribution to Winchester Heritage Open Days is an exhibition of paintings by local artists, which are available for sale to benefit the Trust.

The exhibition will be at the Trust's office (the Heritage Centre, 32 Upper Brook Street, Winchester SO23 8DG) and will be open from 10am to 4pm every day for the whole ten days of the festival (8th to 17th September).

Upper Brook Street is closed to cars turning in from Friarsgate, but don't worry, it's open to pedestrians.

Please tell your friends and family and we look forward to seeing you.

heritage open days

2023 Member's visit programme - TrustNews Sep 23

We report on this year's successful and enjoyable visits

Houghton Lodge & Gardens, near Stockbridge

Report by Sue Owers



On a beautiful June day a party of members took a trip to the other side of Stockbridge for a wonderful tour of Houghton Lodge and Gardens on the banks of the River Test.

We were greeted by Sophie and Daniel Busk the owners, and after coffee in the Orangery, Daniel took us on a tour of the house which was built in the 1790s in the picturesque "Cottage Ornee" style of Gothic architecture.

Daniel was an entertaining host with many tales of the responsibilities and pleasures of owning such an exotic property, which has been in his family for three generations. it was probably built as a fishing lodge, and of course, fishing is still an important aspect of life on the Test.



We were able to wander over the water meadows and carriers to the river, passing on the way a collection of vintage fire engines which reflect part of the family history since Daniel's grandfather was Commander of the Metropolitan Fire Brigade in the early part of the 20th century.

The formal gardens have been extended and improved by Sophie and her team in recent years to include an Oriental Garden and lake and a spectacular long border. The peonies and roses in particular made a beautiful display which we enjoyed as we lunched on the terrace in the shade.

The gardens are open throughout the season and there are regular scheduled house tours which can be booked online - we highly recommend a visit to members who could not come with us in June.

Old Portsmouth

Report by Liz Scott



Travelling by car or by train, we all met up for coffee at the cafe overlooking the Spinnaker Tower before joining Blue Badge Guide Don Bryan at the Cathedral. After a brief introduction, he explained the reasons underlying the town's architecture, including the areas that had been flattened by bombs in WW2, and other areas which remained unscathed. As a result, delightful streets of Georgian houses are interspersed with post-war architecture.

We proceeded east down St Thomas Street to St George's Road - here stands the North gate to Portsmouth. Crossing close to buildings of Portsmouth Grammar School, we walked back along the High Street. Here is the garden and window featuring John Pound's Cobbler Shop - workshop and ragged school. John Pounds, 1766-1839, unable to work as a shipwright, had become a shoemaker/cobbler, teaching poor children without charging fees. His enthusiasm paved the way for free education to reduce poverty.

Walking further along the High Street we came to 'The George Hotel' from which Nelson left for his ship HMS Victory. We traced his journey along Pembroke Road, passing the former Royal Naval Club & Royal Albert Yacht Club (left) which overlooks the Green southwards to the sea.

Walking from here by the Governor's Green, we passed the disused Royal Garrison Church, through the tunnel and up on to the promenade. Here Nelson would have embarked on a lighter to be taken out to the Victory. We continued to the Grand Parade, Square Tower - ammunitions storage (ideal target position!), then to the Round Tower and back to 'The Still & West'. Here we had a delicious lunch in the warm sunshine by the entrance to Portsmouth Harbour.

West Horsley Place and the Theatre in the Woods

Report by Keith Leaman



West Horsley Place Photo courtesy of Jonathan Mardall

Until 201S West Horsley Place was the home of the Duchess of Roxborough who unexpectedly willed it to her nephew Bamber Gascoigne. He formed a Trust to resurrect this historic building and evolve it into a project for all to enjoy.

The 360 acre estate is now divided into two entirely different experiences, the historic house and its outbuildings and gardens and the opera house, both completely separate institutions.

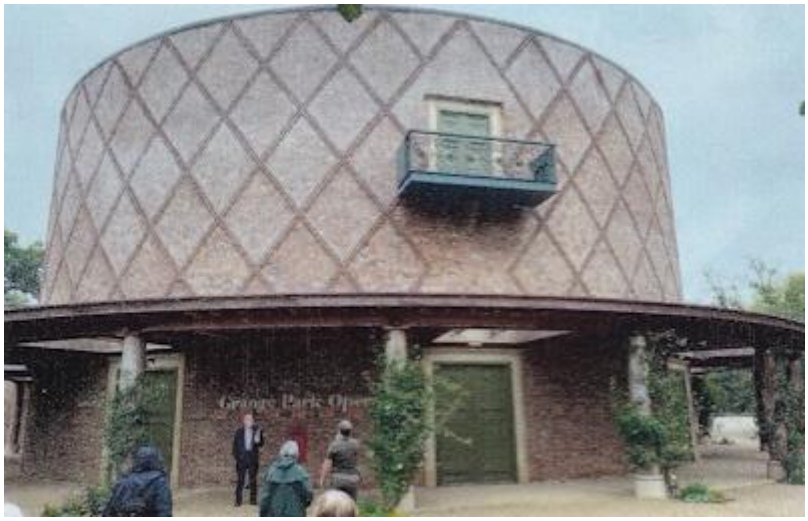
Horsley Place has a long and interesting history, with the core of the current building being constructed around 1457. It was once owned by Henry VIII, and later by the son of Sir Walter Raleigh. In 1645 a new fashionable early renaissance facade was added along the front elevation of the timber-framed house - one would not obtain planning permission for such an undertaking today! Neither would you obtain building regulations, as it was built as a rather insecure brick wall which has parted company from the old facade by about 150 mm. Despite this it has stood for well over 300 years.

In more recent years West Horsley Place was owned by the diplomat Lord Crewe. He was a collector of books, the best of which were left by the Duchess of Roxborough to the Wren Building at Trinity College Cambridge, but there are still thousands left in the building.

The 6 acre walled garden contains a very impressive brick wall, some of it in serpentine form, all looked after by one professional gardener helped by volunteers.

Bamber Gascoigne and his wife's dream was to create an art centre for music, art and ceramics. A start has been made, having converted the listed barns into a series of venues. It will be very interesting to see how this evolves.

Not long after Bamber Gascoigne inherited, he was surprised by a visit from a group of people who had identified West Horsley Place as a possible opera venue. They were, of course, representatives of Grange Park Opera, led by that indefatigable lady, Wasfi Kani.


The Theatre in the Woods Photo courtesy of Jonathan Mardall

Bamber Gascoigne embraced the idea and agreed to proceed. In just over a year from the agreement, an opera house was conceived, planning permission was obtained and a large building was completed - a truly remarkable effort by all concerned. The building itself, designed by the architectural firm of Tim Ronalds, is an attractive rotunda that sits satisfactorily in an idyllic setting, with brick-faced form in a diaper pattern which helps to reduce the visual scale. It is still further enhanced by a canopied entrance that wraps around the building.

We are grateful to Sue Owers and Iain Patton, our two volunteer organisers, for their hard work in putting together such an interesting and varied programme.

The Hat Fair - TrustNews Sep 23

Judith Martin on nearly 50 years of a unique event.



Jonathan Kay performing at the Hat Fair Photo copyright Winchester City Council 2023. Provided by Hampshire Cultural Trust

Winchester's Hat Fair is the longest - running street theatre festival in the UK. It was founded in 1974 by Jonathan Kay, invariably described as the Mad Hatter.

What might come as a surprise is that one of the original movers, and a director from 1974 to 2001, was Keith Leaman, the Trust's own chair.

Jonathan and friends were attracted by the mummers' plays and street theatre in the piazza in front of St Paul's Church in Covent Garden. The church has long been known as the Actors' Church, and the first Punch and Judy performance in the country took place there in 1662.

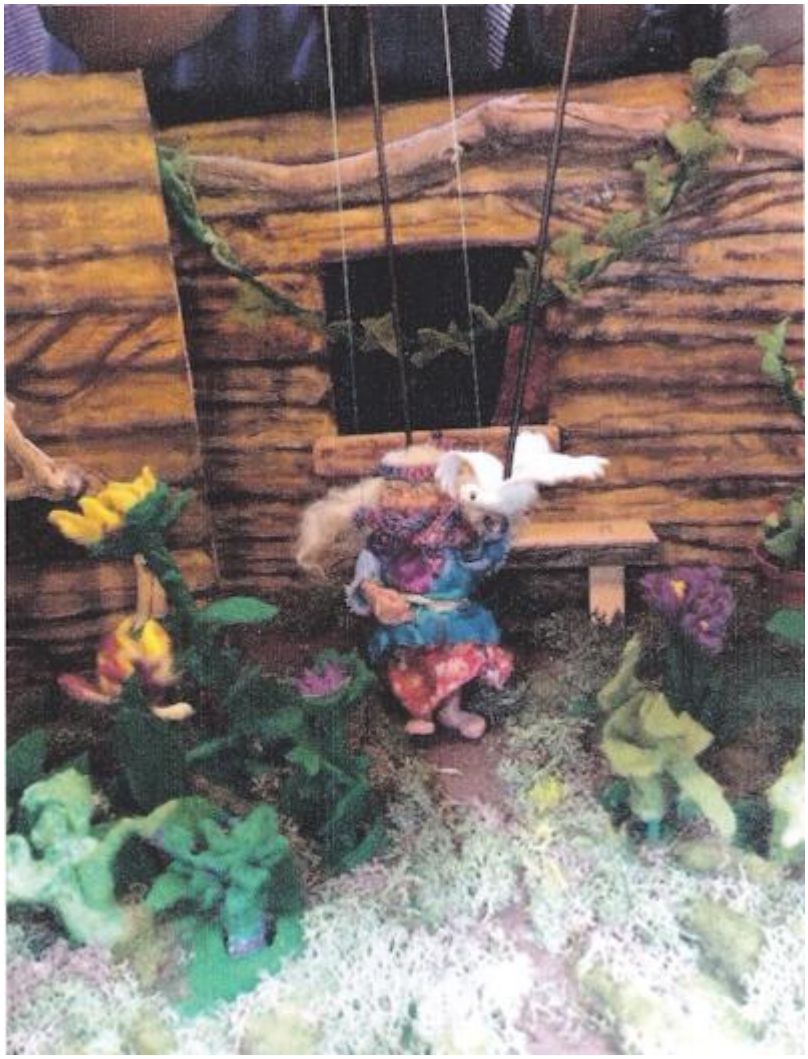
Jonathan arrived in Winchester in the early 1970s with three friends, with the aim of making theatre. Needing somewhere to stay, they found that St Peter's Church had a shepherd's caravan near Oliver's Battery for sale for 3 pound, so they bought it, and more vans and performers arrived. On the site were some interesting buildings, and they had the idea of converting one into a theatre. And that was where Keith Leaman came in, introduced by the mayor, Alice Cleary, who also introduced the young group to other helpful Winchester figures. They set about making a formal entity of the group, Attic Theatre, with a highly respectable board of directors, including Keith.



Covent Garden Hat Fair poster image copyright Winchester City Council 2023. Provided by Hampshire Cultural Trust

Keith had recently set up his architects' practice, Plinke Leaman and Browning, with handsome offices in The Square, and was enthusiastic about designing a theatre. The permanent building was never to be, but the Hat Fair that was created in Covent Garden in 1973, and ran in both Covent Garden and Winchester the following year, after that belonged to Winchester alone.

In nearly 50 years there have been some extraordinary performers: jugglers Haggis and Charlie, with flying knives on tall unicycles, who said they could jump off tall buildings - 'once'. Skate Naked, acrobats who put sparklers in surprising places and invited the audience to light them. Herbie Treehead, a seemingly simple one-man show of clowning and magic, who has performed at almost every Hat Fair, embodies the original essence. This year, very much in the early Hat Fair tradition, there was a micro puppet theatre, Teatro Lambe, to be viewed by just two people at once, that was charming and moving.



Teatro Lambe Lambe Photo J Martin

Later there were big staged pieces, like the terrifying Carmen Funebre, by Teatr Biuro Podrozy from Poland, based on the war in the Balkans in the 1990s. Jonathan himself has played his Fool in Bosnia, with the backing of the British Council.

In 2015 Jonathan left Winchester for Glastonbury, and the endless funding challenges in the arts have meant that the Hat Fair was taken under the wing of the Theatre Royal. This year's festival was somewhat scaled back, having abruptly lost Arts Council funding, but still the crowds gathered, and still performers came from across the country and beyond, some paid but many still putting out hats for contributions.

Winchester is transformed by the Hat Fair each year. The possibly slightly staid old dowager, not often given to high spirits, so proud of her ancient history and fine architecture, shakes up her skirts and lets her hair down. Long may the Lords of Misrule, rule. For one weekend a year, at least.

Sincere thanks are due to Judith Blake, one of the first brave founders, who became secretary and director of Attic Theatre and who has given me much fascinating information. Also to Ross Turle, who wrote an excellent account of the move from

Covent Garden to Winchester for the Hampshire Cultural Trust and provided the photo of Jonathan Kay and the poster image.

2023 Summer Walks Programme - TrustNews Sep 23

This year's summer walks programme was a fascinating mix of architecture, history and nature.

Richard Baker provided an absorbing insight into the many architectural features that can be seen in the High Street. It is always eye-opening to take the time to look at the small details that help make our historic city so appealing.

Adam Rattray took members on a tour of parts of Winchester College that are not always accessible to the public, and provided a fascinating insight into the buildings and their history.

Karen Dagwell explored the architecture and history of Wolvesey Castle and really brought it alive with stories about events such as Mary I and Phillip of Spain's wedding banquet.

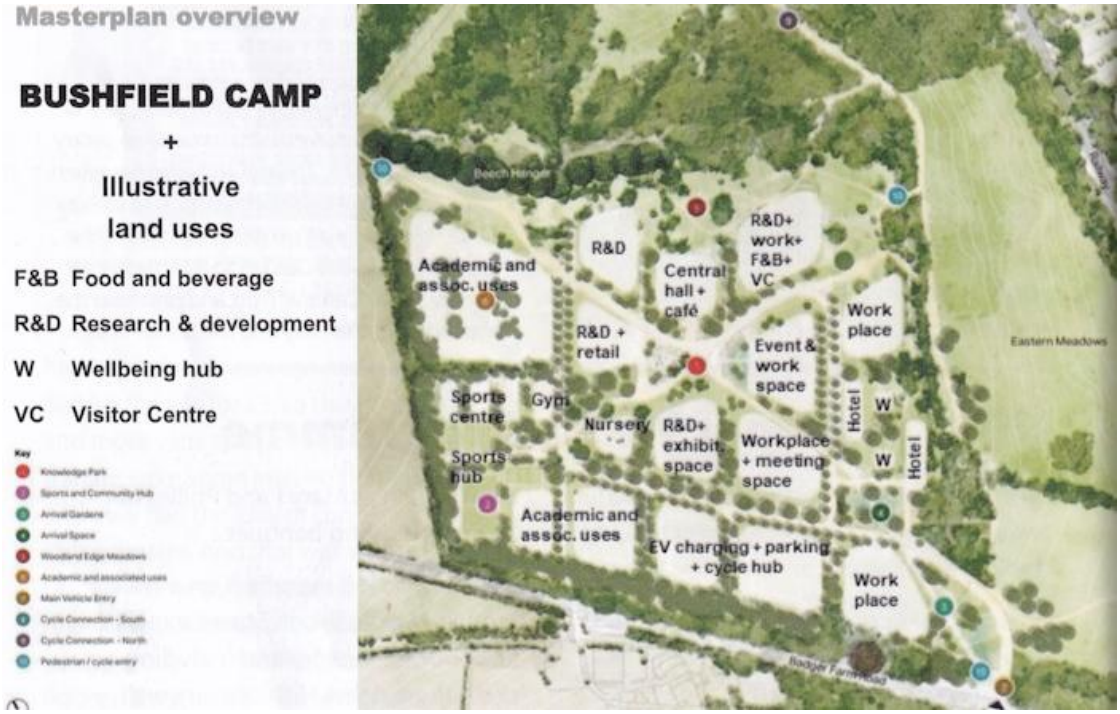
Sara Gangai led members on a walk around Middle Brook Street, explaining its 2000 year history and including a peek at a hidden 15th century wall painting.

Finally, our own chair, Keith Leaman, stepped in as a replacement guide at the last minute and took members on a lovely amble along the Itchen, with information on buildings and history.

We are grateful to all our volunteer guides who give up their time to share their enthusiasm and knowledge of the many facets of our beautiful city.

A concept masterplan for Bushfield Camp - TrustNews Sep 23

Richard Baker outlines our concerns



Bushfield Camp Masterplan overview. Taken from the concept masterplan document submitted to Winchester City Council Cabinet by Gillespies and Make architects. June 2023 Additional annotations by Richard Baker

Winchester City Council Cabinet at their meeting on 21 June approved a report to support a concept masterplan for Bushfield Camp prepared by the developer, to inform the development management assessment of a subsequent outline planning application. An outline planning application is scheduled by the developers to be submitted in September and determined in Winter 2023/24, with work to start on site in 2025. It is anticipated that the concept masterplan will be a material consideration in the outline application, with all matters reserved except for access.



View of Bushfield Camp from St Catherine's Hill

Land at Bushfield Camp was identified as an 'opportunity' site by the City Council which was changed by the Planning Inspector into an allocation for employment use, under Policy WT3 in the 2013 Local Plan Part I. This allocation was made with little reference to employment need and its impact on the development of city centre sites. in the Regulation 18 Local Plan Review 2019-39, the policy for Bushfield Camp was amended to support a high quality flexible business and employment space, an innovation/education hub and creative industries. The Trust objected to both the 'opportunity' allocation and to Policy WT3, and has objected to the emerging Regulation 18 amended policy, to which the Council will have to respond before an Examination in Public Inquiry. This amended policy, if maintained and not modified by the Council, will be contested and subject to close scrutiny by an Inspector. No dates have been announced for the Council response or the Inquiry, neither of which are likely to take place before an outline planning application is submitted. Both Policy \NT3 and the amended policy would secure the land beyond the ridge north of Bushfield Camp, known as Bushfield Down, for recreation use.

The development and planning history of Bushfield Camp was set out in an article in the March 2023 edition of TrustNews, and concluded with reasons why the site should not be developed.

The concept masterplan has been prepared by the owners of the site the Church Commissioners, Legal and General, Gilbourne Investment Group, Make architects and Gillespies landscape architects. The masterplan and the illustrative land uses show a wide range of uses, accommodated in two to three storey commercial buildings providing one million square feet of floor space for no named users and multi-storey car parks for 900 cars, that will generate 2520 jobs. No amount of landscaping and planting on this elevated site is likely to be sufficient to mitigate the visual impact and the generated activity that these proposals would have on this area of chalk downland. The masterplan is supported by a report prepared by Lichfields planning consultants, to provide an overview of the local planning policy framework and the deliverability of the proposed uses for this site.

The 'development management' of this site by the Council as local planning authority over the last ten years has been market-led. Little regard has been given to considering the role and importance of nature conservation on this site and its contribution to the landscape setting of the city. The Trust has maintained that the opportunities for the use of land in sustainable locations in the city for employment should be developed first, before sites outside the city are considered. Sites around the railway station, Carfax and the former Cattle Market site in Andover Road, the Central Winchester Area regeneration site, the site of the former police station in North Walls and the vacant Bar End Depot site all offer such opportunities to meet employment need. Development of all these sites would be sustainable and contribute to the vitality of the local economy. In contrast, allocation of land for employment at Bushfield Camp would create a self-contained, car-dependent development that is detached from the city.

For the many planning issues confronting the city, there are two key development and protection planning priorities. One is to respond to evidence of employment need, and for that to be met through the regeneration of city centre sites that will

contribute to the viability and vitality of the local economy. The other is maintaining policies to protect the landscape setting of this historic and cherished city.

Awareness and concern about the impact of development on climate change has grown considerably since policy WT3 was approved ten years ago. The Climate Emergency, declared by Winchester City Council in 2019, now sits at the heart of the Regulation 18 Plan. The aspirations and policies attached to the Climate Emergency, if they are to be regarded as important, need to have a guiding role in determining the outcome of the Local Plan Review on the emerging policy for allocating this land in the countryside for employment use. The Review needs to be concluded before a planning application for this speculative development is determined.

Both the modifications proposed by the Local Plan Review and the outline planning application for Bushfield Camp will be scrutinised carefully by the Trust, along with other organisations who have concerns about this proposed development, with whom the Trust is in contact.

Winchester 'Character Areas' - TrustNews Sep 23

Keith Leaman on design codes and Winchester's character

In my Chairman's Jottings from March this year, I wrote about a new central government initiative, the National Model Design Code, which it is looking to local authorities to take on. The NMDC includes landscape requirements, street patterns, character, materials etc. Planning applications that complied with the particular design code for an area would automatically receive planning permission, theoretically streamlining the planning process.

We are informed that the city of Winchester can be divided up into 25 character areas. I find this interesting: where and how do you define a character area? With this question in mind I have started to look around the city to try and identify 25 different character areas. What follows are the first few photographs illustrating areas that I consider to have individual identities. I will attempt to follow on with this exercise over the next few issues of TrustNews!



Character Area 1: St Giles Hill

This area is situated on the east side downland above the ltchen Valley. The character is one of large Edwardian style houses set behind tree-lined avenues.



Character Area 2: Highcliffe

#This area has a very distinctive character. Highcliffe is positioned on the south east wnland area above the ltchen Valley. it feels almost not to be part of the city, but is in fact only about a 10 minute walk to the centre. There are unexpected glimpses of St Catherine's Hill as one walks around the streets. A pity about the parked cars; they reduce the impact of the interesting terrace architecture.



Character Area 3: Winchester College

This is a unique part of Winchester that lies outside the walls of the City. The College occupies an area that stretches roughly from Domum Road to Southgate Street, and College Street to Garnier Road. It includes many listed buildings, some of which date back well before William of Wykeham, the founder's, time.



Character Area 4: Central

Winchester inside the walls would probably be considered as one for design coding purposes. The one overriding feature is the Roman/Saxon street system, with its central east/west main spine and narrow roads leading north/south towards the walls that once surrounded the core. Every road is different in character. The Victorian

classical-inspired terrace in Eastgate Street is different to anything else in Winchester, but it still adds an architectural quality that respects its surroundings.



Character Area 5: Badger Farm

Built over 40 years ago, this low density postwar housing estate has moulded into its environment with the help of what are now belts of mature trees. The character of the area reflects the post-1945 period.

Street Art in Winchester - TrustNews Sep 23



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Footer - TrustNews Sep 23

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