



FAIRTHORNE MANOR

APRIL 2021
REVISION - B



BOYLE + SUMMERS
ARCHITECTURE AND MASTERPLANNING

Gillings
Planning



YMCA
Fairthorne Group

Fairthorne Activities



This Vision Document has been prepared because of a need for YMCA to improve, enhance and diversify their existing facilities and functions at Fairthorne Manor.

This submission has been prepared collaboratively by YMCA Fairthorne Group and their appointed master planning team to outline emerging proposals for an enabling form of development on part of their land holding which we hope to secure via the promotion of the site via the emerging local plan.

YMCA have appointed a highly experienced design team to appraise the site, to engage with the YMCA team, Parish Councillors, Ward Councillors, officers and stakeholders, to consult the wider community and develop these emerging proposals.

These important proposals include a possible enabling form of development; specifically intended to develop a capital and social receipt to be used to deliver the enhanced facilities.

This statement sets out the emerging vision for the site and the need to bring these proposals forward; which includes a need to respond to the financial losses experienced because of the Coronavirus pandemic; whereby a whole season of accommodation bookings have been lost.

This statement seeks to outline a significant opportunity for the creation of a new community at Fairthorne Manor, a community that could include social, key worker and inter-generational housing, a flagship community benefitting from community links with YMCA and having access to its range of social and leisure activities.

YMCA believes passionately in creating places where people can come together, and by working with people of all ages and backgrounds they deliver programmes which make a lasting difference to individuals and communities.

Fairthorne Manor remains the flagship and largest venue of the charity and works with many other venues and sites to support children, young people and families. YMCA Fairthorne Group's purpose is to work in communities to enable everyone to lead happy, healthy lives.

The vision for Fairthorne Manor is of a vibrant YMCA at the heart of an ever expanding and new local community. It will continue to be a place which welcomes all children, young people and families, encourages positive experiences to build friendships, and ultimately enables people to belong, contribute and thrive.

As the population around Fairthorne Manor expands, so too must its facilities. As communities seek out new ways to come together, Fairthorne Manor wants to adapt to this post Covid world, offering greater volume and diversity of activities, both adventurous pursuits, but also opportunities to enjoy being together in the natural environment. Equally, many of our existing facilities are tired or coming to the end of their life. To continue to offer high quality, outdoor provision to the communities adjacent to us we need to both expand and enhance our facilities.

We also believe we can use our spacious grounds, extensive value-led approach, and commitment to community engagement, to develop new, low density housing which both supports the local area as well as

contributes back into the Fairthorne Manor site, physically, emotionally and financially.

Finally, we need to ensure we have the financial capital to sustain this jewel in the Hampshire countryside into perpetuity. The Coronavirus pandemic has caused considerable financial harm to our YMCA and we need to wisely utilise our assets to set a more positive course for the future.

These factors are causing us to rethink the Fairthorne Manor site, creating a new masterplan for the site, so that we can continue to deliver our purpose of supporting happy, healthy lives to local families for decades to come.

We acknowledge that the site is located in the countryside where a policy of general development restraint is currently in force, but we note that preparation of a new local plan for Winchester has begun. Whilst of course there is support in both local and national planning policies for the 'enabling' forms of development proposed and the long-term preservation of heritage assets such as the Manor House; and whilst there are policies in the Development Plan that support the special educational nature of Fairthorne Manor and its role as an outdoor activity centre; there is an opportunity to promote the site via the emerging local plan.

There is a clearly an identified need for more housing across the region and within the Winchester district, particularly for affordable homes. We therefore hope the potential for the creation of a new community at Fairthorne Manor will be welcomed. Particularly because the site is closely related to the village of Botley and sits in a very sustainable location, just

890 metres (a ten-minute walk) from the centre of Botley's village centre, and just 585 metres (a seven-minute walk) from Botley's train station which provides good connectivity to Southampton, Portsmouth and beyond, including London.

The site is also very well connected to schools being just 1.2 kilometres from the Botley Primary School, 2.2 kilometres from the new Deer Park Secondary School (under construction). In our opinion, the site benefits from a sustainable location with enviable walking and cycling connections to a wide range of everyday and essential facilities; these connections are programmed to be considerably enhanced by the cycle way between Whiteley and Botley that is being constructed very soon on the verge adjacent to the site.

We feel there is considerable merit in exploring a site wide policy for the whole YMCA site to secure the upgrading of the facilities, the preservation of the Manor House and the creation of a new community via the emerging local plan.

We welcome the opportunity to meet with officers of both the development management and planning policy teams to explain these proposals in detail and to receive verbal feedback as part of an iterative site promotion.



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Document Check

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Revision B



Site plan (GOOGLE EARTH)



1.0 Introduction

This Vision Document has been prepared collaboratively by YMCA Fairthorne Group and their appointed master planning team to outline emerging proposals for an enabling form of development on part of their land holding at Fairthorne Manor. These important development proposals are specifically intended to develop a capital and social receipt that will be used to bring forward significant development and enhancement of the facilities offered by YMCA at Fairthorne Manor.

This Vision Document:

- Provides an introduction to YMCA and the important role of Fairthorne Manor;
- Sets out the emerging vision for the site and the need to bring these proposals forward;
- Introduces the design team assembled to date
- Assesses the site in terms of its historical development, uses and functions, landscape and visual connections, accessibility and movement, ecology, planning policy context and planning history
- Sets out the emerging proposals in terms of design concept and philosophy, landscape, aborigiculture and ecology, layout and access, environmental sustainability, uses, amount and scale'
- Provides a summary and sets out the next steps envisaged including community and stakeholder consultation and continued dialogue with officers in both development management and planning policy departments.

1.1 Vision Document Content

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Activities at Fairthorne

YMCA have appointed a highly experienced design team to appraise the site, to engage with the YMCA team, to engage with Parish Councillors, Ward Councillors, officers and stakeholders, to consult the wider community and to develop these emerging proposals. The design team will grow in time to include additional disciplines as the project progresses.

At this stage the design team includes architects, landscape architects and planners and comprises:

Boyle + Summers – Architecture and Master Planning

Boyle and Summers are an established regional design practice, of architects and masterplanners based in Southampton. We work on a wide range of projects for a growing list of clients across the country, these include schools, offices, apartments, urban infill schemes, high-tech manufacturing facilities, hotels and new neighbourhoods. At the core of our brand is 'People + Positive + Design.' What we do is driven primarily by and for 'people', our clients, stakeholders, our team, colleagues and end users. We are 'positive' in outlook, conduct and application towards everything we do. Good 'design' can add value for all, whether that design process relates to a new town or the smallest building detail. To further our learning and hone our skills, we interview our clients and end users for previously completed projects, allowing insightful feedback to inform and enhance our future work.



Deacon Design – Landscape Architecture and Master Planning

We are a Landscape Institute Registered Practice with an excellent reputation across the Solent region for delivering environmentally conscious designs that engage people with the environment. Established in March 2016, by Phil Deacon the values of the practice are born from his in-depth understanding of how memorable landscapes are realised through applying, best practice, creativity, collaboration in a friendly environment. Context and sustainability underpin our work, informing designs that draw from the character, culture, history and nature of a site. In doing this we help create places that are understood and cherished by the people who live, work and play in them. We work with a range of clients across the built environment providing environmental consultancy services to help them conceive, design and deliver their projects. We have worked with the design team (of whom are all based locally) on a number of successful projects across a range of sectors.



Gillings Planning – Planning Consultants

Established in May 2017, and based in Colden Common, Winchester, we are a hand-picked team of 11 highly professional people, we keep the happiness of our clients, our team and those we work with central to our operation and it guides everything we do. The team is highly experienced and we bring together years of experience in planning gained from projects ranging from new homes, retail, education, hospitals and care homes across England. We approach projects holistically to ensure that matters relating to everything from archaeology, ground conditions and hydrology are fully considered at the outset to ensure that the master planning, urban design, architecture and landscape proposals are born out of the place and respond positively to the site's constraints and opportunities.





YMCA is the oldest and largest youth charity in the world, having established in London in 1844. It now serves more than 65 million people across 120 countries of the world. Its aims of reaching out into communities and enabling people to reach their potential has not faltered over its 176 years of history.

YMCA has a federated structure and each local YMCA is established as a separate charity.

When Fairthorne Manor was acquired by YMCA in 1946, it was a national centre of YMCA England. However, in 2002, it separated from the national organisation to become a new independent charity called YMCA Fairthorne Group. Since then, the charity has grown to become one of the largest YMCAs in England serving around 50,000 children, young people and families each year across Hampshire, Southampton, Portsmouth and the Isle of Wight

The site remains the flagship and largest venue of the charity, but it has since been joined with many other venues and sites all working to support children, young people and families. YMCA Fairthorne Group's purpose is to work in communities to enable everyone to lead happy, healthy lives.

We deliver this purpose through the provision of places where people can come together, by working with people of all ages and backgrounds to deliver programmes which make a lasting difference to individuals and communities.



1.4 Fairthorne Manor

Fairthorne Manor currently serves a wide range of uses and during the summer months, will typically host 650 people each day.

Residential centre for school, youth and community groups, with groups drawing from local regional and national sources. The site can accommodate 175 people overnight in 2 indoor accommodation blocks, plus a further 300 people in tents. Participants take part in a range of adventurous activity programmes to build confidence, encourage team working and grow independence.

Nursery care for 128 children aged 0-5 years. The nursery is hosted in the manor house, with access to 3 dedicated nursery gardens, plus use of the wider estate.



Our school holiday programme, called Dayamps caters for up to 550 local children each day during each holiday. Parents either drop children at site themselves or book onto a dedicated Fairthorne Manor bus, giving children the opportunity to challenge themselves on activities whilst having fun and building friendships. As well as parents paying for places, we also offer a large bursary scheme to enable children to attend who otherwise couldn't afford to do so, spaces for referrals through social services and also an extensive short breaks programme for children with additional needs.

Family campsite for 60 pitches enabling local families to experience an overnight stay, whilst also taking part in adventurous pursuits.



Community programmes for local people to access the site, this includes events, trails, river access, hire of space by other community organisations as well as booking onto our usual adventurous activities. This strand of work is growing rapidly as families increasingly seek different experiences in their leisure time, as well as an increased population triggering greater demand.

Fairthorne Manor is also the venue for the National Young Carers festival, where 1500 young people have a weekend of respite whilst also contributing towards developing relevant policy.





Fairthorne Manor Grounds

As the population around Fairthorne Manor expands, so too must our facilities to respond to the growing and changing needs. As communities seek out new ways to come together, Fairthorne Manor wants to adapt to this post Covid world, offering greater volume and diversity of activities, both adventurous pursuits, but also opportunities to enjoy being together in the natural environment. Equally, many of our existing facilities are tired or coming to the end of their life. To continue to offer high quality, outdoor provision to the communities adjacent to us we need to both expand and enhance our facilities.

We also believe we can use our spacious grounds, extensive value-led approach, and commitment to community engagement, to develop new, low density housing which both supports the local area as well as contributes back into the Fairthorne Manor site, physically, emotionally and financially.

Finally, we need to ensure we have the financial capital to sustain this jewel in the Hampshire countryside into perpetuity. Covid 19 has caused considerable financial harm to our YMCA and we need to wisely utilise our assets to set a more positive course for the future.

These factors are causing us to rethink the Fairthorne Manor site, creating a new masterplan for the site, so that we can continue to deliver our purpose of supporting happy, healthy lives to local families for decades to come. We invite you to join in this journey.

1.6 The Vision

Our vision for Fairthorne Manor is of a vibrant YMCA at the heart of an ever expanding and new local community. It will continue to be a place which welcomes all children, young people and families, encourages positive experiences to build friendships, and ultimately enables people to belong, contribute and thrive. Sited on almost 100 acres of land, there is the opportunity to achieve all our current offer and more.

The 'Vision' will be developed by the YMCA Fairthorne in collaboration with the wider community, councillors and the Local Authority.

Fairthorne Manor has the potential to deliver a facility that:-

- Provides a new community venue for the locale
- Reinvigorates asset value and income for the YMCA, whilst enhancing the social 'capital' on offer
- Has a diverse offer, in terms of care, residence, education, sport, play, wellbeing and commercial offer
- Enhances the natural setting, preserves a range of habitats and facilitates the enjoyment and benefit of the landscape
- Responds to the accelerated change of 'lifestyle' post Covid 19
- Maintains and enhances the historic Manor House
- Provides an exemplar sustainable 'place'
- Enhances the YMCA's future business model
- Extends the site's catchment area
- Provides a new residential community, a community that could include social, key worker and inter-generational housing, a flagship community benefitting from links with YMCA and having access to its range of social and leisure facilities

In order to achieve the right 'Vision,' it is essential that the 'brief' and content is a collaborative effort, to ensure the future facility is the right one for the community, the YMCA, visitors and residents.



2.0 Assessment

2.1 The Site

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Site Constraints Plan

The site is located in the jurisdiction of Winchester City Council as the Local Planning Authority and Hampshire County Council as the Local Highways Authority. The site is however closely related spatially to the village of Botley which lies with the jurisdiction of the neighbouring Eastleigh Borough Council.

The site sits in a very sustainable location, just 890 metres (a ten minute walk) from the centre of Botley's village centre, and just 585 metres (a seven minute walk) from Botley's train station which provides good connectivity to Southampton, Portsmouth and beyond, including London Waterloo.

In terms of education and community facilities, the site is located just 1.2 kilometres from the Botley Primary School, 2.2 kilometres from the new Deer Park Secondary School (under construction), 580 metres from The Railway Inn PH and 2.1 kilometres (via Church Lane) from the River Hamble Country Park.
















The site is also located in an area of increasing change where the development pressure from the North Whiteley development has started to influence the character and appearance of the area.

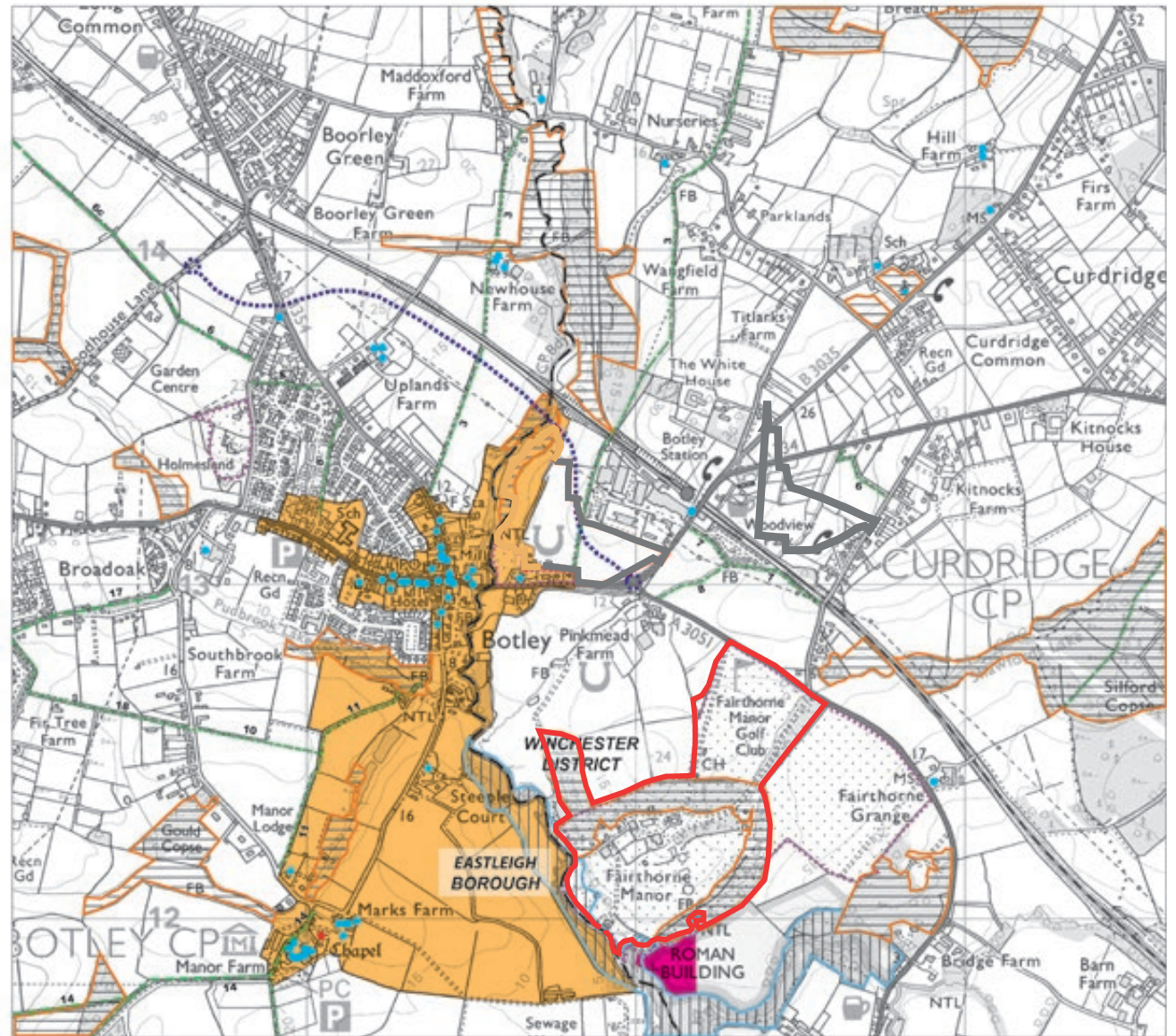
The improvements to the A3051 to which the appraisal site is connected, are designed to connect the proposed Botley Bypass with the M27 motorway via Junction 9 at Whiteley; these enhancements and planned increase in traffic will also have an impact on the character of the site and the wider locality.

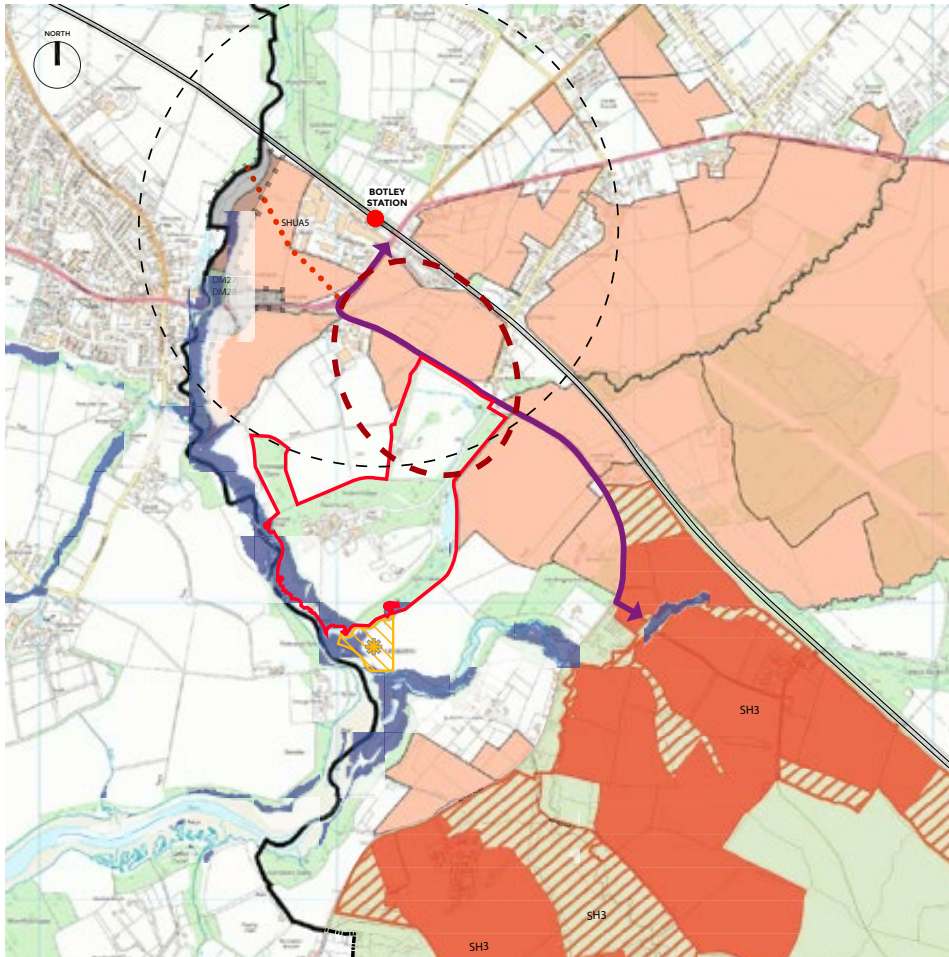
In our opinion, the site benefits from a sustainable location with enviable walking and cycling connections to a wide range of everyday and essential facilities; these connections are programmed to be considerably enhanced by the cycle way between Whiteley and Botley that is being constructed very soon on the verge adjacent to the site.

2.2 Wider Context & Heritage

Planning Context

-  Application Site
 -  Administrative boundaries
 -  Approved Botley Bypass
- Heritage Designations
-  Botley Conservation Area
 -  Scheduled Ancient Monuments
 - Listed Buildings
 -  Grade II*
 -  Grade II
 -  Locally Listed Parks and Gardens
- Nature Conservation Designations
-  Site of Special Scientific Interest
 -  Special Protection Area
 -  Special Area of Conservation
 -  Ramsar Site
 -  Sites of Importance for Nature Conservation
- Public Rights of Way
-  Footpath
 -  Bridleway





Fairthorne Manor was originally a rural estate, today it is increasingly surrounded by urban development. Recent site allocations and developments are proposed for neighbouring sites. The implications of surrounding development are numerous:-

1. Improves the likelihood of enabling development being acceptable
2. Offers an immediate 'market' for leisure and commercial offers
3. Enhances the importance of Fairthorne Manor as a community facility
4. Being close to a local train station, it is ideal for post Covid partial 'commuters'
5. Potential new demand, for example flexible workspace

Conservation Area

Botley Conservation Area, designated in 1975 and extended in 1988, is located to the western part of the Site and extends farther west and north. The core of the conservation area is located within the village of Botley around The Mill House, but most of its coverage is alongside the river Hamble and within the countryside to the south of Botley.

The Conservation Area incorporates elements of the surrounding landscape, mostly focused along the river Hamble and the associated mill structures and features down to the Church of St Bartholomew and Manor Farm. The field systems between the farm and the river Hamble form a landscape setting to the settlement, and form an important landscape context for the settlement, helping to illustrate its historic development and association with the agricultural landscape and the importance of the river Hamble.

Listed Buildings

There are several Listed Buildings close proximities to the site, most of which are in the centre of the Botley Conservation Area. No Listed Buildings are located within the site. The closest Listed Buildings to the site are located to the north east; Grade II listed Granary at Fairthorne Grange (Reference 1179314) and to the north west across the river Hamble a Grade II listed building Steeple Court (Reference 1111741).

Scheduled Ancient Monument

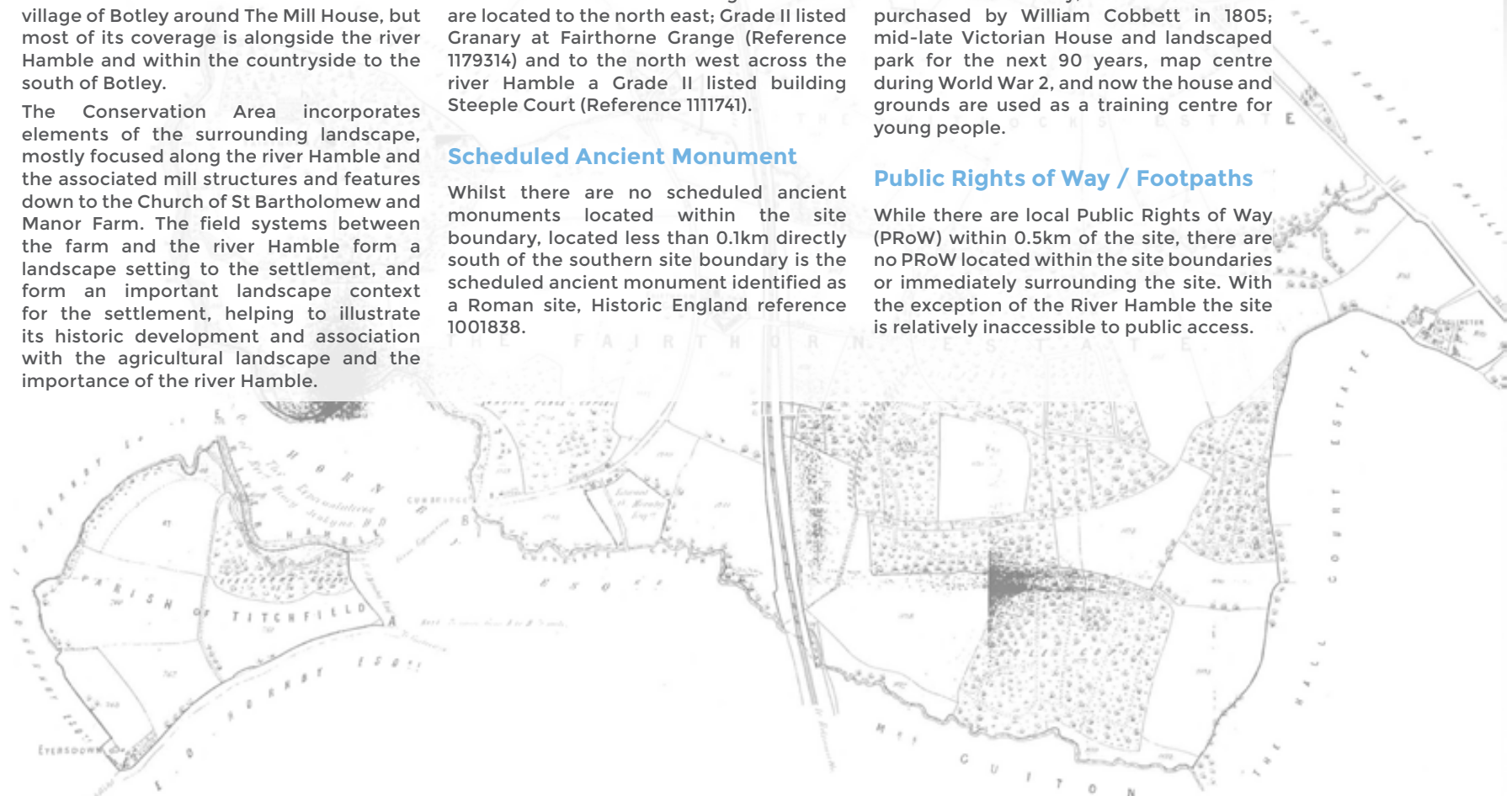
Whilst there are no scheduled ancient monuments located within the site boundary, located less than 0.1km directly south of the southern site boundary is the scheduled ancient monument identified as a Roman site, Historic England reference 1001838.

Locally Listed Parks and Gardens

A local designation by The Hampshire Gardens Trust; Fairthorne Manor has been summarised as; An early Roman and Saxon settlement; part of a larger estate until the 18th century; farm and woodland purchased by William Cobbett in 1805; mid-late Victorian House and landscaped park for the next 90 years, map centre during World War 2, and now the house and grounds are used as a training centre for young people.

Public Rights of Way / Footpaths

While there are local Public Rights of Way (PRoW) within 0.5km of the site, there are no PRoW located within the site boundaries or immediately surrounding the site. With the exception of the River Hamble the site is relatively inaccessible to public access.





1. Former gatehouse Fairthorne Lodge marks the original entrance and carriage drive to the manor.
2. Former main carriage drive with highly mature trees either side of the road. Now stopped the former tarmac drives supports pedestrian and cycle access to the main YMCA facilities for campers.
3. Fairthorne Manor House and carriage way approach – formal gardens, including remnant walled gardens, sunken rose garden and orchard, added in approximately 1870's.
4. In the late 19th century, former owners the Burrells created a second access to the north framed by a horse chestnut avenue that still exists. This forms the main entrance route.
5. The 1870s edition O.S. map shows open lawn areas planted with isolated trees, examples of which are still found throughout the ground today. In 1925 The Barrington Family planted many new varieties of trees some of which are still evident today.
6. The 1870 map also indicates a belt of woodland (Trullmill and Gully Copse) that over the years has been supplemented by forestry plantation and today forms a strong physical barrier between the northern field parcels opposite Botley Road and the remainder of the YMCA facilities overlooking the River Hamble.
7. The river feeding the fishpond to the east, was dammed in 1970, creating the fishing lake used today for canoeing and swimming.
8. Original boathouse and quay by the banks of the River Hamble dated to the 1870's. The current boathouse replaced this in 1972.
9. By the end of the 19th century, the current owners, the Burrells, had planted a belt of trees and a walk above the flood plain.
10. In 1988 following the 'Great Storm' a conservation and nature reserve was created in the six-acre ancient woodland known as Pinkmead Copse, with an emphasis on access to the disabled.
11. Scheduled ancient monument a former Roman site - Roman occupation is presently dated to Fairthorne site approximately 100AD. it is believed first used as a natural crossing point where the river Hamble forded.

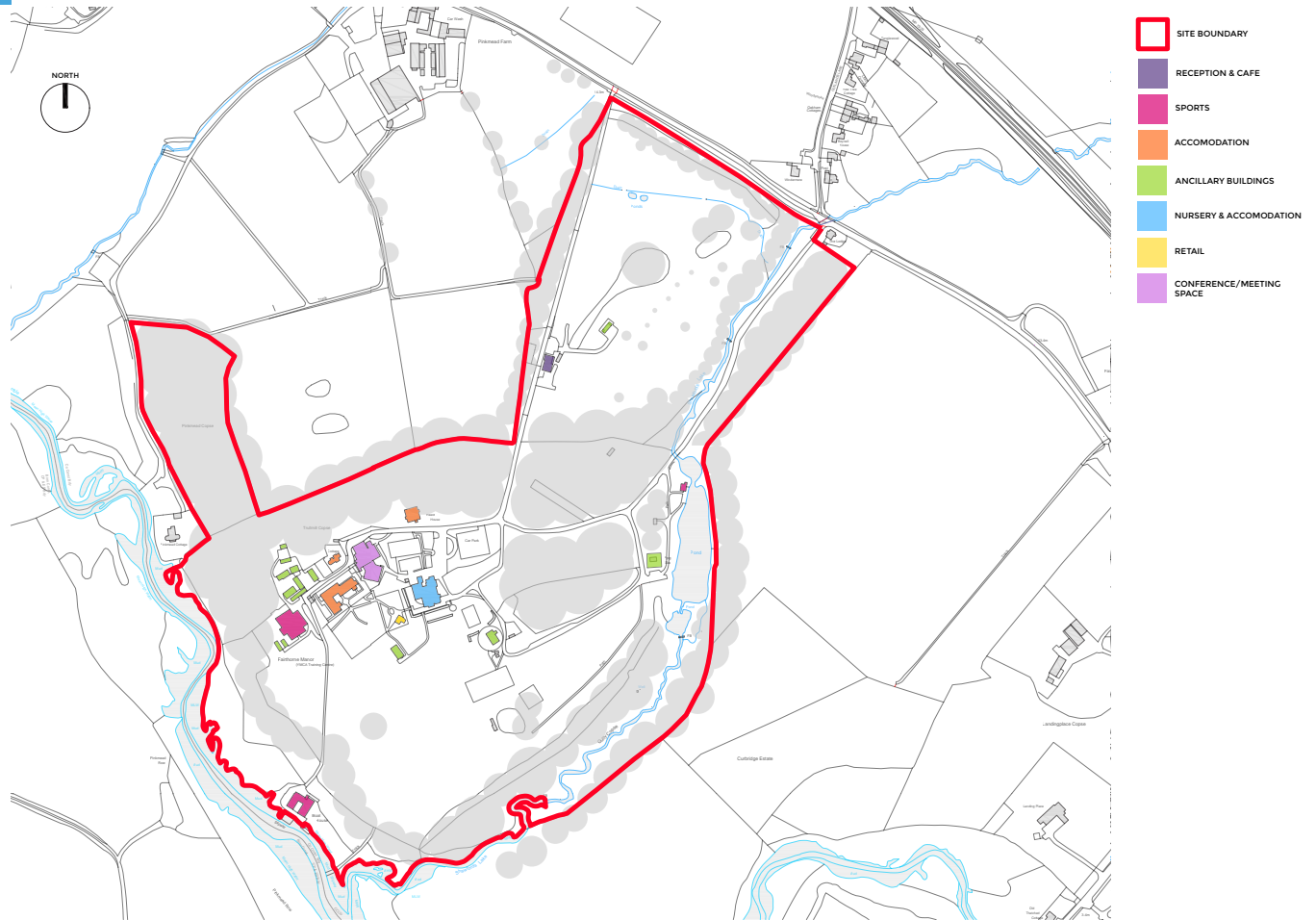
2.3 Uses & Functions

Fairthorne Manor has adapted in line with the requirements of the YMCA, providing a much loved facility for visitors, schools and all members of the community.

There are a myriad of uses and activities at Fairthorne, including camping, accommodation, nursery care, sports, canoeing, kayaking, education, drama and others.

There is a current opportunity to generate a capital receipt to invest in the estate. This investment opportunity can enhance the 'mission' of the YMCA, help to improve facilities, reduce maintenance costs and create income generating revenue opportunities.

The current landscape, buildings and settings, divides the state up into distinct character areas. A new 'Vision' should define and enhance these character areas.





The rate of change during the pandemic of 'lifestyle' has been unprecedented. 'Homeworking' has evolved in 6 months, as quickly as it has done in the previous 20 years.

It has pushed the rate of progress sharply forward. Over the last 20 years we have experienced a revolution in being able to 'shop from home,' 'bank from home,' 'play from home' and now 'work from home.'

More and more, families and individuals will choose places to live, not due to the proximity to work, but because of other factors:-

- Proximity to extended family
- Environment
- Leisure offer
- Safety
- Broadband efficiency
- The extended 'commuter belt'

Residential development at Fairthorne, can benefit from the new 'norm.' It can provide on site leisure activities, a beautiful setting, a varied landscape and potentially beneficial services.

The new 'Vision' will need to capitalise on these new opportunities, arising out of the recent pandemic.

2.4 Visual Connections

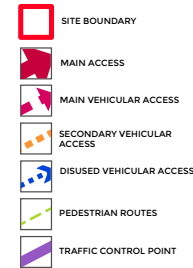
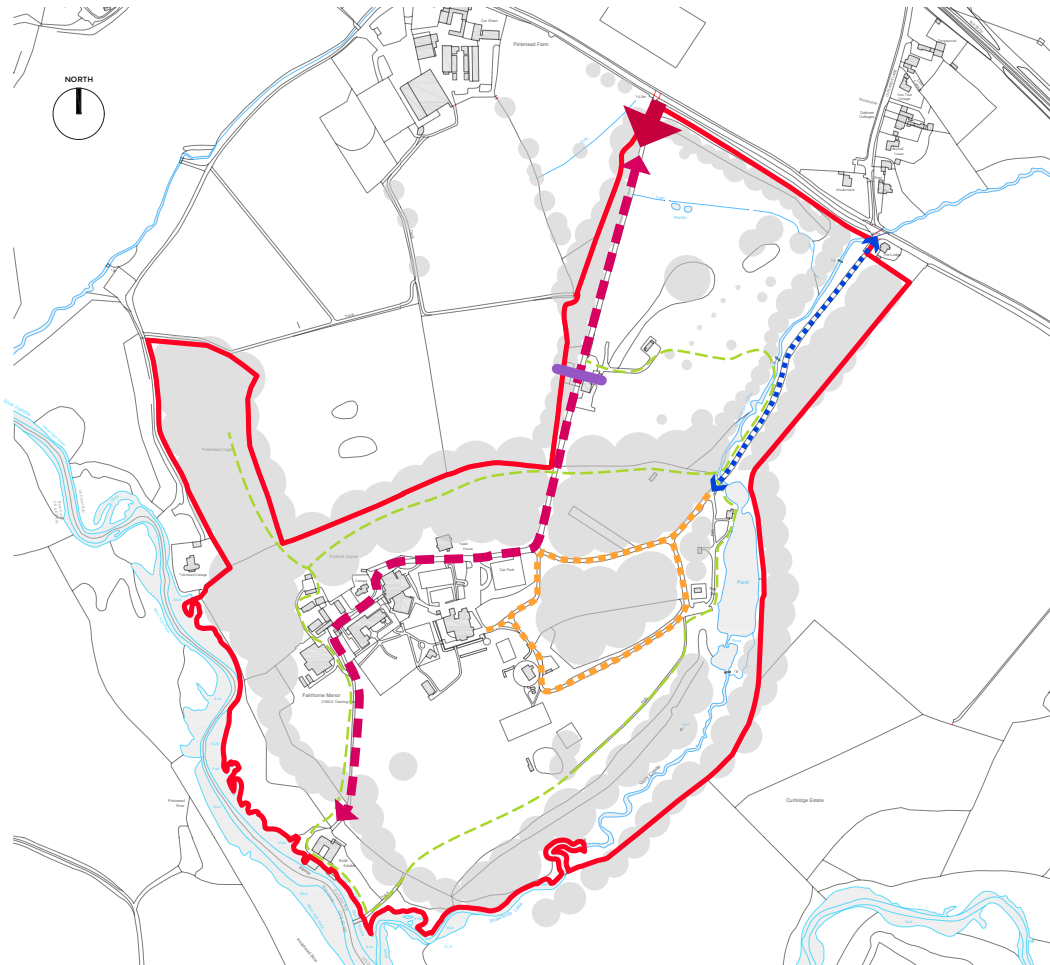
The narrative of Visual Connections within, to and from the estate are of significance.

The estate is made up of varied settings, river, lake, meadow, parkland, woods and others. How these areas relate to each other, the views they offer and their transitions are intrinsic to the 'Place' that is Fairthorne Manor.

1. Main site entrance from A3051 Botley Road. Limited glimpsed views into site toward campsite area, direct views along entrance avenue.
2. Entrance avenue is lined with mature horse chestnut trees orientated approximately north-south funnelling through the site, along the avenue views toward the west are limited by the denser planting and mature trees of the avenue, whilst views to the east into the site camping grounds are less constrained by the avenue trees alone.
3. Former Gate House intervisibility between the site is limited by existing mature wooded vegetation and natural valley landform with associated vegetation.
4. Former carriage drive, highly enclosed and limiting long distance views, resulting from a combination of existing mature woodland, natural valley landform with associated watercourse and dense mature vegetation.
5. Campsite area on former parkland / golf course with some specimen tree planting. Visually separated from remainder of site by mature vegetation.
6. Clumps/islands of historic landscape planting, mature trees provide a point of focal visual interest within the open landscape and limits site intervisibility.
7. Field ditch / watercourses combined with shallow ground forms wetland area to the front of the site connecting to the stream that runs along the eastern boundary. Breaks in boundary vegetation to the north along the adjacent A3051 Botley Road provide some glimpsed views into campsite area.
8. Shawfords Lake highly enclosed by natural valley form and associated surrounding mature wooded vegetation. Provides permanent water source for water sport activities.
9. Mature semi and ancient woodland providing visual screening to the northern boundary perimeter, including Pinkmead and Trullmill Copse.
10. Fairthorne Manor House direct views south and south east over the camping grounds with some glimpsed of the river Hamble.
11. Camping grounds largely laid to open grassland area enclosed by woodland with some remnant tree clumps.
12. Mature woodland adjacent to the river Hamble, providing continuous wooded structure and screening to the southern site boundary. Includes natural amphitheatre.
13. Boat House on foreshore of river Hamble, direct views northwest and southeast along the river Hamble, with longer distance views in the southeast toward open fields.
14. River Hamble floodplain and tidal marshes offering habitat for associated wetland species. Limited public access.
15. Open, uniform and well managed field pattern forming part of historical setting provides attractive backdrop to Fairthorne Manor.



Visual Connection Analysis



Site Movement

A site entrance is well established to the north west corner, whilst an historic access to the north east, is currently unused.

The 'Vision' will determine the efficacy of maintaining one, or re-establishing two entrances to the estate.

Within the site, vehicular access is rather convoluted, with a control point along the existing entrance avenue.

Pedestrian routes within the site are numerous and varied, through parkland, meadow, woods, by lakes and rivers and within the built 'village' surrounding the house.

Connectivity will be important for legibility, security, efficiency and creating a unique and special narrative when moving throughout the estate.

Fairthorne Manor is well sited. It is close to a large city, within a 10 minute walk of a train station and within a short drive of a main motorway and mainline train station.

It therefore has a wide potential catchment area, for its 'mission,' leisure and commercial activities.

The surrounding excellent communications can facilitate the catchment, the new business model might require.

Considerable thought needs to be given to the 'Vision' brief, as to whether the estate will be a local, local region or regional centre. The new 'Vision' may wish to capitalise on local and wider markets for differing offers.

Ecological Designations

There are four international and national nature conservation designations and one local designation directly located within and adjacent to the south of the site, along the river Hamble, which include the following designations:

National and International Designations

- Ramsar site;
- Site of Special Scientific Interest (SSSI);
- Special Area of Conservation (SAC); and
- Special Protection Areas (SPA).

Local Designation

- Sites of Importance for Nature Conservation (SINCs) Trullmill & Pinkmead Copses.

Habitat Designations

Designated within and directly adjacent to the site includes the following habitats:

Woodland

- Designated areas of Ancient & Semi-Natural Woodland; Trullmill copses; Pinkmead copses; and Gully Copses.
- Woodland belts throughout the site are classified as Priority Habitat Inventory - Deciduous Woodland (England).

Wetland

- Priority Habitat Inventory - Reedbeds directly west of the site on the river Hamble east channel bank.
- Intertidal Substrate Foreshore (England and Scotland) southwest of site boundary along the river Hamble.
- Priority Habitat Inventory - Coastal Saltmarsh (England) located along site southern boundary adjoining the river Hamble.
- Priority Habitat Inventory - Mudflats (England) SSSI habitat features located along site southern boundary adjoining the river Hamble

Grassland

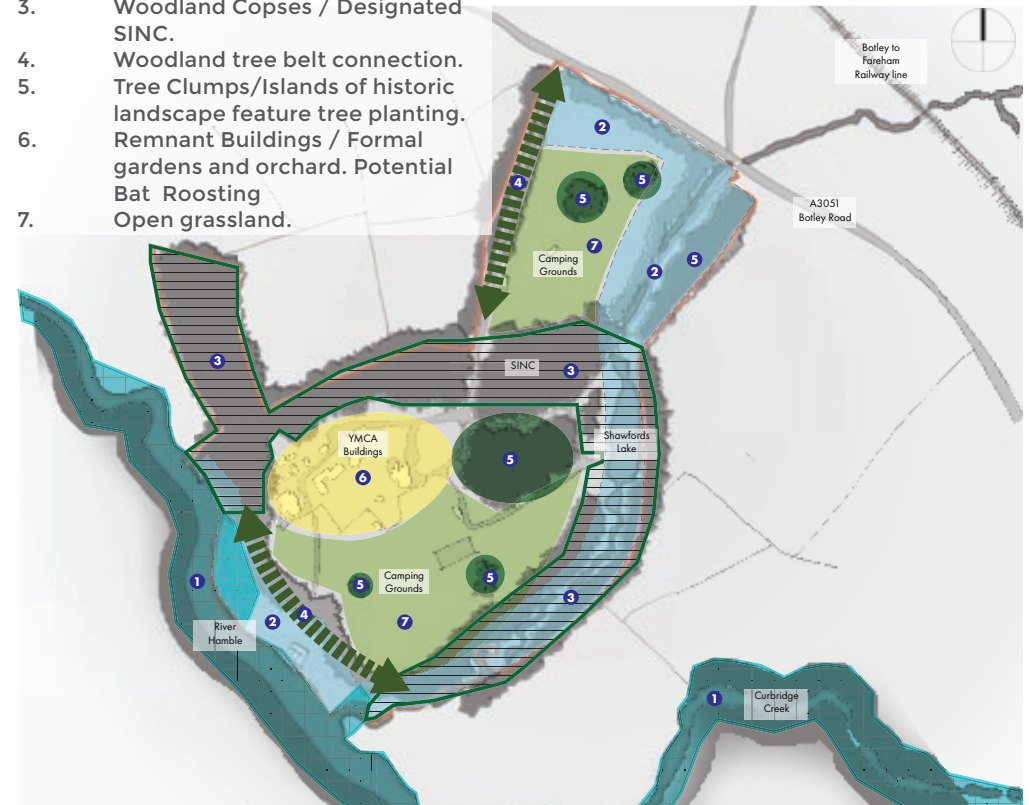
- Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England) located along site southern boundary adjoining the river Hamble.

Arboriculture

There are currently no Tree Preservation Orders within or adjacent to the site. Nevertheless, in addition to the designated woodland belts mentioned above there are a number of historic parkland tree groups and individual specimen that contribute to the landscape setting and historic legacy.

Ecological / Arboricultural Features

1. River Hamble SSSI, RAMSAR, SAC and SPA Mudflats.
2. Grass wetlands habitats.
3. Woodland Copses / Designated SINC.
4. Woodland tree belt connection.
5. Tree Clumps/Islands of historic landscape feature tree planting.
6. Remnant Buildings / Formal gardens and orchard. Potential Bat Roosting
7. Open grassland.



Ecology analysis



Fairthorne Manor grounds



Planning Policy Context

The relevant planning policy framework for the site comprises the following:

- the Hampshire Minerals and Waste Plan (2013)
- the Winchester District Local Plan Part 1 Joint Core Strategy (2013)
- the Winchester District Local Plan Part 2 - Development Management and Site Allocations (2017)

Together, these documents comprise the 'Development Plan'. For reasons of brevity, only the most relevant policies pertaining to this appraisal are drawn out below.

A full assessment of the planning policy context for the site, including a brief review of the National Planning Policy Framework (NPPF) and National Planning Practice Guidance is provided at Appendix 2 of this Statement and only a summary is provided here.

In summary, the site is located in the countryside where a policy of general development restraint is currently in force. There is however support in both local and national planning policies for the 'enabling' forms of development proposed and the long-term preservation of heritage assets.

It is also very important to note that the Winchester Development Plan is currently in the process of being replaced (albeit the process has been paused) and is increasingly becoming out of date and out of alignment with national planning policies.

In addition there are policies in the Development Plan that support the special educational nature of Fairthorne Manor and how, as an outdoor activity centre, it really does require its countryside location.

The Need for Housing

Winchester City Council's (WCC) Annual Monitoring Report (AMR) for the period 1st April 2019 to 31st March 2020 is expected to be published soon, and we suspect it will show that housing completions will have been lower than expected due to the continuing impacts of the Coronavirus Pandemic which gave rise to a lockdown and the closure of building sites for three months.

We note that WCC's latest published AMR (2018-19) advises that WCC has a supply of land in the region of 7.1 to 7.4 years, but we do expect that the pandemic and the current recession will result in a depressed housing market over the years ahead; which will cause housing completions to

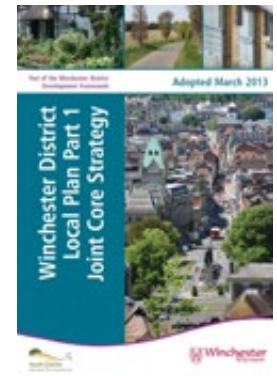
stall and will suppress housing land supply.

As we have entered a recession, we expect the number of housing completions to drop considerably and immediately. The application site proposals would therefore represent a very important windfall proposal that could deliver much needed affordable homes as part of a mixed use development.

There is a clearly an identified need for more housing across the region and within the Winchester district, particularly for affordable homes. When developed, these pre-application proposals would represent a boost to the supply of housing and would therefore represent a development of significant benefit to the wider Winchester area consistent with the objectives of national and local planning policies. This is an important material consideration.

Planning History

As would be expected for a site of this site, there is vast amount of planning history associated with Fairthorne Manor and its development over the decades. Full details are provided at Appendix 2 of this Statement.



3.0 Design

3.1 Design Concept & Philosophy

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The Design Concept and the design Philosophy will evolve and develop during an iterative consultation process.

It is intended to hold a series of interactions / workshops with various stakeholders, these include The YMCA, the Local Authority, Councillors and other stakeholders.

The success of the 'Vision' will depend on:-

1. The YMCA defining a lasting and adaptable business plan, that will create a sustainable economic and social benefit
2. Ensuring the uses, their juxtapositions, quantum and locations are economically advantageous, whilst having regard to the historic building and landscape setting
3. Enhancing the local and regional offer through engagement with the local authority planning team

A successful 'Vision' will ensure a financial, social and community receipt, that both accords with and enhances the 'brand', values and culture of the YMCA.

Through a series of workshops we will consider the type and quantum of development required, whilst ensuring that the 'estate,' its landscape, ecology and setting is enhanced and not harmed.



-  SITE BOUNDARY
-  SITE ACCESS
-  A3051 FRONTAGE
-  ROADS WITHIN SITE
-  BUILDINGS
-  TREES
-  WATERCOURSE
-  DRAIN
-  CYCLE ROUTE (NORTH WHITELEY)
-  LEVEL CHANGE
-  DEVELOPABLE AREA (3.6 HECTARES)
-  SCREEN PLANTING

Constraints Plan - Northern Section of the Site