

## **Local Plan Part 2 Winchester City Council (WCC) meeting with Wickham Parish council**

**22 May 2013**

### **Attendance:**

Therese Evans (TE) , Angela Clear (AC), Marie Du Boulay (MDB), Nicki Oliver (NO), Steve Opacic (SO) Elizabeth Dee (ED)

### **Update on Local Plan Part 1 (Joint core Strategy)**

SO gave an update on the adoption of Local Plan Part 1 (LPP1) in March 2013 and the subsequent legal challenge which has been received. It is not anticipated that the legal challenge will affect the timetable for LPP2 in the short term and WCC are progressing with the existing timetable.

### **Local Plan Part 2 (LPP2)**

MDB gave an update on the work the Parish Council is doing to feed into LPP2. They have approached various stakeholders to answer the questions in the templates. In addition, a meeting has been held with various societies. The results of this work has been summarised into a report and the different topics were discussed.

SO stated that the report needs to show the key needs for the village, and demonstrate where Wickham has a special case to have a different policy to the rest of the District.

Housing: SO clarified that exception sites will not contribute to the 250 dwellings requirement. WPC expressed their dismay at this as the recently completed exception site would have a significant contribution. They felt that the general public would not understand why these houses could not be counted.

SO said that there was not a requirement to look at the housing needs for Knowle, unless there is a wish for more development to take place there (Knowle is a separate settlement so housing there would not meet Wickham's needs).

The reports need to include a conclusion on the type or percentage of affordable housing required at Wickham, if this is different to the LPP1 requirement, also looking at the size of dwellings required (LPP1 policy is for 50% of new dwellings to be 2 or 3 beds).

Employment/Jobs: AC has been talking to local traders and has a list of which shops/services are present in the village centre and also inside and outside of the 'Town Centre Boundary' WCC have agreed to categorise each business into the appropriate use class and also to map this information. When deciding if the primary shopping area needs to be changed, the key issues will be justifying why it needs to be retained and also if it is to be extended, there has to be A1 uses there at the moment

WCC have agreed to look at future employment needs, using the assumption that employment growth will continue at the same rate.

Community & Social Infrastructure: WPC have contacted various stakeholders, including Southern Water and have included the responses in the summary report.

There was a discussion of whether the 250 houses could be phased so as to get an even level of delivery, rather than all in the first few years. SO said that the issue with Southern Water will mean that development is likely to be phased to a certain extent, over the 20 year period.

SO clarified that s106 monies could still be collected once CIL is introduced, but these funds will need to be specific to the development in question. The 15% which the parish council will receive can be spent on whatever infrastructure they wish. All sites which are allocated in LPP2 for development are likely to have a detailed policy including what the developer is expected to provide.

MDB has updated the profile and will email this to WCC for comments.

Community Event: WPC are planning a 'walk in' event on 27 June to show the work that has already been done and to ask for feedback which can contribute to the final report. WCC will provide posters/maps and will discuss the questions to be asked with MDB. They are likely to ask those who attend to give a pro and con for each site in the SHLAA.

### Site Assessments

SO stated that following the experiences of those who have completed the site assessment templates, WCC have made minor amendments, removing the questions which require a judgement. There is also a section for 'local considerations' e.g. Village Design Statements and Parish Plans. The updated template is being finalised and ED will send this through to MDB as soon as possible. WPC intend to walk the sites in the next few weeks. WCC will complete the more detailed technical assessments by the end of August.

### Meeting with developers

WPC are aware that they will need to start discussing sites with developers in the near future. SO suggested that after the results of the 'walk in' session are known they may like to hold a briefing session, where they outline the work which has taken place so far, and then hold one to one sessions after this meeting with individual developers.

### Other issues discussed

SO explained that the allocations in LPP2 will be positively written, with detailed policies for each site.