

Wickham Parish Council

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2nd July 2009

Dear Sirs

WCC LDF Core Strategy Preferred Option

Thank you for the opportunity to respond to the Core Strategy Preferred Option consultation. The future of Wickham and its surroundings is of great importance to the community the response below intends to reinforce the points made to the Issues and Options consultation.

Policy MTRA 2 Market Towns and Rural Area Settlement Hierarchy

The Parish Council questions the Level 2 development strategy for Wickham and considers proposals for 'about 300 houses' to be excessive.

It is disappointing that the Parish Council's considered view made in its Issues and Options response that the village could support an additional 150 houses has been ignored. The view is the result of extensive research using the Market Town Health Check and Parish Plan processes. WCC's policy is contrary to South East Plan guidance in Policy BE4 ii. which encourages 'community-led local assessments of need and action planning.'

The Parish Council would support the provision of an additional 150 houses outside the current village envelope to the north of the village centre (opportunities within the current development envelope are limited). The Parish Council considers an extension of 150 houses to be of a scale commensurate with its size, character, level of services and facilities and would reinforce and develop the distinctive character and role of the village and meet identified needs as provided for in South East Plan Policy BE4: The Role of Small Rural Towns ('Market Towns').

The Parish Council requests that WCC have regard to the proximity of the North Fareham SDA and its potential impact on the village when considering housing numbers.

Affordable Housing Issues

The Parish Council strongly objects to the overall policy that 35%/40% of all housing developed should be affordable with 70% of this social rented.

Notwithstanding Government policy to increase provision, Wickham already has a much higher percentage of social rented housing than any other settlement in the District, which has caused a social imbalance and pockets of severe deprivation. Wickham needs to be able to increase the levels of market and intermediate housing to create a more balanced community and the Parish Council requests that the policies reflect this need which may be unique to Wickham Parish.

Policy CP18 Affordable Housing

The Parish Council fully expects WCC to apply the policies outlined in CP17 to the provision of affordable housing to allow future development in Wickham to be released from the need to provide further social rented housing to serve Winchester District, Wickham needs to be able to prioritise the provision of intermediate housing to address the current deficit.

The Parish Council would strongly support a policy that the District settlements should only have to provide affordable housing to meet a defined local need and not to provide for the wider area which should be provided through the MDAs & SDA's.

This is reinforced by the South East Plan **Policy BE4: The Role of Small Rural Towns ('Market' Towns)** which requires Market Towns to meet identified needs.
iii. Provide for sufficient housing development (especially for affordable housing) to meet identified needs in small rural towns where this would reinforce and develop the distinctive character and role of the town.

The Parish Council asks that an additional item is added to CP18 as follows:

g. having regard to the existing provision of affordable housing in a community to promote and enhance sustainability.

Policy CP20 Affordable Housing 'Local Connection Homes'

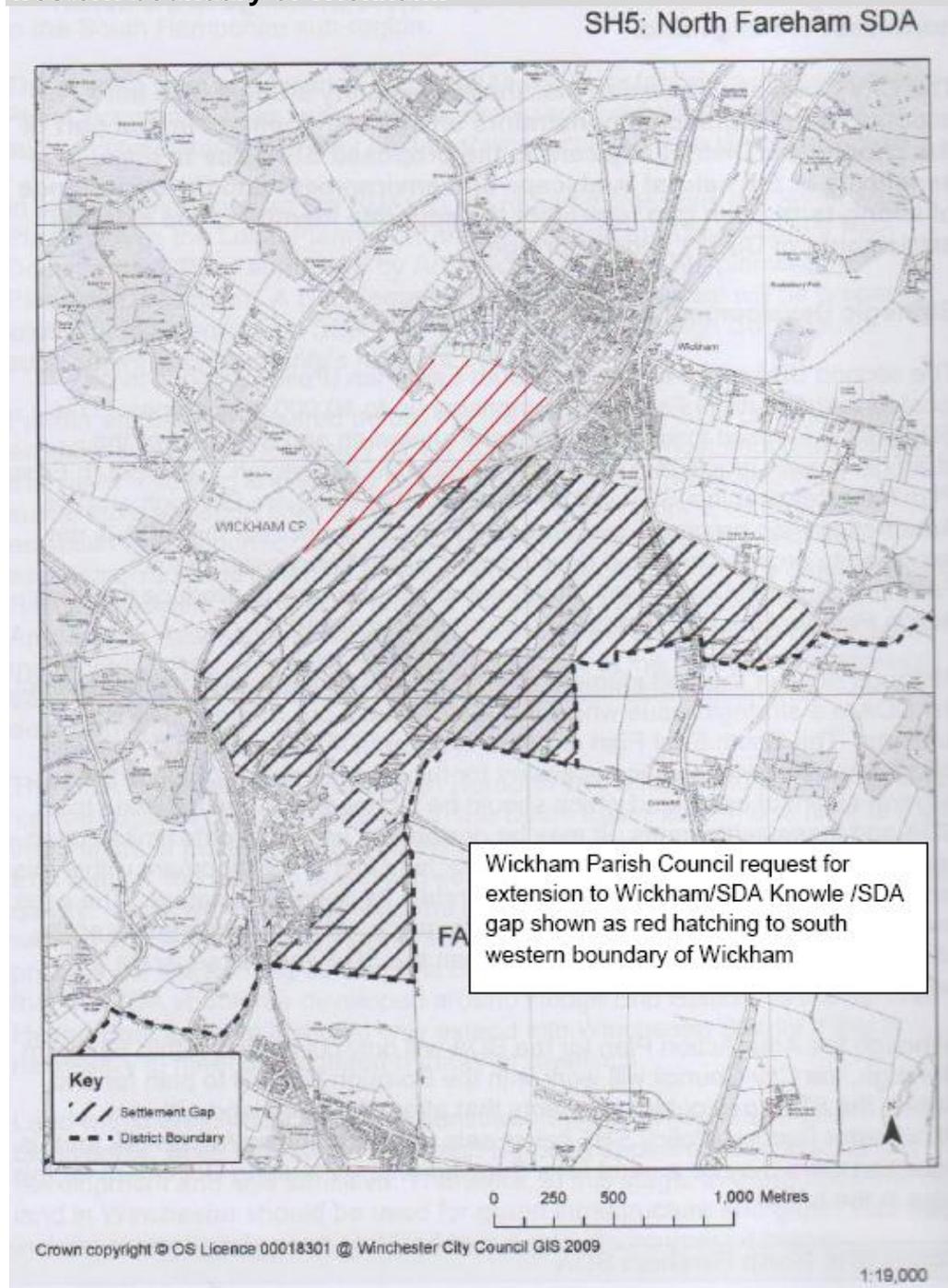
The Parish Council supports the provisions within this policy and 'Local Connections Homes' the only form of affordable housing it will support.

The Parish Council requests that homes provided through this mechanism form part of the overall ' % quota' required for all new development 2006-2026.

Policy SH5 North Fareham SDA

The Parish Council supports proposals for a gap between the SDA and separate settlements of Knowle and Wickham.

The Parish Council requests that the current proposed gap be extended to the north of Mayles Lane to encompass the existing golf course to provide protection from coalescence with Knowle and the SDA along the entire south western boundary of Wickham.



Policy SH5 North Fareham SDA cont.

The Parish Council requests that WCC protects the gap between the SDA and the settlements of Wickham and Knowle from use as formal SDA green infrastructure such as playing fields / sports pitches and that should it be necessary to use land within the gap it is only for publically owned conservation areas, amenity open space and woodland.

The North Fareham SDA has potential to create an excessive increase in traffic using roads in the parish, the Parish Council requests that WCC promotes measures to minimise this at the earliest stage.

The SDA proposes a district centre which due to its proximity to Wickham could threaten the local economy, the Parish Council requests that WCC recognises the issues and promotes measures to minimise the potential impact.

Policy MTRA 1 Strategy for the Market Towns and Rural Area

The Parish Council supports the vision and strategy outlined in this policy.

Policy CP1: Open Space, Sport and Recreation

The Parish Council supports the strategy outlined in this policy and will only accept development proposals in Wickham that address the current shortfall in recreation land and facilities.

Policy CP2 Transport

The Parish Council supports the strategy outlined in this policy. It would prefer that the policy provides for infrastructure improvements to be in place before additional development occurs.

The Parish Council supports the strategy outlined in para 10.15 and suggests it be incorporated in the CP2 Policy

Policy CP3 Economic Growth and Diversification

The Parish Council supports the strategy outlined in this policy. It does not wish to lose employment land in the parish unless it can be proven to be surplus to requirements in the long term.

Policy CP4 Green Infrastructure

The Parish Council supports the strategy outlined in this policy.

Policy CP10 Settlement Gaps

The Parish Council supports the retention of the Meon Gap and the designation of the Fareham SDA-Knowle, Fareham SDA-Wickham gaps with the extension to protect the south western boundary referred to above under Policy SH5.

Policy CP11 Ensuring High Quality Sustainable Design

The Parish Council strongly supports the provisions within this policy and would like to see policies to promote limited architectural/planning competition involving both the RIBA and CABA to secure the highest design and innovation standards for all key developments.

Policy CP12 Ensuring the effective use of land

The Parish Council supports the principles behind this policy but would suggest that provision for lower densities may be required and should therefore be defined on a site by site basis with reference to the policies outlined in CP11.

Policy CP17 Housing mix

The Parish Council supports the policy of considering local circumstances to address an imbalance in housing types and sizes as this is particularly relevant to Wickham.

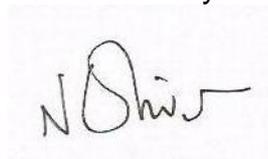
Policy CP21 Sites for Gypsies, Travellers and Travelling Showpeople

The Parish Council supports the provisions within this policy but requests that there should be a defined limit on the area / number of sites permitted for this use within each parish to ensure provision is evenly distributed throughout the district and not focused in a large numbers of sites in a small number of parishes.

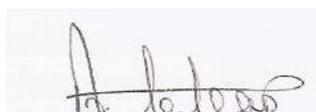
Policy CP22 Retention of local services and facilities

The Parish Council supports the provisions within this policy

Yours faithfully



Nicki Oliver
Parish Clerk



Angela Clear
Chairman