

## Report to Wickham Parish Council Full Council 28<sup>th</sup> July 2022

### Agenda item 4.8.2

#### Winchester City Council Local Plan 2039

To agree the Parish Council's views on the potential acceptability of sites put forward through the SHELAA process as requested by Winchester City Council.

There is now no allocation for Wickham in the first draft of the Local Plan but views are required should the need arise for development later in the Plan process

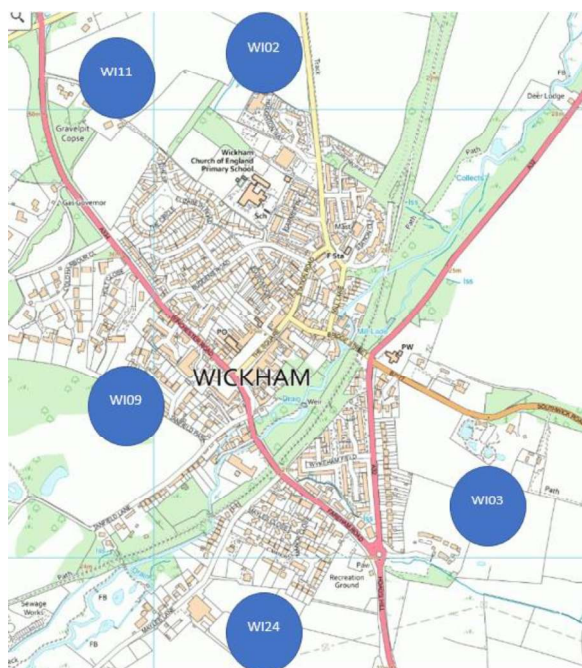
**This agenda item is going to directly to Full Council as it is outside the remit and terms of reference of the Council's committees.**

#### Background

Winchester City Council initially indicated that Wickham should plan for a housing allocation of 90-100 dwellings through its Local Plan 2039 process and asked the Parish Council to select a potential site or sites from those put forward for development through the SHELAA process.

The Parish Council considered the sites put forward for development and agreed a shortlist at its Full Council meeting held on 24<sup>th</sup> March 2022 **Appendix 1:**

1. WI02 Land at junction of Mill Lane
2. WI03 Land at Southwick Road / School Road
3. WI09 Land at Wickham Park Golf Club
4. WI11 Land North of Amberwood
5. WI24 Mayles Farm, Mayles Lane



It was agreed to consult on the above which included a public meeting with the site promoters held on 18<sup>th</sup> May 2022.

Report on the consultation **Appendix 2.**

The response to the consultation was low and not considered to be statistically significant.

Following local challenges the requirement for Wickham to accept a housing allocation has been removed in view of pending permission for 200 dwellings at the Homes England Ravenswood site at Knowle. Winchester City Council correspondence 26<sup>th</sup> May 2022 **Appendix 3**

However, as noted in the above correspondence, the Parish Council has been asked to continue the process of considering the sites that have been put forward through the SHELAA process should Wickham be required to accept housing later in the plan process.

## **Proposal**

**That the Parish Council responds to Winchester City Council with the following general observations on the shortlisted sites:**

- The ongoing need for affordable housing for local people is acknowledged
- Development proposals for 50 or fewer dwellings are preferred to proposals for larger schemes
- Proposals requiring vehicle access from Mayles Lane, Mill Lane, Blind Lane or Tanfield Lane will not be supported as these are narrow rural lanes unsuitable for additional traffic
- Proposals should demonstrate safe pedestrian and cycle access to village facilities.
- Proposals should demonstrate that the drainage system can cope with the additional development.
- Proposals that offer public open space or other community benefits should provide an adequate financial contribution to cover long term running costs.

## **Appendix 1**

### **Report to Wickham Parish Council Full Council 24<sup>th</sup> March 2022**

#### **Agenda item 4.8.2**

Monitoring WCC 2039 Local Plan – to agree process to select a preferred site or sites for 90-100 houses within the settlement of Wickham at the Full Council meeting due to be held on 28<sup>th</sup> April 2022.

**This agenda item is going to directly to Full Council as it is outside the remit and terms of reference of the Council's committees.**

#### **Contents**

##### 1. Proposal

Fig 1 Sites to consider for a housing allocation to 2039

##### 2. Background

##### 3. Meeting the Parish Council's adopted strategy

##### 4. Parish Council's contact with site promoters

Fig 2 SHELAA sites 2021

Fig 3 Current Local Plan settlement boundary

##### 5. Draft response

##### 6. Next steps

## 1. Proposal

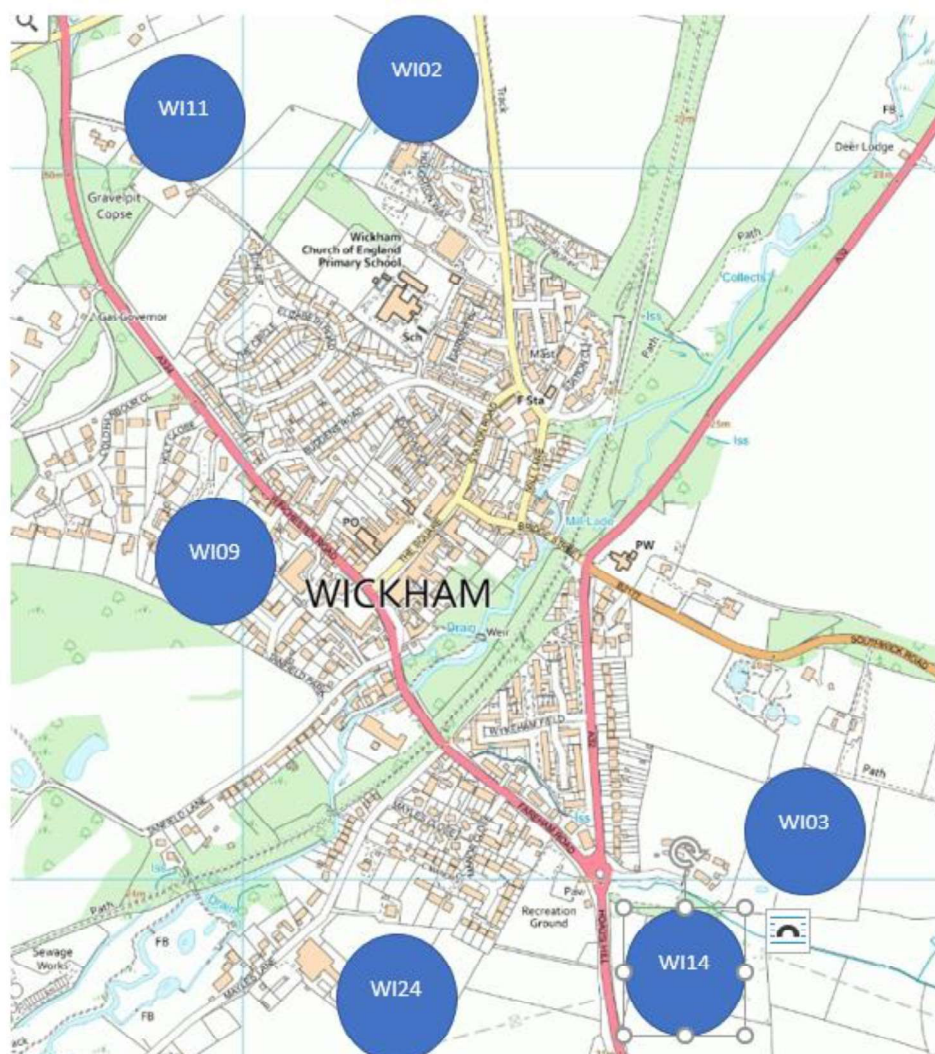
That the Council considers further the SHELAA sites that adjoin the settlement boundary and selects a site or sites to accommodate 90-100 houses for allocation in Winchester City Council's Local Plan 2039.

The selection process requires referring to Winchester City Council's guidance and the Parish Council's adopted strategy.

The proposed shortlist of sites is as follows:

1. WI02 Land at junction of Mill Lane
2. WI03 Land at Southwick Road / School Road
3. WI09 Land at Wickham Park Golf Club
4. WI11 Land North of Amberwood
5. WI14 Land north of Castle Farm Lane
6. WI24 Mayles Farm, Mayles Lane

**Fig 1 Sites to consider for a housing allocation to 2039**



## 2. Background

### Winchester City Council Local Plan to 2039

Winchester City Council (WCC) has advised that a site or sites for 90-100 homes in Wickham needs to be allocated to accommodate housing need up to 2039.

Housing numbers are set by Government and the way they are allocated across the district has been in response to WCC's earlier consultation. No allocation is required for Knowle but the Homes England site is expected to re-secure planning permission.

The Parish Council is tasked with selecting a site to accommodate the houses from those put forward by local landowners – The SHELAA sites shown in Fig 2. The site needs to adjoin the current settlement boundary shown in Fig 3.

The timescale is short with a response required by 31<sup>st</sup> April 2022 so it is suggested that any response has the caveat *subject to full consultation with residents*.

WCC's guidance is as follows:

The Council is focused on preparing a Local Plan which can be found sound at the forthcoming Local Plan Examination, and as such we will need to be able to justify in planning terms the selection of sites for development. For our part, we will be considering the selection of sites against the [existing](#) and emerging evidence base, responses to [previous consultations](#) and the ongoing [Integrated Impact Assessment](#).

The Parish Council is welcome to draw upon this material in its nominations, but key at this stage is to understand how local views and evidence may supplement those considerations. Therefore it would not be appropriate for WCC to direct the Parish Council how to respond to this request, but I would offer the following proposed principles which I would suggest should inform your considerations –

- At the present time we are seeking nominations of sites to deliver 90-100 dwellings in total.
- The proposed allocation (of 90-100 homes) is for Wickham as a settlement with a level of services and facilities, not the Parish of Wickham – and hence we are seeking sites within or adjacent to the settlement of Wickham itself.
- We are seeking one or more sites to meet this level of development. We are not able *as a point of principle* to direct how many sites.
- Given the need for a planning justification for the selection of development sites, if the preferred area for development is further from the centre of the settlement (with its services and facilities) then a rationale will need to be agreed to justify the approach in planning terms.
- Because the promoters of sites which are not selected for development will continue to promote their sites, it will be helpful to have a rationale/comment for each of the sites setting out the justification for selection or not.

Link to Winchester City Council's presentation and follow up email  
<https://1drv.ms/u/s!AsyGaOJSJcsMj8cElyHlqwzB4RP6EQ?e=siRy0y>

### 3. Meeting the Parish Council's adopted strategy

**Extract from WPC 2021/22 adopted strategy item 3.2. Sections in bold refer**

Engage with Winchester City Council's Local Plan 2039 process to ensure the needs of Wickham's current and future residents are met.

**Manage any proposed development to maintain and enhance the compact, rural village environment and surrounding countryside.**

**Where development is required by the Local Plan support proposals that deliver significant community benefits including open space to protect the remaining gaps between settlements in perpetuity.**

**Continue to oppose new development in the village until drainage deficiencies are resolved. Require developers to demonstrate that proposals will not impact negatively on the existing drainage system or increase surface water/sewage flooding in the village.**

Fully engage with Hampshire County Council's multi agency Wickham Flooding Project to ensure existing problems in the village are resolved.

Monitor the delivery of Southern Water's flooding action plan

Make effective responses to planning applications to protect the integrity of the built environment.

**Ensure that, on the whole, new development provides a balanced mix of dwelling size and tenure in response to local need.**

**Encourage the exploration of sustainable methods of power generation and waste disposal including an extension of existing recycling opportunities throughout the Parish.**

### 4. Parish Council's contact with site promoters

Two sites have been promoted to the Parish Council:

1. WI02 Land at junction of Mill Lane shown on this link <https://1drv.ms/b/s!AsyGaOJSJcsMj8cNg0qHyxL3S1uaLg?e=Ld1Lhd>
2. WI24 Mayles Farm, Mayles Lane shown on this link [https://1drv.ms/b/s!AsyGaOJSJcsMj8cKFXbpdt3Y\\_2Wxlw?e=vZ9YyN](https://1drv.ms/b/s!AsyGaOJSJcsMj8cKFXbpdt3Y_2Wxlw?e=vZ9YyN)

A further site that is outside the settlement boundary has also been promoted but is discounted for this reason

1. WI19 Little Park Farm shown on this link [https://1drv.ms/b/s!AsyGaOJSJcsMj8cOc--iAqj1CAT\\_dA?e=aVYJIA](https://1drv.ms/b/s!AsyGaOJSJcsMj8cOc--iAqj1CAT_dA?e=aVYJIA)



Fig 2 All SHELAA sites 2021

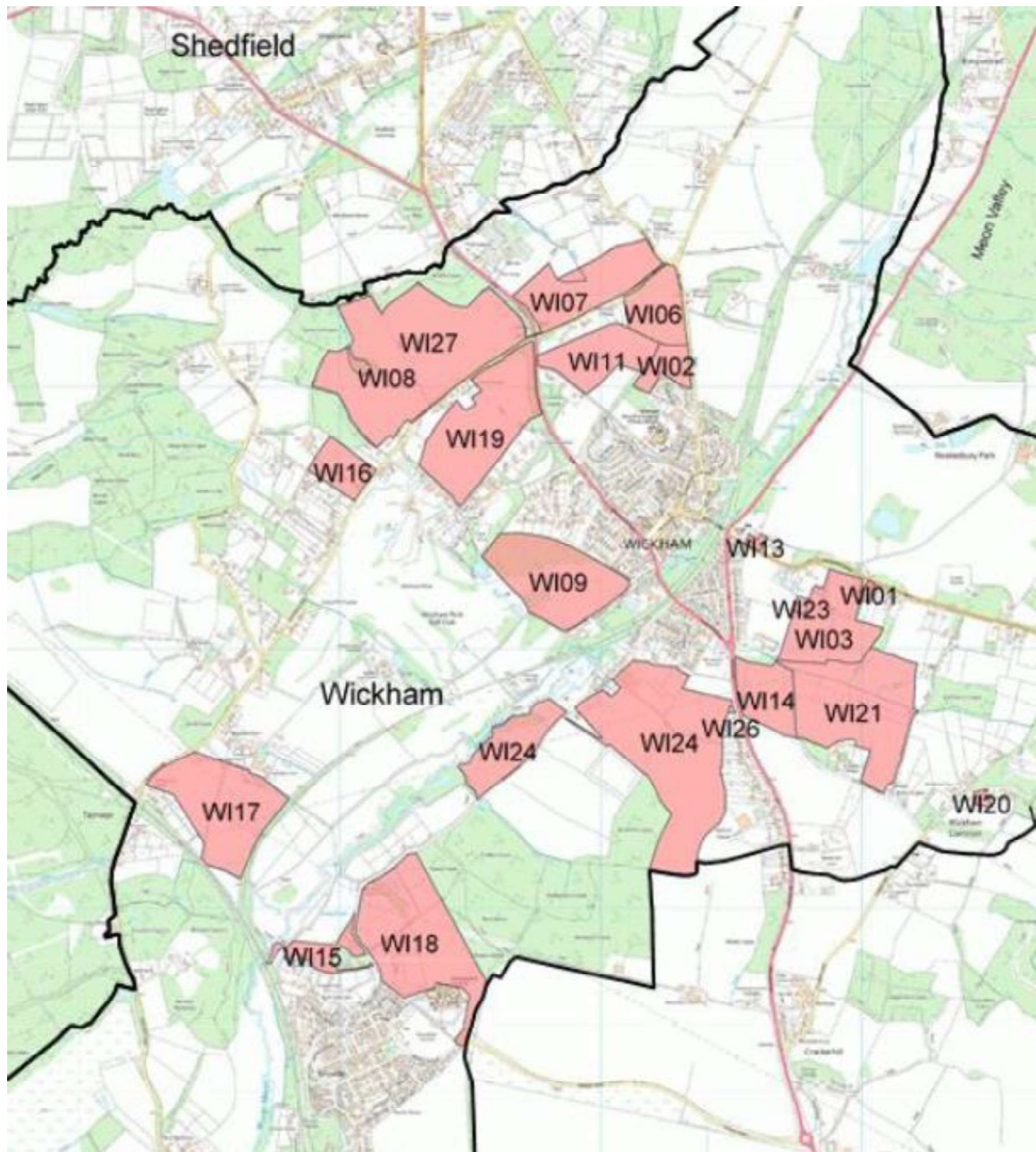
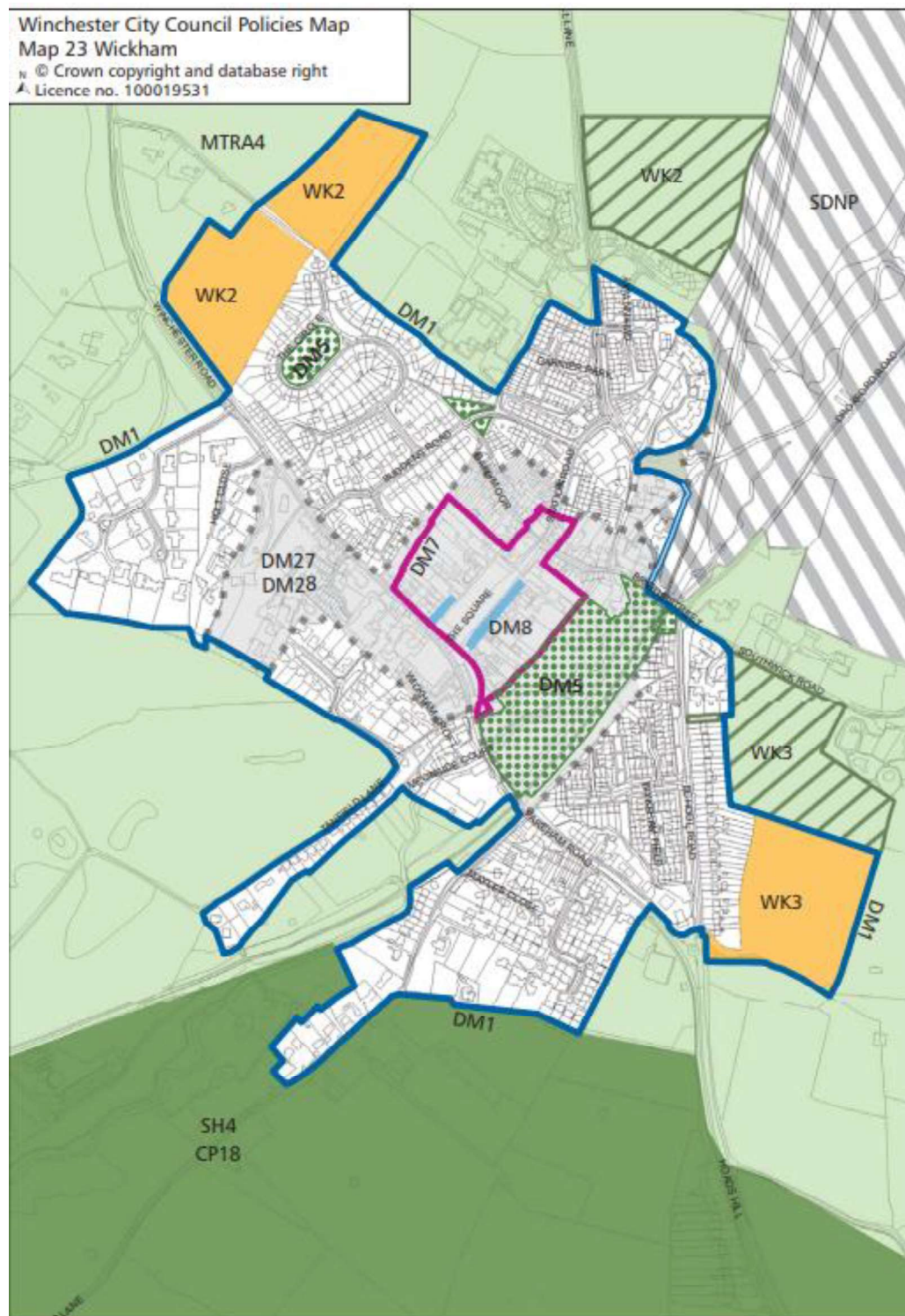


Fig 3 Current Local Plan settlement boundary edged in blue





## 5. Draft response to all sites March 2022

Wickham 2021 SHELAA sites nominated for housing and estimated capacity

Site reference	Name	Estimated capacity	Initial response to Full Council 24 <sup>th</sup> March 2022	Meeting WPC's Adopted Strategy /local knowledge and observations
WI01	Pine Cars, 1 Southwick Road	8	Site too small, does not adjoin settlement boundary	Site discounted
WI02	Land at junction of Mill Lane	47	Site adjoins 'exception site' boundary but not the current settlement boundary, to be considered further but would require another site to make up numbers. Further consultation with residents required.	<p>Site has been promoted to the Parish Council with offer of open space and possible parking for the GP surgery.</p> <p>Link to plans <a href="https://1drv.ms/b/s!AsyGaOJSJcsMi8cNg0qHvxL3S1uaLg">https://1drv.ms/b/s!AsyGaOJSJcsMi8cNg0qHvxL3S1uaLg</a></p> <p>Proposed pedestrian access to the village is good and could benefit the new recreation and sports ground in Mill Lane.</p> <p>Site is large enough to deliver net gain biodiversity.</p> <p>Additional traffic on Mill Lane may not be sustainable.</p> <p>The open space offer is remote from the village.</p> <p>May impact on the PC's strategy to maintain a 'compact' settlement.</p> <p>Drainage capacity issues if connection required to Fareham Road pumping station.</p>

Site reference	Name	Estimated capacity	Initial response to Full Council 24 <sup>th</sup> March 2022	Meeting WPC's Adopted Strategy /local knowledge and observations
WI03	Land at Southwick Road / School Road	131	Site adjoins settlement boundary, to be considered further for 90-100 houses. Further consultation with residents required	Western edge of site adjoins the Croudace site. Somewhat isolated from the centre of the village. May impact on the PC's strategy to maintain a 'compact' settlement Drainage capacity issues if connection required to Fareham Road pumping station
WI05	Land at Dean Villas	5	Site too small, remote and does not adjoin settlement boundary	Site discounted
WI06	Land at junction of Mill and Blind Lane	93	Part of site could be considered with site WI 10	Site discounted
WI07	Land north of Blind Lane	139	Site remote and does not adjoin settlement boundary	Site discounted
WI08	Land at Cold Harbour Farm	412	Site remote and does not adjoin settlement boundary	Site discounted
WI09	Land at Wickham Park Golf Club	183	Site adjoins settlement boundary, to be considered further for 90-100 houses. Further consultation with residents required.	Achieving safe vehicle and pedestrian access to the site would require third party land in Tanfield Lane. Access via Titchfield Lane would create unsustainable vehicle movements Site is large enough to deliver net gain biodiversity. Site is large enough to deliver net gain biodiversity The site would meet the PC's strategy to maintain a 'compact' settlement.

Site reference	Name	Estimated capacity	Initial response to Full Council 24 <sup>th</sup> March 2022	Meeting WPC's Adopted Strategy /local knowledge and observations
W10	Land at junction of Southwick & Hundred Acres Road	7	Site too small, remote and does not adjoin settlement boundary	Site discounted
W11	Land North of Amberwood	111	Site adjoins settlement boundary, to be considered further for 90-100 houses. Further consultation with residents required.	Site is on higher ground with greater impact on the landscape and long views compared to some of the other sites. Site would be an extension of the current Bewley development with good highways access. Site is large enough to deliver net gain biodiversity May impact on the PC's strategy to maintain a 'compact' settlement
W13	Land adjacent St Nicholas Church, Southwick Road	10	Site too small, does not adjoin settlement boundary	Site discounted
W14	Land north of Castle Farm Lane	95	Site adjoins settlement boundary, to be considered further for 90-100 houses. Further consultation with residents required.	Site would create a new southern extension to the settlement boundary with the Croudace site adjoining to the north. Somewhat isolated from the centre of the village. Potentially good highways and pedestrian access to the village apart from the need to cross the A32. Site is large enough to deliver net gain biodiversity. May impact on the PC's strategy to maintain a 'compact' settlement. Drainage capacity issues if connection required to Fareham Road pumping station.

Site reference	Name	Estimated capacity	Initial response to Full Council 24 <sup>th</sup> March 2022	Meeting WPC's Adopted Strategy /local knowledge and observations
WI15	Pogles Wood, Mayles Lane	51	Site remote and does not adjoin settlement boundary	Site discounted
WI16	Land at Hilldale Farm, Titchfield Lane	65	Site remote and does not adjoin settlement boundary	Site discounted
WI17	Land at Tapnage, Titchfield Lane	198	Site remote and does not adjoin settlement boundary	Site discounted
WI 18	Land north of Ravenswood House Hospital	258	Permission expected for this site shortly	Site discounted
WI19	Little Park Farm, Titchfield Lane	209	Site remote and does not adjoin settlement boundary	Site discounted Site has been promoted to the Parish Council link to plans <a href="https://1drv.ms/b/s!AsyGaOJSJcsMj8cOc--jAqj1CAT_dA">https://1drv.ms/b/s!AsyGaOJSJcsMj8cOc--jAqj1CAT_dA</a>
WI20	Land between Forest Gate and Park View, Forest Lane	10	Site remote and does not adjoin settlement boundary	Site discounted
WI21	Land north of Castle Farm Lane	255	Site remote and does not adjoin settlement boundary unless developed in association with WI14 / WI 03	Site discounted

Site reference	Name	Estimated capacity	Initial response to Full Council 24 <sup>th</sup> March 2022	Meeting WPC's Adopted Strategy /local knowledge and observations
WI22	Land adjacent to Moorshill, Fontley Road	11	Site too small, remote and does not adjoin settlement boundary	Site discounted
WI23	Land at Old Rectory, Southwick Road	8	Site too small, remote and does not adjoin settlement boundary	Site discounted
WI24	Mayles Farm, Mayles Lane	475	Site adjoins settlement boundary, to be considered further for 90-100 houses. Site has been promoted with a significant offer of public open space. Consider whether this is the Parish Council's preferred site subject to further consultation with residents.	<p>Site has been promoted with a significant offer of public open space.</p> <p>Link to plans <a href="https://1drv.ms/u/s!AsyGaOJSJcsMj8cSvO3imuyctWPWgQ?e=aPhPlh">https://1drv.ms/u/s!AsyGaOJSJcsMj8cSvO3imuyctWPWgQ?e=aPhPlh</a></p> <p>Some highways and pedestrian access issues on Mayles Lane but promoter has shown adequate alternative provision.</p> <p>Site is in a designated gap between Wickham/Knowle and Welborne.</p> <p>Site offers 20% of development on brownfield which is the only brownfield offer.</p> <p>Site would maintain the compact nature of the village.</p> <p>Site is large enough to deliver net gain biodiversity.</p> <p>Public open space offer allows preservation of the remaining area including landscape sensitive high land in perpetuity.</p> <p>Consider whether this is the Parish Council's preferred site.</p>
WI25	Land to the South East side of Game Lodge, Forest Lane	3	Site too small, remote and does not adjoin settlement boundary	Site discounted



Site reference	Name	Estimated capacity	Initial response to Full Council 24 <sup>th</sup> March 2022	Meeting WPC's Adopted Strategy /local knowledge and observations
W126	The Glen, Hoads Hill	3	Site too small, remote and does not adjoin settlement boundary	Site discounted
W127	Land at Titchfield Lane and Mill Lane	538	Site remote and does not adjoin settlement boundary	Site discounted

**steps**

1. Revise document as required
2. Discount further sites if appropriate
3. Invite residents and local organisations to add local knowledge and observations to the short list of sites together with any preferences.  
Closing date for comments 21<sup>st</sup> April 2022
4. Agree preferred site or sites at Full Council 28<sup>th</sup> April 2022

## Appendix 2

### Report on the consultation exercise

A leaflet inviting residents to attend a drop in event on 18<sup>th</sup> May 2022 with information on the strategic planning process was delivered to households in the village with priority to those adjoining shortlisted SHELAA sites. About 900 deliveries in Wickham made plus some at Knowle. Link to the leaflet <https://1drv.ms/w/s!AsyGaOJSJcsMj85dlkqNgvHSjWOAiQ?e=aPKbAi>

2. Invitation and information also posted on the Parish Council's website

<https://wickhamparishcouncil.org/housing-in-wickham-to-2039/>

3. Invitation and information posted on the Parish Council's Facebook Page Wickham in Hampshire

**Wickham in Hampshire**  
Published by Nicki Oliver · 6 May at 11:26 · 🌐

Housing in Wickham to 2039  
Drop in meeting with site promoters 6-9pm Wednesday 18th May 2022 Wickham Community Centre  
Information on this link <https://wickhamparishcouncil.org/housing-in-wickham-to-2039/>

WICKHAMPARISHCOUNCIL.ORG  
**Housing in Wickham to 2039 - Wickham Parish Council**  
Housing in Wickham to 2039 Discuss the sites put forward for development with the promoters 6-9pm Wednesday 18th May 2022 Wickham Community Centre Drop in event Your views on a preferred site or sites are needed. Background Winchester City Council is planning to accommodate an additional 90-100 hous...

3,560 People reached      1,011 Engagements      — Distribution score      **Boost a Post**

15 shares

Clip dated 25.5.22 showing post reach of 3,560 with 1,011 engagements

4. Post shared to Wickham a Hampshire Community Facebook Group

Clip dated 25.5.22

**Wickham in Hampshire**  
6 May at 11:26 · 🌐

Housing in Wickham to 2039  
Drop in meeting with site promoters 6-9pm Wednesday 18th May 2022 Wickham Community Centre  
Information on this link <https://wickhamparishcouncil.org/housing-in-wickham-to-2039/>

WICKHAMPARISHCOUNCIL.ORG  
**Housing in Wickham to 2039 - Wickham Parish Council**  
Housing in Wickham to 2039 Discuss the sites put forward for development with the promoters 6-9pm Wednesday 18th May 2022 Wickham Community Centre Drop in event Your views on a preferred site or sites are needed. Background Winchester City Council is planning to accommodate an additional 90-100 hous...

[View insights](#)      3K post reach >

Leah Greenbank and 2 others      14 comments 4 shares

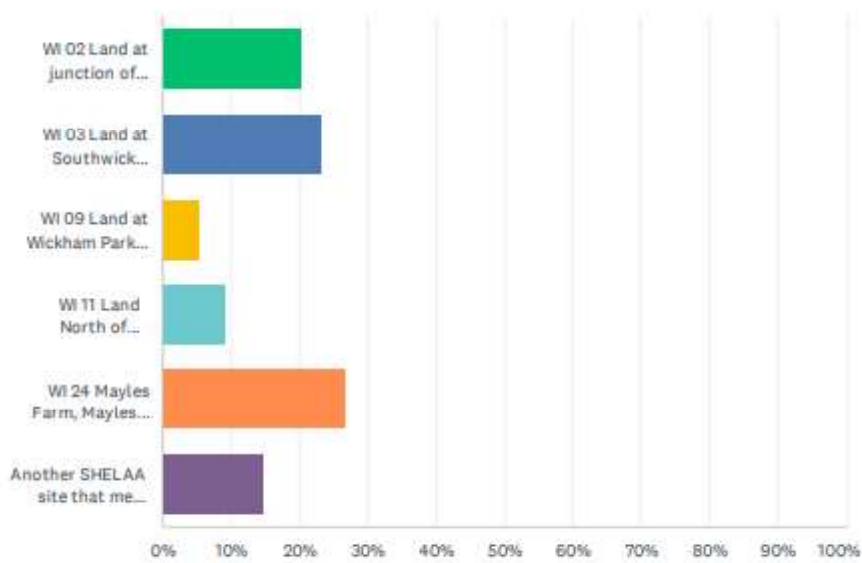
Like      Comment      Share

**Drop in event 6-9pm 18<sup>th</sup> May 2022**

Promoters of the shortlisted sites were in attendance, about 150 residents took the opportunity to view the various proposals and speak to the agents and landowners.

**Q1 Please indicate your preferred site or sites for development of 90-100 houses in Wickham up to 2039 should it be required. Further information on this link <https://wickhamparishcouncil.org/housing-in-wickham-to-2039/> 26.5.22 statement below no longer applies: Note Winchester City Council has confirmed that the Ravenswood proposals - WI 18 - will not meet the settlement of Wickham's requirement to take 90-100 houses to 2039.**

Answered: 142 Skipped: 9

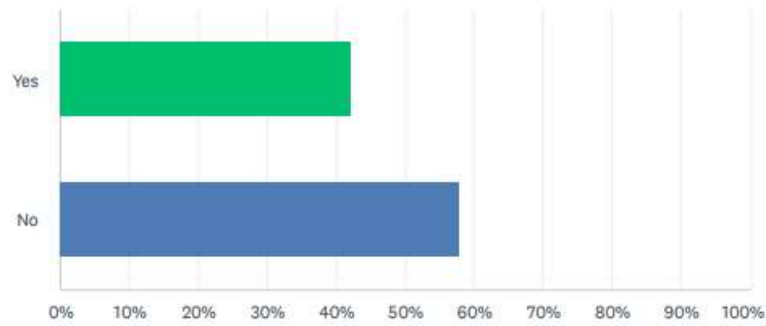


ANSWER CHOICES	RESPONSES
WI 02 Land at junction of Mill Lane	20.42% 29
WI 03 Land at Southwick Road/School Road	23.24% 33
WI 09 Land at Wickham Park Golf Course	5.63% 8
WI 11 Land North of Amberwood	9.15% 13
WI 24 Mayles Farm, Mayles Lane	26.76% 38
Another SHELAA site that meets the necessary criteria	14.79% 21
<b>TOTAL</b>	<b>142</b>

Q2 Reasons for your preferred site or site see this link <https://1drv.ms/b/s!AsyGaOJSJcsMj9xKvV3FwnsLL0b18Q?e=z2a73V>

### Q3 Did you speak to the site promoters at the meeting on 18th May 2022

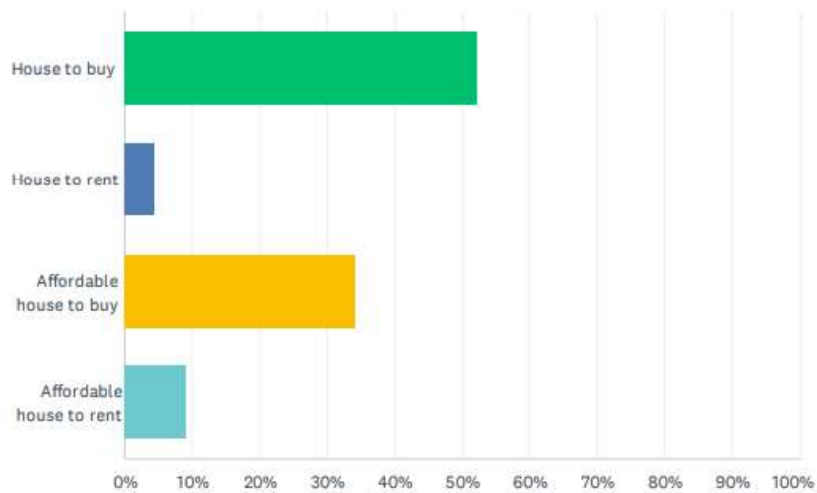
Answered: 140 Skipped: 11



ANSWER CHOICES	RESPONSES	
Yes	42.14%	59
No	57.86%	81
TOTAL		140

### Q4 Are you or is anyone in your family in need of housing?

Answered: 44 Skipped: 107



ANSWER CHOICES	RESPONSES	
House to buy	52.27%	23
House to rent	4.55%	2
Affordable house to buy	34.09%	15
Affordable house to rent	9.09%	4
TOTAL		44



Your Ref :  
Our Ref :  
Contact : Penelope Andrews  
Direct Line : 01962 848 386  
Email: pandrews@winchester.gov.uk

Via email to Alistair Hayes,  
Chair Wickham and Knowle Parish Council

26 May 2022

Dear Alistair,

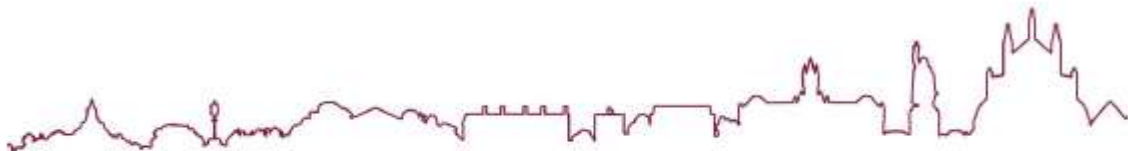
**Winchester Local Plan and proposed housing allocation for Wickham village.**

I am writing to you regarding the emerging new Local Plan for Winchester, and the discussions that have been held regarding the proposed development of 200 dwellings at Ravenswood, and how this might affect the need to identify land for additional housing development in Wickham village.

As you are aware, the Council is testing a distribution of development in the most sustainable settlements across the district outside the South Downs National Park, which includes 90-100 additional dwellings in or adjacent to the settlement of Wickham.

I understand that Toby Ayling (Principal Planner) in the Strategic Planning team has been discussing the emerging Local Plan with the Parish Council. The way the proposed development at Ravenswood in Knowle should be regarded has been queried following on from the request by the City Council for the Parish Council to suggest sites that could be developed in order to accommodate the housing number being tested for Wickham (90-100 additional homes). In particular, the minutes of a meeting held with the Knowle Village Residents Association on February 11<sup>th</sup> 2019, and subsequent letter from Richard Botham (Strategic Director) dated 18<sup>th</sup> February 2019 (the letter had the year 2018 in the heading which is a typo) to Ms L Rappe have been specifically referred to.

It is understood that some attending the meeting took the view that based on the meeting minutes and letter from 2019 referred to above, City Council officers had indicated that the if the 200 dwellings at Ravenswood were permitted these would be considered in relation to any future housing requirements identified as part of the development of a new Local Plan covering Wickham village. This being the case, the





expectation is that there should be no need for the City Council to look at allocating further land now for 90-100 new homes in this settlement.

The Local Plan Review is a significant undertaking for the Council and each stage in the process will be subject to considerable scrutiny and testing, including ultimately by Independent Examination held by a Planning Inspector appointed by the Government. It is expected that the location and amount of development in each community will be a major element of the assessment of the new Plan. Before the City Council can submit its Plan for Examination it will need to be content that the Plan is properly justified in planning terms and can be found to be "sound" by the Inspector.

In light of the points raised by the Parish Council, the City Council has given more thought to the proposal for development at Ravenswood and its significance regarding any need for further allocation of land for housing development in or adjacent to Wickham itself.

I should add that as part of the development of the new Plan, the City Council is and will be testing a distribution of development across the Plan area prior to coming to any conclusion on the location and number of new dwellings for each of the most sustainable settlements in the light of further technical evidence including by way of appropriate Sustainability Appraisal.

Having considered the housing allocation again for Wickham village at this particular time, taking into account the proposed development at Ravenswood, and the basis on which that has been proposed and discussed with the community, the City Council would not currently anticipate proposing a further allocation of development land in or adjacent to Wickham for 90-100 additional dwellings as part of the emerging Local Plan.

However, I must make it clear that this position needs to remain under consideration by the City Council which could result in change to the requirement, or otherwise to provide for the possible allocation of Ravenswood, as well as additional homes in the village above those proposed at Ravenswood, as the Local Plan process progresses, including in light of relevant considerations and issues raised by parties commenting upon the emerging Plan at each key stage. The next key stage of the new plan involving formal consultation by the City Council will be the Regulation 18 (draft) Local Plan later this year.

As with all aspects of the Plan, the City Council will generally need to keep under review the proposed housing numbers and their distributions relating to settlements in the district, further to consultation responses at each key stage, the evolving evidence base and any other material circumstances.

Going forward, it is therefore still very important that we have the Parish Council's view on the potential acceptability of sites for development should the need arise for further development in Wickham because of the reasons mentioned above. We run the risk of delaying progress of the Plan at a later stage if land does need to be identified for additional housing development in the village so it makes good sense not to lose the opportunity now for the community to have an input into this process.

I am aware that the Parish Council has already undertaken significant work in this regard, and I would therefore be grateful if you were able to finish this piece of local engagement and provide a response back to us by the end of the month, so that we are aware of the Parish Council's views on how 90-100 new dwellings could be accommodated if this were to be required.

With regards to this work, it has been brought to my attention that the Strategic Housing and Economic Land Availability Assessment has incorrectly omitted the Settlement Gap designation from a number of sites in Wickham Parish. The affected sites are WI15, WI18 and WI24 and WI26. We are currently in the process of updating the assessments for those sites and an update will be placed on the Council's website in due course. In the meantime, as a point of detail I can advise that the categorisation of those affected sites will move from "Green" to "Amber" under the Settlement Gap policy constraint. Therefore this should be taken into account when considering the suitability of development sites. I apologise for any inconvenience caused.

I trust that this letter explains the council's current position and look forward to receiving your council's feedback shortly.

Yours sincerely

*Simon Finch*

**Simon Finch**  
Corporate Head of Regulatory