

Draft Winchester District Local Plan Part 2

Recommended Responses to Issues Raised

WICKHAM

1. A summary of all the representations on the draft Local Plan relating directly to Wickham was presented to the Cabinet (Local Plan) Committee on 12 March 2014 – report CAB2670(LP) Appendix 5. That report contains a full summary of comments by Local Plan policy/paragraph/map. Copies of all representations are available on the Council's web site:

<http://documents.winchester.gov.uk/LPP2/Default.aspx>

2. Report CAB2670(LP) records the various issues raised in relation to different parts of the Plan. It responds to some of these but leaves most for further consideration. This report presents all the key issues raised in relation to the Wickham section of the draft Local Plan and recommends responses on all of these, including any already subject to recommendations in CAB2670(LP).

Scale of Development / Housing Requirement

3. There are several objections to the scale of development required in Wickham, particularly because of concerns about the cumulative effect of development at Welborne and the impact on traffic. There is also concern about further development given existing drainage problems in the village, and about the use of greenfield land. Some respondents object to the development of Welborne.
4. The Welborne development forms part of the Partnership for South Hampshire's (PUSH) strategy for South Hampshire, to which the City Council is a signatory. Welborne is a proposal of the statutory Fareham Borough Plan and its development has been taken into account in developing the Local Plan Part 1, which sets the housing target for Wickham. Fareham Borough Council has produced the Welborne Plan which has been subject to consultation and has undergone an examination of its soundness. The Inspector who examined the Plan found it to be 'sound' following several modifications and it was statutorily adopted by Fareham Borough Council on 8 June 2015.
5. Objections to the principle of developing Welborne and to the details in the Welborne Plan were considered by the Borough Council and Inspectors when the Fareham Borough Core Strategy and Welborne Plan were produced. These included concerns about the traffic impact on Wickham and other places, but these impacts have been found to be acceptable by both local Plan Inspectors. The City Council participated in the public examinations and has secured changes to the Welborne Plan that will help ameliorate the impact, but the City Council is not in a position to prevent the development of Welborne. Strategic-

level transport assessment was undertaken in relation to the Local Plan Part 1 and took account of the proposed development in the PUSH area, including Welborne (at that time proposed for 10,000 dwellings). The results of the transport assessments and the plan to develop Welborne were taken into account by the City Council and the Local Plan Inspector in setting the respective housing targets in Local Plan Part 1.

6. The study therefore confirms that this corridor has generally adequate capacity for the planned level of development, subject to issues at a few specific junctions being addressed. The need for mitigation at these locations results from cumulative impacts as well as individual site-specific impacts and the precise extent to which LPP2 site allocations impact on these junctions will be determined through more detailed transport assessments, as planning applications come forward. Developments will be expected to contribute on a proportionate basis to improvements along the B2177/B3354/A334 corridor required to accommodate or mitigate the impact (individual or cumulative) of development, or for the delivery of specific infrastructure improvements.
7. Some respondents raise concerns about the level of employment in Wickham and the capacity of various facilities and services. These matters were taken into account when defining the 'settlement hierarchy' and the scale of development required in the larger settlements. The Parish Council's 'Wickham Needs Assessment for LPP2' did not consider employment land allocations were necessary, in common with other smaller 'MTRA2' settlements. A new GP surgery has recently been developed in Wickham and the work undertaken on local needs did not identify a need for its expansion or improvement. Advice from Hampshire County Council (as education authority) when drafting the Local Plan was that Wickham Primary School would have capacity to serve the levels of additional development proposed. The County Council did not comment on the draft Local Plan but has advised that the School has asked to reduce from 1.5FE (forms of entry) to 1FE. The County Council does not support this reduction, but confirms that it is not seeking to expand the School or to require a developer contribution for future expansion.
8. The respective Fareham and Winchester Local Plans set out requirements for transport measures to accommodate the developments and planning applications for Welborne and Wickham will need to undertake more detailed assessments, including of the cumulative impacts of traffic generated by development, and implement detailed measures as necessary. Notwithstanding this, there are concerns in several settlements about the cumulative traffic impact of development planned along, or close to, the B2177/B3354/A334 corridor, running from Wickham to Twyford. While the development requirements for the settlements within Winchester District and Welborne are fixed in Local Plans, the

City Council has commissioned further work on the potential traffic impacts and any measures which could be introduced to help reduce these.

9. The resulting 'B2177 / B3354 / A334 Corridor Cumulative Traffic Impacts' report concludes that this corridor generally has sufficient capacity to accommodate forecast growth up to 2031, although there are some specific junctions where capacity is predicted to be reached or exceeded and where mitigation measures are likely to be required. The junctions closest to Wickham which are expected to have capacity issues are the A334 / B2177 (Kitnocks Hill) junction and the A334 / Titchfield Lane junction. Some respondents request a policy specifically on transport in Wickham, along the lines of policy WK1 on drainage, but in view of the results of the 'B2177 / B3354 / A334 Corridor Cumulative Traffic Impacts' study such a policy could not be justified. Any specific implications for site allocations in Wickham can be addressed in the relevant site allocation policies, which are considered below in relation to issues on policies WK2 and WK3.
10. Drainage issues were frequently raised by respondents as a reason for reducing or delaying the scale of development at Wickham. Draft policy WK1 sought to resist development until there had been a proper assessment of the drainage issues and measures were put in place to address them. The flood investigation study mentioned in the draft Plan has now been completed ('Wickham Flood Investigation Report') and makes a large number of recommendations for action and further investigation. These issues are considered in relation to policy WK1 below.
11. There was an objection to additional housing due to the loss of good quality agricultural land. The NPPF advises that account should be taken of the economic and other benefits of the 'best and most versatile' agricultural land and that where development on agricultural land is necessary it should be directed to 'areas of poorer quality land in preference to that of a higher quality'. Best and most versatile agricultural land is defined in the NPPF as land in grades 1, 2 and 3a of the Agricultural Land Classification. The Wickham Landscape Sensitivity Appraisal considers agricultural land quality and notes that the Winchester Road site (1909) is grade 3b and The Glebe (2438) is mainly grade 4 with 3b in the southern section. The other SHLAA sites assessed are also grade 3b and therefore no 'best and most versatile land' is being proposed for development and there is no land of lower quality available in preference to the sites allocated in the draft Local Plan.
12. Some objections questioned whether so much greenfield development is required or suggest there is adequate brownfield land to provide the necessary housing. The amount of greenfield development needed relates to whether the housing requirement is, or can be, met within the existing settlement boundary. The table at paragraph 4.8.6 of the draft Local Plan sets out the housing requirement and

the various sources of supply. Most of the information has a base date of 31 March 2013, with some later information on significant planning permissions. It is now possible to update this information to a base date of 31 March 2015. The various headings in the table can be updated as follows, taking account of the comments made:

- a. Requirement (2011-2031)
250 – no change, this is set by Local Plan Part 1.
- b. Net completions 1.4.11 – 31.3.15
5 – these do not include the recently completed ‘exception sites’ off Mill Lane, as housing permitted under Local Plan Part 1 policy CP4 is ‘in addition to general housing provision in CP1’.
- c. Outstanding permissions at 31.3.15
49 – these consist largely of consents at Wickham Laboratories (sheltered housing) and the former Surgery in Station Road.
- d. SHLAA sites within settlement boundary
0 – from SHLAA update.
- e. Windfall allowance
0 – the potential for windfall development was assessed in the ‘Windfall Trends and Potential’ document. No evidence has been submitted which affects the conclusion that windfall development cannot be relied upon as a way of meeting the housing requirement.
- f. Total Supply (b+c+d+e)
In view of the above updates the total supply should be updated to 54 dwellings.
- g. Remainder to be allocated (a - g)
The requirement remains at 250 dwellings and the updated supply totals 54, leaving about 196 units to be allocated.

Flooding and Drainage Issues / Policy WK1

13. Concerns about flooding and drainage issues featured in many of the representations on the draft Local Plan. These issues were well-known when developing the draft Local Plan and policy WK1 was included to ensure that future development took proper account of them. The objections to policy WK1 generally fall into two types: those that say that further development should not be permitted until drainage problems are resolved and want the policy to make this a requirement (mainly local residents); and those that say the policy goes too

far in limiting development or trying to make new development accountable for existing problems (mainly development interests). A number of respondents also suggest that drainage improvements should be a priority for funding through the Community Infrastructure Levy (CIL).

14. The draft Local Plan refers to the flood investigation study which was being commissioned at the time by the County Council to investigate the causes of flooding in Wickham. Draft Plan policy WK1 reflects knowledge about the problems at the time, prior to the flood investigation study. At that stage it was not possible to specify exactly what the causes of the flooding problems were, or the potential solutions. The policy therefore sought to restrict development until the nature, causes and possible mitigation measures for flooding incidents had been properly assessed, and required that development connects to a point of adequate capacity and that surface water drainage is separated from the sewerage system.
15. The Environment Agency supports policy WK1. Southern Water did not comment directly on the policy, but seeks changes to policies WK2 and WK3 to repeat or modify the requirements of WK1. Both organisations, along with the City Council, have worked with Hampshire County Council, the Parish Council and other groups on the Wickham flood investigation study, which has recently been completed. The 'Wickham Flood Investigation Report' divides the village into 5 'Flood Cells', where different types of flooding issues have arisen, and sets out Recommended Actions for each. It also recommends a series of 17 'Short Term Options for Flood Mitigation' and a further 12 'Medium to Long Term Options for Flood Mitigation'.
16. It is clear from the Wickham Flood Investigation Report that there is not a single area that is affected by flooding, nor a single cause or solution. Some areas are affected by significant and frequent flooding issues (such as the Riverside Mews area) and there is evidence about the causes of these, such as infiltration of surface water into the foul drainage system which causes surcharging of the sewers. However, the Report was not able to identify precise causes or locations of the infiltration and other problems, nor recommend precise solutions. Its many recommendations range from broad measures to discourage runoff such as controlling impermeable surfaces, discouraging water use, and tree-planting, to specific measures to investigate the exact location of problems, such as tracing of highway and private surface water drainage systems, or improve sewerage systems.
17. The Report was a Flood Investigation Report, not a study of development capacity or the measures that would be needed to accommodate further development. Nevertheless, it concludes that further work is needed which 'includes understanding the contributions from impermeable surfaces, proving

whether there are illicit connections to the network, and observing the significance of groundwater infiltration'. Until this work is done it is not possible to confirm the adequacy of the existing drainage infrastructure or to test the feasibility of design solutions. The Report concludes that 'a review of planning policy and decisions is necessary to ensure that due consideration has been given to drainage matters with respect to recent development, and that enforcement of conditions has been achieved.' Whilst such a review may look back at past decisions, the important issue for the Local Plan is the role of planning policy moving forward.

18. As the Wickham Flood Investigation Report does not propose specific solutions which are needed in order to resolve existing problems, or accommodate further development, it is clear that further development risks exacerbating flooding problems. Government advice and the statutory undertakers seek to resist independent or 'package' drainage systems where mains drainage is available, so a drainage system which is completely separate from the affected sewerage system would not be appropriate, even if it were technically feasible. It therefore remains necessary to restrict future development until the flooding issues are properly identified and addressed, and policy WK1 needs to be updated in the light of the Wickham Flood Investigation Report so as to do this.
19. Such a policy and restrictions are not, however, a case of seeking to make future development responsible for resolving existing problems, as alleged by some respondents. Rather, it is a matter of resisting development until there is a proper means of catering for it, consistent with government advice in the NPPF that 'authorities should ensure flood risk is not increased elsewhere'. Local Plan Part 1 policy CP17 contains similar requirements and also expects development to use opportunities to reduce the causes and impacts of flooding, and to ensure that drainage and wastewater infrastructure to service new development are provided.
20. The Wickham Flood Investigation Report concludes that the momentum generated should be used to develop a collaborative strategy to address the needs of all stakeholders. It acknowledges the importance of a multi-agency collaborative approach to future mitigation work and developments. The various agencies have started to develop an action plan to follow up the recommendations of the Report, and it is clear from this that one of the key elements of future investigation work and measures to address problems will be Southern Water's proposed 'Drainage Area Plan' (DAP) for Wickham. Southern Water has committed to produce such a Plan, working with the local authorities and Environment Agency. The Wickham DAP is one of Southern Water's priority plans and is expected to be completed by March 2016.

21. The DAP will consider the drainage problems and issues in the area (needs) and what can be done about them (options). It will focus on outcomes and developing a drainage strategy, rather than individual schemes. Therefore, as well as addressing existing problems and issues, the DAP will clearly be an important document in relation to future development. Indeed, without the further investigation and research that it will undertake, it is not possible to be satisfied that further development can be permitted without flood risk being increased elsewhere.
22. Accordingly, it is recommended that policy WK1 should be updated so as to reflect those recommendations of the Wickham Flood Investigation Report that are relevant to land use planning and, in particular, to restrict future development until a multi-agency drainage and flooding strategy has been able to identify the exact causes of flooding incidents and can establish what the solutions are. The Wickham Drainage Area Plan is expected to provide such a strategy and to clarify what improvements may be needed and what (if anything) the development should contribute to providing or assisting these measures. Appendix 2 sets out recommended revisions to policy WK1 to control development in accordance with the proposed strategy, and to control the creation of impermeable areas and encourage tree planting. Changes are also proposed for the site allocation policies, as necessary (policies WKL2 and WK3).
23. With regard to the issue of the funding of any improvements and the use of CIL, this will be something that will be determined outside of the Local Plan process. It will depend on the precise measures that are found to be needed by the DAP to address the drainage issues, and how the responsibility for these are apportioned between the statutory bodies and proposed development. As drainage improvements are a form of infrastructure, CIL can potentially be used and this is recognised in the explanatory text of the Plan. Whether it should be used at Wickham will depend on various factors and what other priorities there are for using CIL funds.

Site Selection / Omission Sites

24. City Council officers worked with the Parish Council's Neighbourhood Planning Steering Group to determine the development needs of the settlement of Wickham and to assess potential sites. The NPSG reported to the Parish Council and the minutes of its meetings are published on the Parish Council's website. The Steering Group held various consultation events with stakeholders and the public and this was brought together with all the information collected in the "Wickham Needs Assessment for LPP2" in July 2013. This was not site-specific but it did propose a number of principles for site allocation, including the community's wish for development to be accommodated over 3-4 sites.

25. A workshop between City Council officers and Parish Councillors in September 2013 concluded that about 200 new homes would need to be built outside of the existing settlement boundary, to ensure the target of 250 new homes is met. The workshop narrowed down the potential sites to 4 sites in 3 locations and meetings were held with each site promoter before deciding on the preferred strategy. Following this two preferred locations for housing and open space development were selected as the basis for public consultation, as follows:

- Land east of Winchester Road (SHLAA site 1909) -125 dwellings
- Land at 'The Glebe', Southwick Road (SHLAA site 2438) - 80 dwellings (on the southern part) and public open space (on the northern part)
- Land east of Mill Lane – sports pitches

26. The nature of the sites that were put forward did not enable the community's wish for development to be spread over 3-4 sites to be met, as the shortlisted sites were all large. To have included more sites would have resulted in less suitable sites being selected resulting in a substantial 'over-allocation' of land.

27. An exhibition was held on 29 January 2014 and a comment form was available which asked whether respondents agreed with the strategy, and if so what are the most important elements to achieve. If they disagreed with the proposed sites they were asked for the best alternative deliverable solution. A further question asked for suggestions on where to locate a travellers' site.

28. A detailed report on the process of selecting the sites, including the results of the consultation process, was prepared for the Parish Council and is available on the City Council's web site: [Wickham LPP2 Consultation Report](#) . Overall the proposed strategy was supported by over 60% of respondents and the Consultation Report recommended the inclusion of the proposed development strategy in the draft Local Plan Part 2, with appropriate requirements in relation to drainage, transport and landscape. This was supported by Wickham Parish Council.

29. The draft Local Plan therefore allocated sites at Winchester Road and The Glebe for housing and open space development (policies WK2 and WK3). As well as receiving comments on these policies (see below), comments were received on some other sites which were promoted instead of/as well as policies WK2 and WK3. These 'omission' sites and the comments on them are considered below.

Site 1908 - Mill Lane

30. This site is in the control of a house-builder who promotes the southern part (approximately 2.5 hectares) for development, with a concept masterplan illustrating the development of about 90 dwellings on this part of the site. The Mill

Lane site was one of the 'omission' sites initially shortlisted for further consideration, in conjunction with the Winchester Road site to the west. The promoter's response argues that the Mill Lane site should be allocated along with the Winchester Road site and should have been selected instead of, or as well as, land at The Glebe. Several other respondents also suggest that this site should be allocated along with the Winchester Road site, particularly those opposing the allocation of The Glebe site.

31. This site performs well in terms of the key criteria relating to access to facilities, landscape and impact on the Gap, and moderately in terms of most other selection criteria (see Appendix 1). It is of a similar size and capacity to The Glebe (site 2438) and its promoter and a number of other respondents suggest it should be allocated instead of The Glebe (a revised concept masterplan for 80 units has been submitted to illustrate this). It performs no better than The Glebe in relation to any of the key criteria, although the sites are comparable in terms of several criteria. It performs slightly less well in terms of site access and contributing to identified community needs.
32. While there is some support for concentrating development to the north of Wickham, and site 1908 could link with site 1909 (if part of site 1910 is used to link them), there is also support for dispersing development, including from the Parish Council. Linked sites could enable improved access between site 1909 and the proposed open space at Mill Lane, but this is not so important as to warrant allocating site 1908. Some suggest that being able to access the site from Mill Lane is an advantage as it would relieve traffic on the main roads. However, the main roads are better designed to cater for traffic than smaller lanes and the majority of traffic would be likely to find its way onto them anyway, unless making short journeys within the village which should ideally be by non-car modes. Therefore, while the merits of sites 1908 and 2438 are finely balanced, the balance is in favour of retaining The Glebe as a site allocation for housing and open space. It is clear from the updated assessment of housing completions and commitments that there is no need to allocate both sites.

Site 1910 – Winchester Road (north)

33. This site is in the control of a house-builder who also controls the Winchester Road site proposed for allocation in the draft Local Plan (policy WK2). They suggest that the Winchester Road site should be enlarged to include part of site 1910 to allow for the provision of a wider range of houses, particularly larger houses, and more generous landscaping.
34. Comments relating to the capacity of the Winchester Road site (1909) are addressed below in relation to policy WK2. However, it is not accepted that there is a need to expand the Winchester Road site into site 1910, either to reduce its density, to achieve larger houses or more generous landscaping. There is also

no need to include any of site 1910 in terms of the amount of housing which needs to be allocated, which has reduced slightly (see the 'Housing Requirement' section above).

35. The site is one of the worst performing sites overall (see Appendix 1) and does not perform better than the proposed allocations on any of the key criteria. In particular it is separate from the built-up area and would have greater landscape intrusion. This assessment relates to site 1910 as a whole, but taking a smaller area, as has been suggested by the promoter, would not improve the performance of the site given the lack of features on the ground that would help to sub-divide it or contain development. Accordingly, the site does not warrant allocation as a housing site, either in whole or in part, as an addition to the proposed site at Winchester Road.

Site 2020 – Wickham Park Golf Course / Land Adjoining Knowle

36. One respondent suggests that sites 1908 and 2020 should be included as they adjoin the settlement boundary and that there is an additional site which has been proposed at Knowle. Site 1908 (Mill Lane) is dealt with above and issues relating to the settlement boundary are considered under that heading below. It is not clear precisely which area of land adjoining Knowle is being promoted, but this is thought to refer to a consultation by a landowner regarding potential development of land north of Knowle. As the Local Plan Part 1 housing requirement relates to the settlement of Wickham, not the Parish, development of this land would not help to meet Wickham's housing requirement. Any proposals for this area of land would be considered against the policies relating to Knowle (policy MTRA3) and the countryside, so the site is not assessed further in this report.
37. Appendix 1 provides an assessment of site 2020 which shows that it is one of the worst performing sites overall and does not perform better than the allocated sites on any of the key criteria. It is a very large area, far larger than needed to meet the identified needs of Wickham. Even if it were subdivided and only land closest to the village were considered, it remains poorly related to the village, would have access constraints and would be intrusive in the landscape, having no obvious physical features which could be used to subdivide it. Accordingly, site 2020 does not warrant allocation as a housing site either instead of, or in addition to, the proposed allocations at Winchester Road and The Glebe.

Number of Sites Allocated

38. One of the principles developed by the Neighbourhood Planning Steering Group through its work with the community was that any housing outside the settlement boundary should be accommodated over 3-4 sites. Some comments object to the failure of the Plan to achieve this.

39. However, those sites which were subsequently found to be available and most suitable for development were all large sites. To have allocated 3-4 of the shortlisted sites, for example, would have meant including sites which may be less suitable, and allocating considerably more land than needed. It would not be justified to limit the area allocated on the most suitable sites, by using sites that were not needed and less suitable, solely to achieve a larger number of sites. The Plan's strategy, therefore, followed the principle of using a number of sites, so far as could be justified taking account of the nature of the sites available and the assessment of their suitability. As site 1909 is in two parts, and has a further area of open space off Mill Lane, it could be argued that the aim of spreading development over 3-4 sites has been met.
40. A number of comments take a different view and suggest that development should be concentrated to the north of the village, particularly those objecting to The Glebe or promoting site 1908. However, this would not accord with the principles in the Wickham Needs Assessment for Local Plan Part 2, which the Parish Council endorses and the Local Plan has sought to follow so far as justified. While it would not be justified to select sites that are inferior in planning terms simply to spread development or concentrate it, the strategy proposed in the Local Plan allocates those sites which perform best against planning criteria and which best meet the needs and aspirations of the community.

Settlement Boundary

41. A few objections suggest that development to the north of Wickham should be included in the settlement boundary, including recent 'exception sites', the doctor's surgery, the community centre and the school. They suggest that the boundary should be reviewed and that it is illogical to leave this development in the defined countryside. This area was considered in the Settlement Boundary Review 2014, published alongside the draft Local Plan, which explained why it was not included in the settlement boundary.
42. The main purpose of settlement boundaries is to define the area where development is, in principle, acceptable and outside of which more restrictive policies will apply, as explained in policy DM1 and paragraph 6.2.2 of the draft Local Plan. The key issue in considering the extent of the policy boundary is, therefore, whether it is desirable or necessary to include an area given that it would then be subject to a presumption in favour of development. Settlement boundaries are not aimed at simply defining the extent of a village and nor will the land excluded from them only be agricultural or open land. The Settlement Boundary Review 2014 establishes a series of principles to guide whether areas should be included in settlement boundaries and these have been applied consistently in the draft Local Plan.

43. There are two 'exception sites' for affordable housing in this location, Gwynn Way and Houghton Way. The approach taken in the draft Local Plan is to continue to exclude exception sites from settlement boundaries so as to be able to continue to restrict their occupancy to local people in perpetuity and avoid pressure to remove the legal agreements that impose these requirements. The other land in this location consists of a mixture of playing fields, open space and loose-knit buildings, which the Settlement Boundary Review principles also apply a consistent approach to, excluding them from settlement boundaries. All of these facilities were developed on land outside the settlement boundary and current policies would allow them to be expanded or redeveloped as necessary to meet local needs, despite their location outside the defined boundary. There is, therefore, no planning reason or justification to include these areas within the Wickham settlement boundary.

Site Allocation - Policy WK2 Winchester Road Housing Allocation

44. This site (1909) scores best or equal best on the majority of key criteria (see Appendix 1). It has some limited physical and policy constraints but these do not prevent its development or pose significant capacity constraints. It is the best performing site when assessed against the criteria and has the most community support / least objection when compared to other sites. Accordingly, it should be retained as a proposed site allocation for Wickham, subject to any changes that are necessary to the details of the allocation (policy WK2).
45. The site promoters suggest that development should be extended to the north, to include part of site 1910, and others promote a larger allocation which includes site 1908 (linked by part of site 1910). The merits of these sites have been considered above and in Appendix 1. Site 1910 (in whole or in part) does not perform better than the proposed allocations on any of the key criteria and performs worse on several. It is concluded above that site 1908 (land at Mill Lane) should not be allocated in place of (or as well as) The Glebe.
46. The comments on policy WK2 illustrate some support for the allocation, with a significant number of objections for a range of reasons including density, transport, drainage, pedestrian access issues, effect on nearby properties, impact on protected trees, wildlife, and a preference for either more small sites or a larger development including site 1908. The matters raised in objections are discussed below according to the headings within the Local Plan policy.

Nature & Phasing of Development

47. The draft Local Plan allocated site 1909 and required the provision of sports pitches on land east of Mill Lane. Apart from the issue of whether there should be pedestrian / cycle links between these areas of land, via site 1908, there was little comment on the proposed open space allocation. The South Downs

National Park Authority suggests the open space allocation at Mill Lane should encourage sensitive access to the Meon Valley trail and that the policy should refer to the need to ensure no detrimental impact on the landscape of the adjoining National Park. Policy CP19 of Local Plan Part 1 refers to the need to ensure that development within and adjoining the SDNP is not harmful, so adequately covers this matter. However, as the creation of a direct access from the open space to the Meon Valley Trail (within the National Park) would be beneficial, it is recommended that a suitable reference should be added to policy WK2 (under 'Access').

48. As the provision of sports facilities at Mill Lane is an integral part of the Winchester Road allocation, and necessary to ensure local needs are met, the heading and content of policy WK2 should be amended slightly to refer to this as a housing and open space allocation (consistent with other policies in the Plan). The introductory paragraph and the first bullet point under the 'Nature & Phasing of Development' heading should also be amended to refer to the open space as part of the proposed allocation, for consistency.
49. A number of objections to policy WK2 refer to 125 dwellings being over-development, not in keeping with Wickham's rural character, or the density being too high. The site promoter suggests that including part of site 1910 to create a larger site for the same amount of housing would reduce the density and create a more spacious development with a greater variety of dwelling sizes.
50. The average density for the development of 125 dwellings on this site of 4.2 hectares is 30 dwellings to the hectare. This density is typically used for the rural housing allocations in the Local Plan, unless there are particular constraints identified on a site. This site is not subject to constraints which would significantly reduce the available development area and the site promoter has produced a site layout showing how 125 units could be accommodated. A density of 30m dwellings per hectare would not, in itself, result in a scheme which is out of character with Wickham, as the layout and design is likely to be of greater importance than simply the density.
51. A request for pre-application advice was submitted in 2013 and the results have been published by the site promoter, who highlights adverse comments about the layout of the scheme, which was felt to be cramped and lacking in open space. However, an alternative scheme incorporating part of site 1910, suggested by the site promoter, merely incorporates larger house types within the same basic layout. It does not, therefore, address the criticisms made of the layout or demonstrate that a larger site is needed. Including a larger area of land in the site allocation would not necessarily result in a lower density of development or better layout, it is more likely to increase the number of dwellings proposed. This is especially the case in the absence of a clear reason to require a lower density,

and it is noted that previous proposals for the larger area by the site promoter have suggested 160 dwellings, not 125.

52. There is not a demonstrated need for larger units, either generally or in Wickham. The Local Plan Part 1 highlights the need at the District level for housing to meet a wide range of needs, 'most particularly 2 and 3 bedroom houses' (policy CP2). The Wickham Needs Assessment for LPP2 indicated that the greatest demand in Wickham is for units for older people looking to downsize, followed by families looking for 'modest' family homes. There was also support locally for modest accommodation and a mix of sizes and types, with the strongest need for dwellings for young families. The advice on the pre-application scheme in relation to affordable housing was that there is a small need for 4 bedroom properties in Wickham. Accordingly, all the evidence is that housing on this site should reflect the requirements of LPP1 (policy CP2) for a range of dwelling types, tenures and sizes, with a majority in the form of 2 and 3 bed houses.
53. Accordingly, it is not accepted that there is a need or justification either to require a lower density of development for the Winchester Road site or to expand it into site 1910. The density is appropriate to the area, subject to a well-designed layout, can achieve a range of houses as required by LPP1 and enables the retention of important existing landscaping as well as new provision. It will be noted from the 'Housing Requirements' section above that there is a slightly reduced number of dwellings needed on the allocated sites. Clearly this removes any need to use land within site 1910 and, if there is an issue in future with accommodating the proposed 125 dwellings on site 1909, the site's capacity can be reduced slightly whilst continuing to meet Wickham's housing requirement.

Access

54. There are some objections to draft policy WK2 in relation to access matters (excluding wider cumulative impacts which are dealt with above), relating mainly to the impact of the proposed new Winchester Road junction, and pedestrian access. Some of the more generalised objections may be relevant whichever sites are selected for the required number of dwellings. However, a Transport Site Assessment and Accessibility Map were produced for all potential sites, indicating that the Winchester Road site was 'adequate' in terms of accessibility, with trees and vegetation lining the A334 at this location. Pedestrian links were felt to need improvements using Winchester Road and The Spur, with cycling links also needing to be improved as cycling along the A334 is not ideal.
55. Since the Transport Site Assessment and Accessibility Map was produced the 'B2177 / B3354 / A334 Corridor Cumulative Traffic Impacts' report has been produced and a pre-application scheme for the site has been submitted and assessed by Hampshire County Council. The original proposal was for 160 dwellings on a larger site, which was subsequently reduced to 125 dwellings on

the site proposed in the emerging Local Plan. The Hampshire Highways assessment concludes that, in principle, access is deliverable and notes that a signal-controlled junction would help reduce traffic speeds on Winchester Road. It may also introduce delay but the expectation is that queues would be likely to clear in each phase. The Winchester Road/Titchfield Lane junction would be over capacity in the future but measures are proposed to improve the junction to overcome this, mainly by providing a south-bound right-turning lane. This would be consistent with the 'B2177 / B3354 / A334 Corridor Cumulative Traffic Impacts' report, which highlights this junction as one that expected to be over capacity by 2031. The Highway Authority considers the overall approach to modelling traffic growth (for 160 dwellings) to be reasonable as it takes account of growth expected locally (including Welborne), but may need updating to reflect the reduced proposal for 125 dwellings.

56. The other main area of concern relates to pedestrian access from the site into the village. The proposed traffic light junction at Winchester Road would enable pedestrians to cross the main road and use the footway on the western side which, unlike the eastern side, does not suffer from missing sections. Alternatively, many residents would be likely to use the existing footpath crossing the site from north to south which links into footways within the built-up area via The Spur. While some comments suggest that site 1908 should be allocated to enable a more direct/safe pedestrian route to the village centre, this existing route leads directly into the village centre using statutory rights of way on quiet residential roads.
57. A small number of residents are concerned about the harmful effect of more pedestrians using this route, on properties in The Spur. However, this involves an existing right of way and any increase in its use is likely to be modest, so would not warrant either resisting the development or relocating the pedestrian route. Policy WK2 refers to the need to improve off-site pedestrian/cycle links via this route and the need for any detailed measures to reduce the impact on properties would need to be considered at the planning application stage.
58. Accordingly, all the assessments undertaken by the local authorities and site promoter suggest that the site is acceptable in transport terms and can be accommodated, subject to detailed junction design and any necessary off-site improvements. Draft policy WK2 contains various transport requirements which remain valid but, in view of the likely need for off-site junction improvements, particularly to the Winchester Road/Titchfield Lane junction, there should be reference to this. An addition to the first bullet point under 'Access' is therefore proposed.

Landscape

59. Some respondents object to the development of this site due to its impact on protected trees or effect on properties in The Circle and The Spur. Policy WK2 requires any development to retain and reinforce important trees and hedgerows within and around the site, and provide substantial landscaping to create a new settlement edge. There are several groups of protected trees adjoining the site or on its edges. Those which are most likely to be affected by development, or to constrain it, run along the Winchester Road boundary, where access would be taken, and along the footpath which divides the site into two parts which would need to be crossed.
60. The site promoter undertook a tree survey report in 2008 which identified and graded the importance of individual trees and concludes that 'it is anticipated that a development layout can be designed, which is sympathetic to the existing tree cover of the site, which is of value to the immediate area'. A request for pre-application advice was submitted in 2013 and the results have been published by the site promoter. The Council's landscape officer concluded that 'the proposed scheme seeks to retain the existing tree belts by positioning the homes within the existing landscape framework'. Therefore, while the pre-application advice criticises the layout proposed, it is clear that the site can in principle be developed without unduly harmful effects on existing trees, whether protected or not.
61. With regard to concerns about the impact on properties in The Circle and The Spur, the Council's development management policies seek to ensure that new development does not have an unacceptable impact. Some of the existing properties have substantial rear gardens, particularly in The Circle, and there is some vegetation on the boundary with the WK2 site. Policy WK2 requires this to be reinforced and it would be necessary for the layout of any development on the site to avoid undue proximity to, or overlooking of, existing homes. Whilst existing residents' concerns are acknowledged, there is no reason in principle why the site could not be acceptably developed, in accordance with the requirements of policy WK2 and other relevant policies.

Green Infrastructure and Open Space

62. Natural England comments on the location of the site adjoining a Site of Importance for Nature Conservation (SINC), and on the right of way across the site, and recommends additional wording to ensure there is no net detriment to biodiversity. One other respondent raises concerns about the loss of wildlife. Discussions have been held to explore Natural England's comments and it is proposed to make additional reference to these matters in the explanatory text accompanying policy WK2.
63. In response to a request for pre-application advice in 2013, the County Council's ecologist made extensive comments. These highlight the need for development

to contribute to the Interim Solent Recreation Mitigation Strategy, but this is already highlighted in the explanatory text accompanying policy WK2. The presence of the SINC adjoining the site is noted and this may require appropriate management of the SINC or provision of a suitable buffer. The survey work undertaken by the site promoter indicates the possible presence of some protected species (bats and slow worms), for which provision will need to be made or relocation undertaken. Therefore, while measures will be needed to protect wildlife, there is no indication that this is a constraint that will prevent or significantly limit the development of the site.

64. The promoter of the Winchester Road site objects to the requirement for allotments to be provided on-site, suggesting that these cannot be accommodated along with other requirements. However, as noted above, the site is considered capable of accommodating the estimated scale of housing and other normal planning requirements, including open space. As the site promoter controls other land to the north (site 1910), there may be scope to provide the allotment requirement off-site, providing it is well related to the development, on suitable land, and will be acceptable in terms of landscape impact. Regardless of whether provision for allotments is made on or off-site, this element of the open space requirement should continue to feature in policy WK2.

Infrastructure

65. A number of respondents make objections relating to transport and flooding issues, which are addressed generally in relation to policy WK1 and access issues above. Southern Water advises that additional sewerage infrastructure would be needed to accommodate the development, to which developers would be expected to contribute. They seek additional wording in policy WK2 to refer to connecting to the nearest point of adequate capacity in the sewerage network and the need for surface water management measures to avoid the risk of flooding being increased. These matters are covered by policy WK1, which is cross referenced in the 'Infrastructure' section of policy WK2. On the other hand, there is an objection to the cross reference to the requirements of WK1 on the basis that all sites must comply with WK1 so it is not necessary to highlight it.
66. The Wickham Flood Investigation Report has now been completed and substantial amendments and updating are proposed to policy WK1 as a result. It is clear that further work is needed to establish the precise causes and solutions to the drainage issues in Wickham and that development should be held back to ensure that flood risk is not increased. This situation is a particular issue for Wickham and it is, therefore, important that each site allocation policy for Wickham refers to drainage matters. On the other hand, it is accepted that there is no need for policy WK1 to be cross-referenced in each allocation policy, as it applies to all development in Wickham. Accordingly, changes are proposed to

the 'Infrastructure' section of policy WK2 (and WK3) to include the requirements suggested by Southern Water and to remove cross references to WK1.

Site Allocation - Policy WK3 The Glebe Housing Allocation

67. This site (2438) scores best or equal best on the majority of key criteria (see Appendix 1). It has some limited physical and policy constraints but these do not prevent development of the southern part for housing and the northern part for informal open space, nor pose significant capacity constraints. The site performs similarly to the Winchester Road site (1909) when assessed against the criteria and, like Winchester Road, was supported as part of the development strategy consultation in the early 2014 consultation and is supported by the Parish Council. It has received more objection than the Winchester Road site but, nevertheless, it performs better than alternative sites and should therefore be retained as a proposed site allocation for Wickham, subject to any changes that are necessary to the details of the allocation policy (WK3).
68. The comments on policy WK3 are mostly objections, referring to a range of concerns including transport, distribution of development, access to facilities, vehicular and pedestrian access, flooding/drainage, archaeology, impact on the National Park or Gap, lack of community support, density, and effect on character of the area. Issues relating to the number of sites to be developed and community support are covered in other parts of this report. The other matters raised in objections are discussed below according to the headings within the Local Plan policy.

Nature & Phasing of Development

69. The draft Local Plan allocates the southern part of site 2438 for housing and the northern part for informal open space. There was little comment on the proposed open space allocation. The South Downs National Park Authority suggests that the policy should refer to the need to ensure no detrimental impact on the landscape of the adjoining National Park. Policy CP19 of Local Plan Part 1 refers to the need to ensure that development within and adjoining the SDNP is not harmful, so adequately covers this matter, especially given the separation between the proposed housing and National Park.
70. As the provision of informal open space in the northern part of the site and the improvement of Wickham Recreation Ground are integral parts of The Glebe allocation, and necessary to ensure local needs are met, the heading and content of policy WK3 should be amended slightly to refer to this as a housing and open space allocation (consistent with other policies in the Plan).
71. A few objections to policy WK3 refer to development impacting on Wickham's rural identity, or to the density being high compared to adjoining housing. The

average density for the development of 80 dwellings on the part of the site allocated for housing (2.9 hectares, excluding the wooded area to the south) is under 28 dwellings to the hectare. A density of 30 dwellings per hectare has typically been used for all of the rural housing allocations in the Local Plan unless there are particular constraints identified on a site. This site is affected to a limited degree by a water main on the western edge, and the slight reduction in the site's capacity reflects this, but the stream and wooded area to the south is excluded from the housing allocation (apart from a small access strip) and not included in the site area.

72. The site promoter has produced and consulted on a site layout showing how 80 units could be accommodated. This does not suggest any difficulty in achieving the estimate of 80 units and there could be scope for some open space to extend into the wooded area to the south, if necessary (the improved access from the A32 is likely to impact on this land in any event). Also, it will be noted from the 'Housing Requirements' section above that there is a slightly reduced number of dwellings needed on the allocated sites, so may be scope to reduce the site's capacity slightly, if this were found to be necessary at the planning application stage, whilst continuing to meet Wickham's housing requirement.
73. The proposed density would not, in itself, result in a scheme which is out of character with Wickham, as the layout and design is likely to be of greater importance than simply the density. The long rear gardens of many of the existing properties to the west means that their overall density is lower than the proposed site, averaging about 21 dwellings per hectare. These are semi-detached houses which do not have the appearance of low density development and, if the gardens were all of the size of those at the southern end of School Road, the density would be consistent with the proposed allocation (averaging about 27 dwellings per hectare).

Access

74. There are several objections to draft policy WK3 in relation to access matters (excluding wider cumulative impacts which are dealt with above), relating mainly to traffic impact, the nature of the proposed vehicular access and pedestrian crossing improvements, and the apparent separation of the site from village facilities. Some of the more generalised objections may be relevant whichever sites are selected for the required number of dwellings. However, a Transport Site Assessment and Accessibility Map were produced (and have been updated) for all potential sites, indicating that The Glebe site is 'good' in terms of accessibility, with no overriding transport issues. The Assessment suggests that pedestrian access would be helped by a controlled crossing of A32, possibly in conjunction with a signal controlled junction at B1277/A32.

75. Since the Transport Site Assessment and Accessibility Map were produced a scheme for the site has been produced by the site promoters and has been subject to public consultation. The proposal includes a new access to the A32 via a fourth arm on the A32/A334 roundabout, as suggested in the Local Plan policy. The access arrangements will be subject to full assessment at the planning application stage, but the Local Plan requires safe access to the site by means of an improved A32/A334 junction (policy WK3) and there is no indication that this cannot be achieved..
76. The other main area of concern relates to the accessibility of facilities and services and pedestrian access from the site into the village. The site is rated as 'good' in terms of accessibility to facilities and services and is as close as any of the potential sites to the village centre. The Transport Site Assessment and Accessibility Map has been updated to refer to the southern part of the site, allocated for housing, and continues to identify accessibility as 'good'. While various objectors criticise the distance to facilities such as the school and community centre, the site is as close to the village centre as other sites and there are other facilities very close to it, such as the Church, Recreation Ground, and garage/filling station. Therefore, while the advantages of proximity to the school, doctor's surgery and community centre are acknowledged, there are many other facilities which may be used on a day to day basis which are as close, or closer, to The Glebe site than other sites. The updated Transport Site Assessment rates both The Glebe and the Mill Lane sites as 'good' in terms of accessibility, so it is not the case that one is significantly better than the other.
77. With regard to comments about the 'separation' of the site from the village, it is very common for main roads to run through towns and villages and for development to be on both sides of them. This is already a feature of Wickham at both School Road and, more particularly, Winchester Road. There is, therefore, no tenable objection in principle to allocating a development site which is on the other side of the A32 to the main part of the village. It is, of course, important that appropriate access arrangements are made, including for pedestrians and cyclists. The draft Local Plan policy seeks to ensure this by requiring the provision of safe pedestrian and cycle access to the site and crossing arrangements on School Road to enable safe access to the village centre and facilities.
78. Accordingly, all the assessments undertaken suggest that the site is acceptable in transport terms and can be accommodated, subject to detailed junction design and the necessary pedestrian and cycle improvements. Draft policy WK3 contains various transport requirements which remain valid and no changes are considered necessary to these.

Landscape

79. Some respondents object to the proposed allocation on the basis of the impact on protected trees, the settlement Gap, or proximity to the South Downs National Park. The site is not within or adjoining the Wickham – Welborne settlement Gap, which is some distance to the south. Neither does it extend the built-up area of Wickham further south than its current extent, so there is no justification for excluding the site on the basis of its impact on the Gap. The impact on the National Park is addressed in Appendix 1. The site is separated from the National Park by existing development on Southwick Road and Policy CP19 of Local Plan Part 1 provides adequate protection.
80. There are a number of protected oak trees within the area allocated by policy WK3. These are all either on the boundary of the site or in the northern field, which it is proposed should be retained as informal open space. Subject to retaining adequate separation between buildings and the protected trees (and other retained trees and hedgerows), these do not prevent the development of the southern part of the site. Policy WK3 requires important trees and hedgerows to be retained and reinforced and the creation of a new settlement edge on the northern and eastern boundaries of the site. The layout which has been subject to consultation illustrates how this can be achieved and that the protected trees do not constrain the ability of the site to be developed, or its capacity.

Archaeology

81. English Heritage (now Historic England) comment that further assessment is required to determine the extent of the previous Roman settlement and that, until this is done, WK3 should be deleted or include a caveat requiring archaeological investigation and providing for the preservation or recording of any remains. Since this comment was made the site promoters have undertaken archaeological assessments of the site and these have been considered by the Historic Environment Team. These included desk-based as well as non-intrusive and intrusive archaeological investigations over the site, comprising geophysical survey and evaluation trenching.
82. The archaeological assessments confirm that the northern part of the site is most sensitive, containing the remains of a moated manorial complex and Romano-British remains on the higher ground to the east. This part of the site is currently pasture, which has protected the archaeological remains and ensured the surviving of the extant earthworks. The area is capable of being used for public open space without harm to the heritage assets or their setting, provided it is carefully designed and generally non-intrusive. The southern part of the site is less sensitive and appropriate mitigation measures, comprising archaeological excavation and recording, would ensure the preservation of heritage assets in this part of the site. The location and layout of attendant infrastructure, such as open spaces and drainage systems, will need careful consideration in order to

avoid harm to archaeology. However, the principle of new development within the southern part of the site is acceptable in archaeological terms.

83. The draft Local Plan did not include a specific archaeological requirement in its site allocations on the basis that Local Plan Part 1 policy CP20 (heritage and landscape character) and the suite of Development Management policies adequately set out requirements for archaeology. Discussions have been held with Historic England and, because there is known archaeological interest which directly affects the site, it is agreed that a requirement for archaeological investigation, protection and recording should be included in policy WK3.

Infrastructure

84. A number of objections relate to flooding and drainage issues. The section on policy WK1 above deals with this issue in general terms, particularly foul water drainage. Several respondents have commented that it is poorly drained, floods, or has a high water table. The Glebe site is not within any land defined by the Environment Agency as being within Flood Zones 2 or 3, the nearest such areas being some distance from the site to the west of the former railway embankment running alongside the River Meon. The Glebe site slopes to a stream on its southern edge but does not currently have any active land drainage system.
85. The site drains naturally at present so does appear waterlogged at times of heavy rain, with water taking time to drain off the land. However, the land is not subject to fluvial or groundwater flooding and any development scheme would need to implement a sustainable drainage system in order to comply with LPP1 policy CP17 and the Building Regulations. The national and local policy requirements to avoid increasing flood risk will require that surface water discharge rates do not exceed existing greenfield rates. There is adequate land available within the allocated area to achieve this and the site also has the advantage of an existing stream to the south. There is, therefore, no reason to expect that the site cannot achieve acceptable surface water drainage and this is a requirement of LPP1 policy CP17 as well as the draft Local Plan Part 2 policies.
86. Southern Water advises that additional sewerage infrastructure would be needed to accommodate the development, to which developers would be expected to contribute. They seek additional wording in policy WK3 to refer to connecting to the nearest point of adequate capacity in the sewerage network and the need for surface water management measures to avoid the risk of flooding being increased. These matters are covered by policy WK1, which is cross referenced in policy WK3. On the other hand, there is an objection from the site promoter to the cross reference to the requirements of WK1 on the basis that all sites must comply with WK1 so it is not necessary to highlight it.

87. The Wickham Flood Investigation Report has now been completed and substantial amendments and updating are proposed to policy WK1 as a result. It is clear that further work is needed to establish the precise causes and solutions to the drainage issues in Wickham and that development should be held back to ensure that flood risk is not increased. This situation is a particular issue for Wickham and it is, therefore, important that each site allocation policy for Wickham refers to drainage matters. On the other hand, it is accepted that there is no need for policy WK1 to be cross-referenced in each allocation policy, as it applies to all development in Wickham. Accordingly, changes are proposed to the 'Infrastructure' section of policy WK3 to include the requirements suggested by Southern Water and to remove cross references to WK1.

Other Issues

Previous Consultation

88. Several respondents refer to the previous consultation exercise (early 2014), suggesting that it was not open, the results are not representative, or that the leaflet was unclear or appeared pre-determined. There is also a suggestion that local people have not been kept informed, it was not clear why some sites were rejected and the decision-making process was not transparent. The promoter of site 1908 refers to their own consultation showing considerable objection to the development of The Glebe and to support for their Mill Lane site. Issues relating to the site selection process and whether more or fewer sites should be allocated are discussed in the relevant sections above.
89. A detailed [Wickham LPP2 Consultation Report](#) was produced setting out details of the consultation process followed, the results, and how these were used in site selection. This describes how the Parish Council set up the Wickham Neighbourhood Planning Steering Group to work with City Council officers on the Local Plan Part 2. The Steering Group reported back regularly to the Parish Council and notes of its meetings and other meetings between the Parish and City Council representatives are on the Parish Council's web site. A Parish Newsletter was produced in late 2013 to give advance notice of the Local Plan consultation event in early 2014, which was itself widely publicised. The consultation leaflet was distributed to all households by the Parish Council and the exhibition that was held was very well attended.
90. It is not, therefore, accepted that local people were not kept informed or that the consultation was not open and transparent. The leaflet asked people to comment on the proposed strategy, what they thought were the important factors to be taken into account and whether there was an alternative that they wished to suggest. It invited people to attend the exhibitions where details of the proposed and rejected sites were available. The consultation was not, therefore, pre-determined and gave people a large amount of information to enable them to

make comments. It did point out that the housing requirement for Wickham was set through Local Plan Part 1, as it was important for people to understand this.

91. The consultation by the promoter of site 1908 was addressed in the Wickham LPP2 Consultation Report. Following this the Parish Council concluded that it wished to retain the strategy proposed in the informal consultation and the City Council agreed that this was an appropriate strategy in planning terms. While consultation has shown that there is objection to the sites proposed, or support for the Mill Lane site, the proposed strategy is the most suitable in planning terms, was supported through the informal consultation on the proposed strategy, and is supported by the Parish Council, as the elected representative body.

Policy DM5 – Protected Open Spaces

92. The only comment in relation to the application of policy DM5 (open space protection) as it applies to Wickham was from the Parish Council, questioning whether the Important Open Space to the south east of the recreation ground was correctly defined. There were comments more generally in relation to policy DM5 which have resulted in a review of how it is applied. In particular, the application of policy DM5 to sites outside settlement boundaries has been reviewed and it is concluded that countryside policies are sufficient to protect important open space, sports, and recreation sites from development, where they lie outside settlement boundaries. As a result, sites outside the settlement boundary (including the one queried by the Parish Council) should have the DM5 designation omitted.
93. In Wickham there are two areas of land which are outside the settlement boundary and subject to DM5, at and to the south of the Recreation Ground and at the School and Community Centre. It is recommended that the DM5 designation be removed from these areas as there is no presumption in favour of development on sites outside settlement boundaries. The intention, therefore, remains that these important open spaces will continue to be protected from development, but by countryside policies rather than DM5.

Primary Shopping Frontages

94. No comments were received during the consultation process on the Primary Shopping Frontages defined in Wickham (Inset Map 23). However, subsequent discussions with Parish Councillors have identified a desire to include an additional area at the northern end of The Square within the defined Primary Shopping Frontage, as this is felt to form an important part of the retail frontage and should be protected from changes to non-retail uses. The draft Local Plan policy relating to Primary Shopping Frontages (DM8) requires retail (A1 uses) to be retained as the main use in defined areas and for any proposed changes to result in no more than 20% of the frontage within 25 metres each side of the property being in non-retail use.

95. Information on the existing uses in the village centre has been updated in conjunction with the Parish Council. Given the requirements of policy DM8, areas where retail is not currently the main use could not be included within a Primary Shopping Frontage, as they would not meet the policy requirements even before any proposed changes of use. The part of The Square requested for inclusion is in a mix of uses, with retail (A1) uses currently comprising less than 50% of the building frontages. The retail uses are also split by non-retail uses, with a small area of retail fronting The Square and two larger units close to Station Road. The non-retail uses do not have large 'shopfronts' so could not realistically be defined as Primary Retail Frontages, even if they were in retail use. Accordingly, it is concluded that the inclusion of this area, either as a whole or in parts, within a defined retail frontage could not be justified.

Delivery / Viability

96. One of the 'soundness' tests for the Local Plan is that it must be 'effective', in particular that its policies can be delivered. The Council has worked cooperatively with the promoters of the allocated sites and both have been subject to requests for pre-application advice, and public consultation. Both site promoters are keen to submit planning applications, but this has been strongly discouraged given the early stage of the Local Plan process and the drainage situation in Wickham. There are, therefore, clear intentions from both site promoters to bring the sites forward and to deliver the development proposed in the site allocations as a whole, including open space provision.
97. The Council has not undertaken any further viability work on the sites given the interest shown by both site promoters. However, its assessments of similar greenfield sites, and the lack of viability issues raised through the pre-application process, suggest that there should be no difficulties regarding delivery or viability.

Sustainability Appraisal/Strategic Environmental Assessment

98. The SA/SEA process requires an iterative approach to plan making, whereby the SA/SEA assessments inform each stage by flagging up matters that require further investigation. The SA/SEA undertaken on the Regulation 18 version of LPP2, highlighted the following matters (left column) in relation to Wickham, and suggests ways of avoiding or mitigating significant negative effects and promoting enhancement of positive effects. The following table therefore includes the SA/SEA recommendations together with how these have been addressed.

Mitigation, Recommendations and	Response
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Residual Effects for Plan-making	
General SA/SEA comments on all site allocations in LPP2	Response as proposed in relation to the allocation sites in Wickham
<p>It is recommended that development of any of the sites should include provision of new open space including allotments. This would lead to positive effects on Health and also (Green) Infrastructure (GI).</p>	<p>Policy CP7, in LPP1, sets out the requirement for the provision of on-site open spaces. The Council's Open Space Strategy is updated on a regular basis and this sets out the requirements for each settlement. When applied with CP7 this provides a comprehensive framework for the provision of new open space through new development. In addition draft Policy DM6, on open space requirements for new developments, specifies that residential development of 15 dwellings and above should provide useable on-site open space in accordance with Policy CP7.</p> <p>Policy CP7 specifically refers to allotments with a standard of 0.2 ha per 1000 population. The Open Space Strategy for Wickham reveals shortfalls against the required standard for allotments and most other open space categories. The draft Local Plan's policy WK2 already requires the provision of allotments on the Winchester Road site, which is the most suitable location for such provision. Policies WK2 and WK3 allocate land for substantial areas of open space, the nature of which is specified in the policies.</p>
<p>It is recommended that for all the sites, specific requirements in any allocation wording to enhance and improve access to GI on and around them should be included. This would increase the certainty of positive effects on infrastructure.</p>	<p>Policy CP15 in LPP1 establishes the requirement to support development which maintains, protects and enhances the function or integrity of the existing GI network and provides a net gain in GI. The location of the allocation sites in Wickham provides opportunities to link with the existing public rights of way network and provide new/improved pedestrian/cycle links, to enhance and improve GI.</p> <p>Policies WK2 and WK3 refer to pedestrian/cycle access and to providing links with local facilities. These elements will all contribute to the GI network in the</p>

	area.
It would be recommended that the hedgerows on all sites should be protected from development through providing GI buffers and this will lead to minor positive effects on the SA objective of Biodiversity as well as Infrastructure and Landscape.	See above re open spaces and GI. Policies WK2 and WK3 already refer to retaining and reinforcing important trees and hedgerows, as well as providing substantial landscaping to create a new settlement edge.
Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording. This will help reduce negative effects identified for the SA objectives Pollution, Health and Transport.	<p>This SA objective is very broad and covers a number of matters. Policy DM19 on 'Development and Pollution', requires compliance with statutory standards and for adverse pollution impacts to be addressed through applications submitted for determination. This policy states 'as a minimum development should not result in unacceptable impacts on health or quality of life.'</p> <p>Given the broad nature of these SA objectives, it is considered that these are adequately covered by the emerging development management policies. With regard to transport, policies WK2 and WK3 have specific sections on 'Access' to establish in policy both vehicular and non-vehicular means of access to the site and linkages with existing routes. This SA recommendation also refers to phasing of sites and this was a matter that arose from community consultation, alongside the desire for multiple sites rather than larger sites. There would need to be a strong planning justification to impose phasing (e.g. for infrastructure reasons) and, in Wickham, the drainage situation justifies restricting development.</p> <p>In addition, both the Wickham site allocation policies have a section on 'Nature and Phasing' of development, to ensure the open space is provided at the right time. This includes a requirement for a phasing plan for both sites and this provides the opportunity to consider the phasing of development, taking account of the need for drainage improvements, open space provision and any other valid</p>

	planning requirements.
It would be recommended that any development should take account of the good practice guidance such as the 'National Planning Practice Guidance on Design (March 2014) and that larger development should provide adequate waste facilities and where appropriate youth facilities. This should reduce any negative effects on the SA objective of Building Communities.	LPP2 was prepared in accordance with the good practice guidance and this document has informed subsequent amendments. The need for additional sports provision, which will cater in part for the youth, to improve the distribution of facilities is acknowledged and a site allocation is proposed (policy WK2), along with replacement of the existing pavilion (WK3). Wickham has an existing youth club, although this does not have a dedicated building, but it is hoped that it can be accommodated in future improvements to the Community Centre. Whilst there is a need for improved provision it is not considered justified to make this a specific requirement of planning policy.
Mitigation and Recommendations from the SA/SEA in relation to the Wickham site allocations.	Response
Greater opportunities exist for the sites adjoining the settlement boundary to provide facilities which would be easily accessible (within 0 - 800 m) to the existing community in Wickham. This could increase the positive effects to major if these sites were taken forward.	Both the proposed site allocations adjoin the existing settlement boundary and are accessible to facilities and services.
Sites 297, 295, the southern and western parts of 2020, and 2488 are considered to be remote (exceeding distances stated in CP7) from the majority of the different types of open space and are considered to be the least sustainable. The nature of the effect could be changed to positive for Infrastructure if a firmer requirement to provide open space on the sites is included in the allocation policy wording.	These sites are not part of the proposed allocations for Wickham. The proposed allocation sites are each required to make substantial improvements to open space and these will be well-placed to serve the wider community.
Sites 2488, 2144, 1910 and 1909 are adjacent to the A334 and site 2438, given that there close proximity to main roads, it would be recommended a noise assessment, an air quality assessment and an EMP (construction & occupation)	The proposed site allocations for Wickham both adjoin main roads. However, both the A32 and A334 already have development fronting them and site 2438 is separated from the road by existing development. Policy DM19 on 'Development and

including monitoring should be carried out. This will address potential negative effects on Health and Pollution.	Pollution', requires compliance with statutory standards and for adverse pollution impacts to be addressed through applications submitted for determination. This policy states 'as a minimum development should not result in unacceptable impacts on health or quality of life.' The impacts of noise, etc are not such as to justify the inclusion of site-specific requirement in policies WK2 and WK3.
It would be recommended that any development should take account of the good practice guidance such as 'Safer Places: The Planning System and Crime Prevention (2004)' and that larger development should provide adequate waste facilities and where appropriate youth facilities. This should reduce any negative effects on the SA Objective of Building Communities.	See above. The proposed allocations at Wickham are not large enough to justify on-site waste facilities, but improvements to open space are proposed as part of both allocations.
If site 2020 is taken forward it would be recommended that only part of the site (north-eastern part closest to the village boundary) is developed as this part of the site has better access to the services and facilities within Wickham.	This site is not part of the proposed allocations for Wickham.
It would be recommended that for all the sites, specific requirements in their allocation wording to enhance and improve access to GI on and around them should be included. If all sites were developed they could create an extensive semi-circular walk around the village complete with an improved wildlife corridor which could connect all existing BAP and SINC habitats. This will increase the certainty of positive effects on Infrastructure.	See above. Policies WK2 and WK3 refer to pedestrian/cycle access and to providing links with local facilities. These elements will all contribute to the GI network in the area. It is not necessary to allocate all of the sites promoted for development around Wickham. The potential to create a semi-circular walk or connect habitats does not justify allocating more land for development than necessary.
Appropriate phasing of sites, time restrictions on development during the day and night, and the requirement for an Environmental Management Plan to be produced should be considered as mitigation within policy wording. This will	See above. Both the Wickham site allocation policies have a section on 'Nature and Phasing' of development, to ensure the open space is provided at the right time. This includes a requirement for a phasing plan for both sites and provides

help reduce negative effects identified for the SA Objectives Pollution, Health and Transport.	the opportunity to consider the phasing of development, taking account of the need for drainage improvements, open space provision and any other valid planning requirements.
It would be recommended that development of any of the sites should include provision of new open space allotments. This would lead to positive effects on Health and also Infrastructure.	See above. The Open Space Strategy for Wickham reveals shortfalls against the required standard for allotments and most other open space categories. The draft Local Plan's policy WK2 already requires the provision of allotments on the Winchester Road site, which is the most suitable location for such provision. Policies WK2 and WK3 allocate land for substantial areas of open space, the nature of which is specified in the policies.
It would be recommended if the anecdotal evidence is substantiated, that contributions are sought from the sites taken forward at Wickham to upgrade the sewage treatment works and reduce the risks of storm water flooding. This would reduce the negative effects.	The Wickham Flood Investigation Report describes the drainage issues in Wickham and there is justification to hold back further development in order to avoid an increased risk of flooding. Policy WK1 has been updated and sets out how this is proposed to be achieved.
Opportunities exist for all sites given their close proximity to SINC's and BAP habitats, to provide greater connectivity and create a wildlife corridor to expand the habitats. It would be recommended that specific wording for each site is included to ensure that connectivity is improved and wildlife corridors are created. This would lead to minor positive effects on Biodiversity.	See above. Policies WK2 and WK3 already refer to retaining and reinforcing important trees and hedgerows, as well as providing substantial landscaping to create a new settlement edge. Policy WK2 adjoins a SINC and the proposed explanatory text refers to the need to protect this area.
If taken forward, specific requirements to enhance heritage features could be put in place for sites 2438; 2488; and 2020 which either contain or are in close proximity to heritage assets and this would lead to minor positive residual effects on the Heritage.	Only site 2438 (The Glebe) is proposed as an allocation. An additional criterion relating to the investigation and protection of archaeology is proposed in policy WK3, to address this issue.
It is recommended that if site 2438 is taken forward, a large amount of screening provided by trees, hedges and other GI would need to be incorporated	Policy WK3 allocates this site and includes a requirement for substantial landscaping to create a new settlement edge to the north and east, and the retention and

into the policy wording for this site to reduce major negative effects identified on Landscape.	reinforcement of important trees and hedgerows within and around the site. It also requires the provision of 3 hectares of open space in the northern part of the site.
If sites 2488, 2438, 1909 and 1908 were developed, it would be recommended that there should be a requirement under policy to retain the trees covered by Tree Preservation Orders on these sites.	Policies WK2 and WK3 allocate sites 1909 and 2438 respectively. These policies include requirements to retain and reinforce important trees and hedgerows within and around the sites. This reference covers the retention of trees covered by TPOs.
The south-eastern part of 2020 is adjacent to a sewerage works and therefore there could be potential issues with odour and air quality. It would be recommended that an appropriate buffer zone is created which excludes sensitive residential development from this part of the site if it is to be taken forward.	This site is not part of the proposed allocations for Wickham.

Summary and Conclusion

99. The comments relating to the Wickham section of the draft Local Plan mostly refer to infrastructure issues, particularly drainage and transport, and the merits of the proposed site allocations or alternative sites that are promoted. The alternative sites and the proposed allocations have been reassessed against the key criteria used in the draft Plan (see Appendix 1) but the conclusion remains that the proposed allocations at Winchester Road and The Glebe are the most suitable taking account of all the criteria, including public preferences.
100. Further work has been carried out on drainage and transport matters since the publication of the draft Local Plan, which has been taken into account in considering the issues raised. Changes are proposed to policy WK1 as a result, in order to reflect the recommendations of the Wickham Flood Investigation Report insofar as they are relevant to planning matters.
101. The various concerns raised by those objecting to policies WK2 and WK3 are addressed and several detailed revisions to the policies are proposed as a result. These include expanding the references to off-site highway improvements and impact on the South Downs National Park (policy WK2), adding references to archaeological requirements (WK3), and amending the requirements regarding drainage (policies WK2 and WK3).

102. The proposed changes to the draft Local Plan as it relates to Wickham are summarised below, with Appendix 2 setting out the detailed amendments recommended:

- Update Net Housing Requirement Table at paragraph 4.8.6 to reflect updated figures (see paragraph 12 above);
- Update policy WK1 to require a coordinated strategy for flooding issues and future development, encourage tree planting, and resist impermeable surfacing (see Appendix 2);
- Amend site allocation policies (WK2 and WK3) to refer to the open space part of the allocations, include detailed changes to address issues raised through consultation, particularly in relation to off-site transport improvements, impact on the South Downs National Park, archaeology (see Appendix 2), and drainage;
- Update Wickham section of Chapter 4 to reflect the changes above, particularly in relation to drainage and flooding issues, reorder the explanatory text to policy WK 2 and WK3,, and edit to remove background data and correct errors (see Appendix 2).
- Amend Policies Map 23 (Wickham) and Summary Map to reflect the above changes and exclude land designated as subject to policy DM5 (protected open space) where this is outside the settlement boundary;

Appendix 1 – Assessment of Draft Plan Allocations and Omission Sites

Chapter 2 of the draft Local Plan set out the site selection assessment methodology, starting with initial site sieving, assessment against various evidence studies and data, and selection of preferred sites. A series of ‘key criteria’ are set out for the final selection stage, including community consultation results, and the ‘Housing Site Assessment Methodology’ document was published alongside the draft Local Plan to set out the means used to assess the potential site allocations in more detail. The factors taken into account when selecting sites for Wickham generally reflect the ‘key criteria’ and were referred to in the comment form used as part of the consultation on the proposed strategy in January 2014.

The January 2014 consultation led to a number of alternative sites being suggested, with most having been rejected at an earlier stage. The Wickham LPP2 Consultation Report refers to these and responds particularly to detailed comments made by the promoter of site 1908 (Bloor Homes). The table below shows how the ‘omission’ sites raised through consultation on the draft Local Plan and the proposed allocations perform against the ‘key criteria’.

Key Criteria	Assessment	Evidence Source
Is the site within the settlement boundary?	Neither the proposed allocations at Winchester Road and The Glebe, nor any of the ‘omission’ sites, are within the settlement boundary. The capacity of the settlement has been assessed and it is estimated that about 196 dwellings need to be developed by allocating sites outside the existing settlement boundary.	Updated table of housing supply at paragraph 4.8.6.
If not, is the site adjacent to the existing settlement boundary and well related to the pattern of development?	<p>The Winchester Road and Glebe sites are adjacent to the settlement boundary of Wickham, as is the western part of site 2020. Neither site 1908 or 1910 adjoin the settlement boundary as currently defined.</p> <p>None of the sites could be described as being ‘contained’ by existing development. Site 1909 is the best contained by existing landscape features, with significant trees around most of its boundaries and housing to the south-east. Site 2438 (south) has trees on its southern edge, an established hedgerow to the east and housing to the west. Site 1908 has trees on its western boundary and to a lesser extent to the north, with recent development to the south and Mill Lane to the east. Site 2020 is extremely large</p>	Inset Map 30 - Winchester District Local Plan Review

	<p>and has no obvious features that could be followed to sub-divide or contain it, even though its south-eastern part adjoins existing development. Similarly, while site 1910 is smaller, it has no existing subdivisions or containment other than existing scattered development to the north (Blind Lane) and west (Winchester Road).</p> <p>Site 1909 (Winchester Road) performs best in terms of its relationship to the settlement pattern and level of containment. While part of site 1910 is promoted as an extension to site 1909, this would break into more open land which has no current boundary or containment. Similarly, while part of site 2020 adjoins the built-up area there is no existing boundary or containment that could be used to integrate an allocation here with the built form of Wickham.</p> <p>Site 2438 (south) adjoins existing development and is reasonably well contained by landscape features. Although the same could be said for site 1908, the adjoining development is of a more loose-knit nature and therefore not included within the existing settlement boundary.</p> <p>In conclusion, site 1909 is best in terms of this criterion and sites 1910 and 2020 are worst. Sites 2438 and 1908 perform moderately in terms of their relationship to the pattern of development, with site 2438 being slightly better.</p>	
Are there physical constraints on the site? e.g. within a medium-high flood zone, overhead power line	<p>Sites 1908, 1909, 1910 and 2438 (south) have individual or groups of protected trees on parts of their boundaries. These are most significant in relation to site 1909 and a tree survey report was undertaken by the site promoter, which anticipates that a development layout which is sympathetic to the existing tree cover can be designed. This would need to be updated and confirmed once a layout is designed, but it is not expected that protected trees will prevent or significantly constrain development. Part of site 2020 is within a defined Historic Park and Garden. Parts of all the sites are identified as</p>	Wickham Constraints Map

	<p>having potential for mineral resources, most significantly site 1910.</p> <p>In conclusion, all of the sites are partially affected by some constraints, particularly site 1909 in relation to protected trees, but these are not likely to prevent development and could potentially be avoided.</p>	
Are there national or local policy designations? e.g. Site of Special Scientific Interest, Scheduled Ancient Monument	<p>None of the sites are subject to any national or local designations, other than the Historic Park and Garden designation affecting part of site 2020 (mentioned above). The northern part of site 1908 adjoins the South Downs National Park but the southern part (where development is promoted) does not immediately adjoin the Park. Site 2438 has a similar relationship but is better separated from the National Park by existing development on Southwick Road. Site 1909 adjoins a Site of Importance for Nature Conservation (SINC).</p> <p>Site 2020 adjoins part of the Wickham Conservation Area on its eastern edge. The northern part of site 2438 is close to listed buildings on Southwick Road and is potentially of archaeological importance (although not a designated site). It is highlighted in the Historic Environment Assessment as requiring investigation. This has been undertaken and indicates that archaeological constraints affect mainly the northern part of the site and that there is no overriding constraint to development of the southern part.</p> <p>In conclusion, all of the sites are affected to some extent by national or local policy designations. These do not represent significant constraints, especially given that development is proposed in the southern parts of sites 1908 and 2438.</p>	Wickham Constraints Map and Wickham Historic Environment Assessment
Is the site close to existing facilities & services?	<p>Sites 1908 and 2438 are assessed as having 'good' accessibility in WCC's updated Transport Accessibility Assessment, with sites 1909 and 1910 being 'adequate'. Most of site 2020 is rated as 'poor' with a part to the east being 'adequate'. The 2013</p>	Wickham Transport Assessment and Site Accessibility Map and

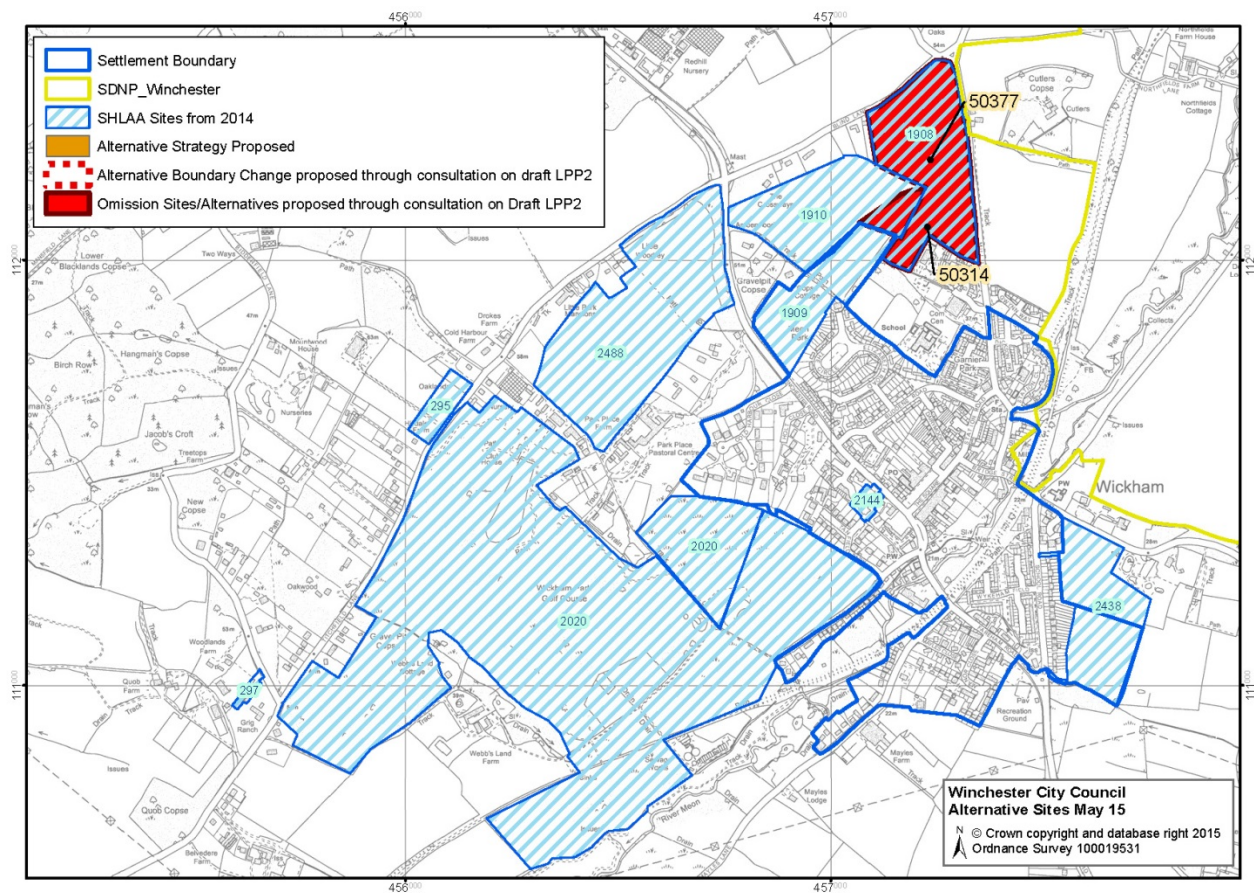
	<p>Assessment considered the whole of each site and measured accessibility from the furthest part of the site (except 2020 due to its size), whereas the 2105 update reflects what was proposed in the draft Local Plan (for sites 1909 and 2438) or by omission site promoters (for site 1908).</p> <p>In conclusion, sites 1908 and 2438 are most accessible to existing facilities and services, with site 2020 being least so. Sites 1909 and 1910 are moderately accessible.</p>	update
Is there good access onto the site?	<p>The updated Wickham Transport Assessment finds that site 1908 is 'good' in terms of overall accessibility, but that pedestrian links to public transport, facilities and the School are poor. It notes that these can be improved by extending the footway on Mill Lane, or via another route to the village centre. Vehicular access will require major works on and off-site, whether from Mill Lane or from Winchester Road (if this area were developed in conjunction with site 1909).</p> <p>Site 2438 is also assessed as having 'good' overall access in the updated Transport Assessment, with no overriding transport issues and only minor on and off-site works needed. Vehicular, pedestrian and cycle access could be from School Road (for the southern part of the site) with a controlled pedestrian crossing of the A32 helping pedestrian movements, possibly in conjunction with a signal controlled junction at the B1277/A32. The new major access onto the A32 would need to be agreed by the Highway Authority.</p> <p>Sites 1909 and 1910 are both 'adequate' in terms of accessibility, with trees and vegetation lining the A334 at this location being affected. Pedestrian links are barely adequate for site 1909, but could be improved by using The Spur and Winchester Road. Cycling links also need to be improved. The major new access onto the A334 needed by site 1909 would need to be agreed by the Highway Authority.</p>	Wickham Transport Assessment and Site Accessibility Map and update

	<p>Site 2020 is assessed as mostly 'poor', with the Tichfield Lane area remote from services and facilities and Tanfield Lane too narrow to sustain a large amount of extra vehicular traffic. A smaller eastern site would be better in terms of sustainability but extensive works would be needed as Tanfield Lane is too narrow for increased traffic.</p> <p>In conclusion, site 2438 has the best access, with good pedestrian links and minor works needed for vehicular access. Sites 1908, 1909 and 1910 require greater improvements to achieve adequate pedestrian and cycle access and major on and off site works to achieve vehicular access. Site 2020 is most difficult in access terms, with poor accessibility and extensive works required to secure access from Tanfield Lane.</p>	
<p>Would the development detract from the landscape, important views and historic environment of the surrounding area?</p>	<p>The Wickham Landscape Sensitivity Assessment classed sites 1909 and the southern part of site 1908 as 'least sensitive', with the southern part of site 2438 being 'moderately sensitive'. All the other sites are 'highly sensitive', with the southern-most part of 2020 being 'most sensitive'.</p> <p>These conclusions reflect the generally better containment by landscape features of the sites immediately to the north of the village and at The Glebe (southern part), and the more open nature of land further north and to the west. However, more detailed assessment of potential development on land west of Mill Lane has identified possible harmful changes to the character of Mill Lane and concerns about impacts on the South Downs National Park. These suggest that site 1908 may be comparable to site 2438 in terms of landscape impact.</p> <p>Site 1909 is the least sensitive land in landscape terms. It is well contained by landscape features, although care will be needed to minimise the impact on trees of creating an access on Winchester Road. Sites 1908 (south) and 2438 (south) also perform relatively well, being least/moderately sensitive, taking account of the impact of</p>	<p>Wickham Landscape Sensitivity Assessment</p>

	development and proximity to the National Park. Sites 1910 and 2020 are least suitable in landscape terms.	
Can the site contribute to meeting other identified needs?	<p>The main local need which has been identified, and which the shortlisted sites were asked to consider, is open space. The Wickham Open Space Assessment indicated shortfalls in the allotments, children's play and sports categories of open space and the more recent Open Space Strategy 2014 indicates shortfalls of allotments, children's play, informal open space and recreation grounds.</p> <p>The draft Local Plan allocations for sites 1909 and 2438 include substantial areas of open space provision at Mill Lane and The Glebe (northern part), with The Glebe also contributing to sports provision at the existing recreation ground. These sites are capable of contributing sports and informal open space which are both categories in shortfall.</p> <p>Other sites are all large enough to provide additional open space in principle. Site 1908 offers informal open space to the north of the site and to contribute to improvements to the community centre. This open space not as well related to the village or usable as that proposed in conjunction with sites 1909 and 2438 (north).</p> <p>The proposed allocations (sites 1909 and 2438) offer the most substantial and usable areas of open space and improvements to existing facilities, so perform best on this criterion. Other sites may be able to offer open space too, but perform less well as this would not be likely to be of comparable community benefit.</p>	The Wickham Open Space Assessment and Open Space Strategy 2014
Would the development maintain the generally open and undeveloped nature of the gap between neighbouring	<p>Only the southern-most part of site 2020 is within the Gap between Wickham, Knowle and Welborne. No other sites are within or adjoining the Gap.</p> <p>Site 2020 (part) therefore performs worst in terms of this factor, with all other sites maintaining the open and undeveloped nature</p>	Inset Map 30 - Winchester District Local Plan Review

settlements?	of the Gap.	
How did the site rate in community consultation responses?	<p>There has been substantial consultation on the development strategy for Wickham, including consultation by some of the site promoters. The consultation during early 2014 indicated a preference for the development strategy proposed (sites 1909 and 2438) and this was endorsed by the Parish Council.</p> <p>Consultation on the draft Local Plan (autumn 2014) resulted in limited comments of support for the proposed sites, with most comments raising site-specific concerns or objections. A significant number of comments support site 1908, usually in preference to site 2438, and the promoters of site 1908 refer to consultation they have undertaken which they suggest supports their site. Some comments support a combined development to the north of Wickham while others want development spread more widely across several sites.</p> <p>It is common for there to be objection to a site once it becomes a firm proposal for allocation, even though it had previously received support. Ultimately the Parish Council is the body elected to represent the community and it has supported the proposed strategy and sites.</p> <p>Site 1909 has the most community support, or least objection, including from the Parish Council. Site 2438 was supported as part of the development strategy for Wickham and has Parish Council support, although there is now significant objection to it, whereas site 1908 was not preferred as part of the development strategy but now has some supportive comments. Sites 1910 and 2020 have no significant comments in support or objection, as these were rejected at an early stage of the selection process.</p>	Wickham LPP2 Consultation Report

Map of Omission Sites



Appendix 2 – Recommended Pre-Submission Plan – Wickham Section

4.8 WICKHAM

Location, characteristics & setting

- 4.8.1 Wickham is a compact, nucleated, historic village which has expanded alongside the River Meon around a medieval planned centre. Despite gradual expansion during the 20th Century to meet local housing needs, it has retained its ancient character as a peaceful and compact village in an attractive rural setting. It is surrounded by countryside typical of the Hampshire basin generally, and particularly of the natural environment throughout the lower valley of the River Meon.
- 4.8.2 Much of the Wickham environment is riverine with adjacent mixed pasture and woodland. Many small fields feature old hedges, creating a rich biodiversity. The River Meon, Wickham Water Meadows and Meon Valley Meadows and Woodland are all Sites of Importance for Nature Conservation (SINCs) within or adjoining the village.
- ~~4.8.3 The LPP2 data set for Wickham is included in the evidence base of the Plan (www.winchester.gov.uk/planning-policy). This sets out the background facts and figures that have informed the draft policies and proposals for the village. Along with more detail on the characteristics of the town, it includes information on –~~
- ~~— Population and Housing~~
 - ~~— Employment~~
 - ~~— Community and Social Infrastructure~~
 - ~~— Infrastructure.~~

Development Needs

- 4.8.4 The development strategy for the Market Towns and Rural Area has been identified through Policy MTRA1 of LPP1. Policy MTRA2 supports the evolution of the more sustainable settlements, including Wickham, to maintain and improve their role and function in meeting a range of local development needs. These include –
- the provision of about 250 dwellings over the plan period 2011-2031; and
 - supporting economic and commercial growth to maintain and improve the shopping, service, tourism and employment roles.
- 4.8.5 Development should result in a more sustainable community by improving the balance between housing, employment and services. Existing facilities, services and employment provision should be retained or improved to serve the village and its catchment area. All development should be proportionate ~~appropriate~~ in scale and of appropriate design, so as to conserve the settlement's identity, countryside setting and local features

Housing

- 4.8.6 The remaining housing requirement, taking account of completed and anticipated development, ~~was~~ is about ~~206~~ 196 dwellings (see the table below). One of the roles of this Plan is to allocate sites to meet this figure in suitable locations that can deliver the number of homes required in Wickham during the Plan period.

Wickham Net Housing Requirement

Category	No. of dwellings
a. Requirement (2011-2031)*	250
b. Net Completions 1.4.2011 to 31.3.2013	<u>25</u>
c. Outstanding permissions at 31.3.2013	<u>549</u>
d. Significant permissions since 1.4.2013	37
e. SHLAA sites within settlement boundary	0
f. Windfall allowance	0
g. Total supply (b+c+d+e+f)	454
Remainder to be allocated (a – g)	<u>206196</u>

* LPP1: Policy MTRA2

- 4.8.7 The ~~existing-outstanding~~ planning permissions referred to in the table (c.) include ~~several small sites, mostly in the Mill Lane area, and there are some larger recent permissions (d.), particularly at the former Wickham Laboratories site and several smaller developments.~~ In Wickham's case, no further suitable sites have been identified within the settlement boundary through the SHLAA process.
- 4.8.8 No allowance is made for the development of unidentified ('windfall') sites that may come forward within the defined settlement boundary on infill or redeveloped sites over the Plan period. This reflects the conclusions of the 'Windfall Trends and Potential' study for Wickham, but does not mean that such opportunities are not appropriate or may not be suitable for new housing. Any such proposals will continue to be considered on their individual merits against current policies and, where approved, will provide flexibility in maintaining the supply of housing in the village.
- 4.8.9 The process of selecting appropriate sites has taken into account the work undertaken by the Neighbourhood Planning Steering Group, set up by the Parish Council ~~work with~~ to work with City Council officers to develop a Local Plan or Neighbourhood Plan that represents the views, needs and aspirations of the community. ~~The Steering Group produced a Wickham Needs Assessment and undertook consultation to establish the community's preferences for new development sites. It established a series of 'basic principles' for development outside the settlement boundary. These seek to retain the compact nature of the village, accommodate the necessary development over several sites rather than one large site, conserve Wickham's rural environment, and use development to enhance open space~~

~~provision. The need for affordable housing provision and for modest family accommodation was also identified.~~

- 4.8.10 All the potential housing sites in and around Wickham that were promoted through the SHLAA were considered ~~through a series of local consultation events and discussions with Council officers. Having regard to using the established assessment methodology (see Chapter 2), and to the community's preferences that have emerged through earlier consultations,~~ a development strategy including site options for new housing allocations was drawn up. These were at Winchester Road (SHLAA site 1909 policy WK2) and the southern part of The Glebe (site 2438 policy WK3), with sports pitches proposed on land east of Mill Lane and public open space on the northern part of The Glebe.
- 4.8.14 This approach was considered to provide the best balance between the need for sites to meet planning criteria and achieving the aims and needs of the local community. ~~As part of their collaborative approach, the The Steering Group and City Council then undertook an informal consultation with the local community on the preferred sites in January/February 2014. The majority of responses to the public consultation supported the proposed development strategy, but there was considerable concern about existing flooding issues and the impact of additional development on these.~~
- 4.8.12 ~~The preferred sites' owners have confirmed that both are available for development within the Plan period (up to 2031). When the sites are considered against the Site Assessment Methodology,~~
- ~~• their locations are consistent with the Settlement Hierarchy;~~
 - ~~• no major constraints have been identified;~~
 - ~~• they are well related to existing services and facilities;~~
 - ~~• site conditions are favourable;~~
 - ~~• infrastructure requirements will not affect viability;~~
 - ~~• neither has a significant adverse impact on biodiversity, landscape or heritage;~~
 - ~~• they are consistent with the 'basic principles' and needs established by the community (taking account of the number and size of suitable sites available).~~
- 4.8.13 Work on local needs and the evidence base also highlights a need for open space provision, especially for allotments, children's play and sports uses. There is also a need to improve the distribution of open space in the village. ~~No new employment sites are needed but existing sites should be retained and additional employment provision is encouraged in suitable locations within the built-up area. The retail centre of Wickham is thriving and there is strong support to maintain shops in the village and to conserve the attractiveness and vitality of The Square.~~
- 4.8.14 The Wickham Needs Assessment identified the need for improvements to various community facilities, particularly the Community Centre and Recreation Ground Pavilion. The doctors' surgery has recently been

relocated to a new building and the school has capacity for additional development. Parking is an issue in the village centre ~~but it has not been possible to identify a site for new provision. Existing policies would provide for and additional parking has recently been provided at the Station car park if a suitable site becomes available, otherwise any improvements are likely to be achieved through the management of the existing stock.~~

Employment and Retail

- 4.8.15 No new employment sites are needed but existing sites should be retained and additional employment provision is encouraged in suitable locations within the built-up area. The retail centre of Wickham is thriving and there is strong support to maintain shops in the village and to conserve the attractiveness and vitality of The Square. Wickham village centre is defined as a 'district centre' in the retail hierarchy defined in Local Plan Part 1 (policy DS1) and Primary Shopping Frontages are defined so as to retain the prominence of retail uses in the areas shown on the Policies Map (policy DM8).

Open Space and Infrastructure

- 4.8.16 Consultation on development needs and options in Wickham has consistently highlighted concerns about the adequacy of open space and infrastructure, especially drainage. The transport impact of developments in and around the area, particularly at Welborne, is also a frequent concern.
- 4.8.17 The allocation sites are required to provide substantial open space to address local needs, as well as landscaping, links with rights of way and new connections between each site and other facilities. This has multiple benefits ensuring health and wellbeing matters are integrated into new development and that connections exist to encourage the community to avoid using vehicles for short journeys. Furthermore, such enhanced green infrastructure provision will protect the rural lanes and surrounding countryside from urbanisation. Open spaces in Wickham have been re-assessed in terms of their importance and policy DM5 aims to protect open spaces which are important for recreation, amenity, biodiversity or heritage reasons. The open spaces protected under the policy are shown on the Local Plan Policies Map.
- 4.8.18 The transport assessments undertaken for the Local Plan indicate that the scale of development proposed can be accommodated, but a further assessment of the cumulative impact of traffic on the B2177/B3354/A334 corridor has been undertaken (B2177 B3354 A334 Corridor Cumulative Traffic Impacts Study 2015). This confirms the route generally has sufficient capacity to accommodate forecast growth up to 2031 but, to the north of Wickham, capacity is predicted to be reached or exceeded at the A334/Titchfield Lane junction and the B2177/Kitnocks Hill junction. Therefore, more detailed transport assessments will be needed for individual sites to determine the extent to which individual site allocations impact on these junctions. These and should also have regard to the cumulative impact of proposed developments and incorporate measures to deal with

these as appropriate. The Highway Authority will need to be satisfied with the transport measures proposed and will also scrutinise the impacts for Wickham of the transport arrangements proposed at Welborne.

- 4.8.19 There have been localised but serious flooding problems, especially at the lower end of Bridge Street, at times of heavy rainfall, apparently caused by infiltration of surface water into the foul drainage system. ~~It is essential that new development does not add to these problems and, wherever possible, contributes to resolving them.~~ This is a particular issue in Wickham and a policy especially on drainage infrastructure is therefore necessary. The Wickham Flood Investigation Report (2015) was commissioned by Hampshire County Council to investigate and make recommendations on flooding issues in Wickham and involved several stakeholders, including the City Council. It concludes that the causes of flooding in Wickham are complex, affect various parts of the village, and are caused by a combination of factors. Therefore, the report makes a large number of recommendations for improvement options and areas for further study, both for specific parts of Wickham and more generally, rather than identifying a single 'solution'. It also promotes continued multi-agency collaboration to develop a strategy for flood mitigation and management.
- 4.8.20 There are a number of areas in which land use planning can help in alleviating flood threats or preventing changes that would increase flood risk. There may be opportunities for the new development needed to reduce the causes and impacts of flooding, but it should only go ahead when it is clear that it will not increase the risk of flooding to the development or elsewhere. This cannot happen until the causes of flooding in Wickham are fully understood and a strategy has been developed and put in place to address these. The relevant agencies are working to develop such a strategy and the key measures are expected to be incorporated into the Wickham Drainage Area Plan (DAP), currently being prepared by Southern Water. In the meantime, the nature of the drainage system in Wickham, and uncertainties over the exact causes of flooding, mean that significant new development would increase the risk of flooding to existing properties.
- 4.8.21 Policy WK1 therefore resists further significant development, particularly of the sites allocated in policies WK2 and WK3, until a multi-agency drainage strategy is in place and it is possible to be confident that development will not exacerbate drainage problems and will help provide solutions where possible and justified. Currently, it is expected that the Wickham DAP will provide such a strategy and its completion is planned during 2016. The strategy should clarify the causes of flooding, the measures that are needed to address them, and the implications for releasing further significant housing development. It is not expected that this will prevent the allocated sites from being developed during the Local Plan period, but it may result in development being held back until later in the Plan period.
- 4.8.22 Policy WK1 also promotes the implementation of other measures recommended by the Wickham Flood Investigation Report (2015), where they relate to land use planning matters. This includes encouraging tree

planting and resisting the paving over of front gardens, or other areas, with impermeable surfacing (where planning permission is required).

- 4.8.23 Infrastructure improvements or financial contributions which are required to accommodate development will be secured through planning conditions or obligations, with the Council's Community Infrastructure Levy also being payable for measures to accommodate the wider impacts of development. The allocated sites fall within the area covered by the Interim Solent Recreation Mitigation Strategy (see paragraph 1.11), so will be expected to make a financial contribution towards measures to mitigate their recreational impact on protected sites.

Policies

Policy WK1 – Drainage Infrastructure

Further development at Wickham will only be permitted provided that,

- (i) flooding incidents in the locality, foul and surface water drainage capacity, and potential mitigation measures have been properly assessed and a coordinated strategy for dealing with existing flooding issues and accommodating future development is in placetaken into account in testing the impact of the proposed development;**
- (ii) the development provides, or makes an appropriate contribution towards, any relevant measures contained in the multi-agency strategy required above, so as to avoid or mitigate the risk of floodingconnects to the sewerage network at nearest point of adequate capacity; and**
- (iii) surface water drainage is separated from the sewerage system and managed so that the risk of flooding is not increased within the vicinity of the site or downstream of it.**

These requirements are necessary to ensure development does not increase flood risk and is acceptable in planning terms. Planning conditions will be applied, or planning obligations secured, to ensure that the development does not proceed until any required infrastructure is delivered to avoid increasing the risk of flooding.

Opportunities to overcome existing drainage problems in association with new development should be explored and taken, as recommended by the Wickham Flood Investigation Report (2015), are encouraged wherever possible, such as tree planting. Measures which may exacerbate drainage or flooding problems, such as paving of gardens with impermeable surfaces, will not be permitted.

- ~~4.8.24 Southern Water advises that the existing Wastewater Treatment Works (WTW) at Wickham has capacity to accommodate the level of development proposed in this Plan without compromising performance or water quality objectives. However, there are problems with surface water infiltrating into~~

~~the foul sewer network and, if more surface water was permitted to pass through the sewer network to the WTW, this could affect the capacity of the Works. Hampshire County Council is commissioning a flood investigation study for Wickham to investigate further the causes of flooding problems, potential measures to address the problems and recommendations for managing flood risk.~~

- ~~4.8.25 The City Council will work with Hampshire County Council, Southern Water, the Environment Agency, and Wickham Parish Council to progress the flood investigation study and secure the implementation of improvements. Development proposals should await and take account of the findings of the study, to ensure that their impact is properly assessed and that they contribute to improvements where necessary.~~
- ~~4.8.26 Given the problems experienced, surface water should be dealt with at source to prevent it entering the foul sewer network. Attempting to accommodate existing or proposed surface water flows within the foul network may in turn lead to a requirement to upgrade the WTW. The proposed approach is the most effective for all involved and will help to reduce burdens on the drainage network, existing residents, developers and the water environment. Therefore, developers should work with the local authorities, Environment Agency and Southern Water to ensure their drainage proposals take account of the results of the flood investigation study and contribute as necessary towards implementing proposed improvements.~~

Site Allocation Policies

- 4.8.27 The proposed **Winchester Road** housing area consists of two adjoining sites (totalling 4.2 hectares) which perform very well against the assessment criteria and were well supported through the public consultation. It has been promoted as part of an allocation which includes the provision of new sports pitches and pavilion on land in the same ownership to the east of Mill Lane. This provision is necessary to help meet part of the open space requirements for development and to improve the amount and distribution of available sports grounds. Parking provided at Mill Lane may help to alleviate shortfalls in The Square when it is not being used by the sports facility.
- 4.8.28 The housing sites are accessible directly from the A334 and have good access to the village centre and various facilities. They are well related to the settlement and are well-contained within the landscape and by existing boundary planting. Access should be from Winchester Road and a traffic light junction is likely to be the optimum solution in terms of vehicular and pedestrian safety (also allowing safe crossing arrangements) and reducing the impact on the important 'tunnel' of trees that is a feature of this part of Winchester Road. The details of the access arrangements, including off-site improvements which are likely to be necessary to the A334/Titchfield Lane junction, will need to be developed and tested at the planning application stage and other access arrangements which meet the requirements of policy

WK2 are not ruled out. Pedestrian and cycle access into the village and to local facilities will need to be improved, but the rural character of the right of way crossing the site should be maintained.

- 4.8.29 New development will need to provide substantial landscaping to retain and reinforce the containment of the site, currently provided by various important trees and hedges around its edges, and to create a new settlement edge. The substantial belt of trees along the north-eastern edge of the site is protected by a Tree Preservation Order and the Site of Importance for Nature Conservation (SINC) to the north-west of the site should be protected to ensure no net loss of biodiversity. Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories, including the proposed sports provision at Mill Lane.

Policy WK2 – Winchester Road Housing and Open Space Allocation

~~Two~~ Sites at Winchester Road and Mill Lane, as shown on the Policies Map, are allocated for the phased development of about 125 dwellings ~~in conjunction with~~ and the provision of sports pitches, pavilion and parking at Mill Lane. Planning permission will be granted provided that detailed proposals accord with other relevant policies and meet the following specific development requirements:

Nature & Phasing of Development

- two adjoining sites at Winchester Road are proposed for residential development ~~subject to~~ in conjunction with 3.5 hectares of land at Mill Lane being laid out and made available for public sports provision.
- a phasing plan establishing the order and location of development and infrastructure provision for all the allocated areas should be produced and agreed in advance of permission being granted for any of the sites allocated. This should indicate how and when the sports provision will be made and how the housing (including affordable housing) will be programmed to achieve a suitable rate of development over time.

Access

- provide safe vehicle, pedestrian and cycle access to the housing sites by means of a new junction on Winchester Road, including suitable crossing arrangements and off-site junction improvements, particularly to the Winchester Road/Titchfield Lane junction, in a location and form that minimises any harmful impact on the important group of trees alongside Winchester Road in this area;
- provide safe vehicular, pedestrian and cycle access to the sports site in Mill Lane, with any access to the Meon Valley Trail being sensitive to its location in the National Park, including parking provision commensurate with the

proposed use;

- provide pedestrian/cycle access within the site and improve off-site links to community facilities and the village centre along Winchester Road and via The Circle and Dairy Moor.

Environmental Landscape

- provide substantial landscaping to create a new settlement edge to the north and west, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site.

Green Infrastructure and Open Space

- provide and lay out 3.5 hectares of land at Mill Lane for public sports pitches, a pavilion and associated access, parking, drainage and landscaping;
- retain and protect the important belt of protected trees along the north-eastern boundary of the site and provide substantial on-site open space (Allotments and Local Equipped Areas for Play).

Other Infrastructure

- provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider;
- include surface water management measures to ensure the risk of flooding is not increased.
- ~~undertake any drainage measures or improvements necessary, in accordance with policy WK1.~~

~~4.8.30 The proposed housing area consists of two adjoining sites (totalling 4.2 hectares) which perform very well against the assessment criteria and were well supported through the public consultation. It has been promoted as part of a package which includes the provision of new sports pitches and pavilion on land in the same ownership to the east of Mill Lane. This provision is necessary to help meet part of the open space requirements for development and will also improve the amount and distribution of available sports grounds. Parking provided at Mill Lane may help to alleviate shortfalls in The Square when it is not being used by the sports facility.~~

~~4.8.31 The housing sites are accessible directly from the A334 and have good access to the village centre and various facilities. They are well related to the settlement and are well contained within the landscape and by existing boundary planting. Access should be from Winchester Road and a traffic light junction is likely to be the optimum solution in terms of vehicular and pedestrian safety (also allowing safe crossing arrangements) and reducing the impact on the important 'tunnel' of trees that is a feature of this part of Winchester Road. The details of the access arrangements, will need to be developed and tested at the planning application stage and other access arrangements which meet the requirements of policy WK2 are not ruled out.~~

- ~~4.8.32 New development will need to provide substantial landscaping to retain and reinforce the containment of the site, currently provided by various important trees and hedges around its edges, and to create a new settlement edge. The substantial belt of trees along the north-eastern edge of the site is protected by a Tree Preservation Order. Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories on-site, as well as the proposed sports prov~~
- 4.8.33 The proposed site at **The Glebe** totals 5.9 hectares of which the northern part (3 hectares) is proposed for informal public open space use. The site is of potential archaeological interest, especially the northern part, and this will require investigation and appropriate protection and recording, in accordance with policy DM26. The southern part of the site performs very well against the assessment criteria and is promoted as part of an allocation which includes the use of the northern part of the site for informal recreation and parkland, along with a contribution to the improvement of Wickham's sports provision (likely to be in the form of a replacement pavilion at the Recreation Ground). This provision is necessary to help meet the open space requirements for development and will also improve the amount and distribution of recreation land and facilities. The site is well related to the settlement and accessible directly from the A32/A334 junction, with good access to the village centre and various facilities.
- 4.8.34 Vehicular access should be from the existing A32/A334 roundabout and is likely to be by means of a fourth 'arm' being provided. However, the detailed access arrangements will need to be developed and tested at the planning application stage, taking account of any measures needed as a result of the proposed development of Welborne to the south. The revised junction arrangements should include improved facilities for pedestrians wishing to access the village centre using Fareham Road and, in order also to enable safe access via Bridge Street, it will be necessary to provide pedestrian crossing facilities on School Lane. This may also provide an opportunity to improve the operation of the A32/Southwick Road junction and any transport measures relating to this site should take account of, and be developed alongside, improvements needed to accommodate Welborne.
- 4.8.35 New development will need to retain protected trees within the site, reinforce the containment of the site, and provide a new settlement edge through substantial additional planting, particularly on the northern and eastern boundaries. Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories on-site, as well as contributing to improving Wickham's sports provision, particularly at the nearby Recreation Ground. The northern part of the site should be laid out and made available as informal public open space and parkland so as to conserve the archaeology of the site in situ and enhance the setting of the village on this approach. Archaeological excavation and recording will be required in the southern part of the site prior to housing development taking place.

Policy WK3 – The Glebe Housing and Open Space Allocation

Land at the southern end of The Glebe, as shown on the Policies Map, is allocated for the development of about 80 dwellings ~~in conjunction with~~ and the provision of public open space on the northern part of the site. Planning permission will be granted provided that detailed proposals accord with other relevant policies and meet the following specific development requirements:

Nature & Phasing of Development

- the southern part of the site (approximately 2.9 hectares) is proposed for residential development ~~subject to~~ in conjunction with the northern part (approximately 3 hectares) being laid out and made available for informal public open space;
- a phasing plan establishing the order and location of development and infrastructure provision for all the allocated area should be produced and agreed in advance of permission being granted for any of the sites allocated. This should indicate how and when the open space provision will be made and how the housing (including affordable housing) will be programmed to achieve a suitable rate of development over time.

Access

- provide safe vehicle, pedestrian and cycle access to the site by means of an improved A32/A334 junction, with pedestrian/cycle accesses provided at this point and to the north, on School Road and Southwick Road;
- provide crossing arrangements to enable pedestrians and cyclists to cross School Road safely to access the village centre and facilities, along Fareham Road and Bridge Street.

Environmental Landscape

- provide substantial landscaping to create a new settlement edge to the north and east, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site.

Green Infrastructure and Open Space

- provide and lay out 3 hectares of land in the northern part of the site for public Informal Open Space and Parkland, and make Sports provision by contributing to the improvement of Wickham Recreation Ground, and provide open space within housing development (Local Equipped Areas for Play);
- investigate the archaeology of the whole site and take the results into account in planning the future of the site, preserving in situ, excavating or recording, as appropriate, important finds so as to prevent damage to the heritage of the site.

Other Infrastructure

- provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider;
- include surface water management measures to ensure the

risk of flooding is not increased.

- undertake any drainage measures or improvements necessary, in accordance with policy WK1.**

4.8.36 The proposed site totals 5.9 hectares of which the northern part (3 hectares) is proposed for informal public open space use. The site is of potential archaeological interest, especially the northern part, and this will require investigation and appropriate protection and recording, in accordance with policy DM26. The southern part of the site performs very well against the assessment criteria and is promoted as part of a package which includes the use of the northern part of the site for informal recreation and parkland, along with a contribution to the improvement of Wickham's sports provision (likely to be in the form of a replacement pavilion at the Recreation Ground). This provision is necessary to help meet the open space requirements for development and will also improve the amount and distribution of recreation land and facilities. The site is well related to the settlement and accessible directly from the A32/A334 junction, with good access to the village centre and various facilities.

4.8.37 Vehicular access should be from the existing A32/A334 roundabout and is likely to be by means of a fourth 'arm' being provided. However, the detailed access arrangements will need to be developed and tested at the planning application stage, taking account of any measures needed as a result of the proposed development of Welborne to the south. The revised junction arrangements should include improved facilities for pedestrians wishing to access the village centre using Fareham Road and, in order also to enable safe access via Bridge Street, it will be necessary to provide pedestrian crossing facilities on School Lane. This may also provide an opportunity to improve the operation of the A32/Southwick Road junction and any transport measures relating to this site should take account of, and be developed alongside, improvements needed to accommodate Welborne.

4.8.38 New development will need to retain protected trees within the site, reinforce the containment of the site, and provide a new settlement edge through substantial additional planting, particularly on the northern and eastern boundaries. Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories on-site, as well as contributing to improving Wickham's sports provision, particularly at the nearby Recreation Ground. The northern part of the site should be laid out and made available as informal public open space and parkland so as to conserve the archaeology of the site and enhance the setting of the village on this approach.

Wickham Village Centre

4.8.39 Policy DM7 (Chapter 6) updates saved WDLPR policy SF1, regarding development in defined town and village centres, including Wickham. The boundaries of the village centre and the Primary Shopping Frontages (policies DM7 and DM8) have been reviewed, taking account of advice in the

~~Winchester Retail Study Update (2014). It is proposed that the village centre boundary (now defined as a 'district centre') and the Primary Shopping Frontages remain unchanged and these are included on the Policies Map and subject to policies DM7 and DM8.~~

Open Spaces

- ~~4.8.40 Open spaces in Wickham currently protected from development by WDLPR saved policies RT1 and RT2 have been re-assessed in terms of their importance for recreational and/or amenity purposes. The results of this review, in terms of which areas continue to be protected, are set out in the updated Open Space Strategy. New Policy DM5 now supersedes RT1 and RT2 aims to protect open spaces which are important for recreation, amenity, biodiversity or heritage reasons and the open spaces protected under the policy are shown on the Local Plan Policies Map.~~



Proposed Changes to Policies Inset Map for Wickham

Key to Policies Maps Showing Required Amendments to the Current Adopted Policies Map

Policies saved in 2006 Winchester District Local Plan Review - to be deleted

-  CE 2 - Gap
-  H3 - Settlement_Boundaries
-  S2_4_7_10_12_14_15_ Settlement_Proposals
-  SF1 - Town_Centre_Boundary
-  SF5 - Primary_Shopping_Area
-  T12 - Safeguarded Land
-  T2 - Development Access
-  RT1_RT2&RT5 - Amentity and Recreation Areas

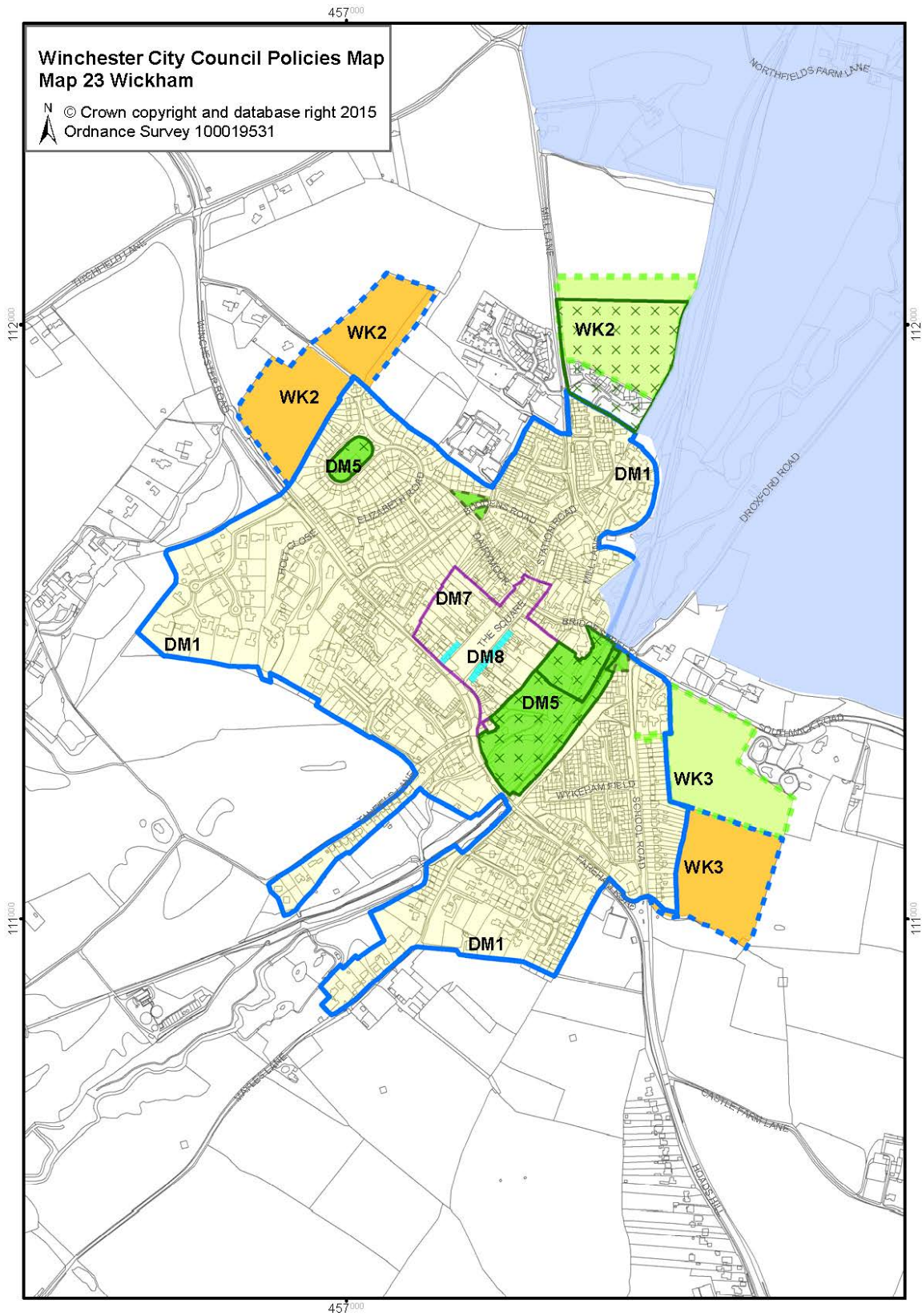
Policies adopted in Local Plan Part 1

-  Strategic Allocations - approximate area of development SH2, SH3
-  Strategic Allocations - approximate area of Green Infrastructure SH2, SH3

Policies proposed in Local Plan Part 2

-  Site Allocations - Housing
-  Site Allocations - Green Infrastructure
-  Site Allocations - Employment
-  CP18 - Gaps
-  DM1 Settlement Boundaries
-  DM7 Town Centres
-  DM8 Primary Shopping Frontage
-  DM5 - Open Areas
-  Winchester_District_Boundary
-  South Downs National Park



Polices Map Inset Showing Changes from Adopted Plan for Wickham

















Key to Proposed Final Inset Map

Key to Proposed Final Policies Maps

Policies adopted in Local Plan Part 1

-  Strategic Allocations - approximate area of development SH2, SH3
-  Strategic Allocations - approximate area of Green Infrastructure SH2, SH3

Policies proposed in Local Plan Part 2

-  Proposed Allocations Housing
-  Proposed Allocations Green Infrastructure
-  Proposed Allocations Employment
-  SHUA5 - Botley Bypass safeguarding
-  DM1 - Settlement Boundaries
-  DM1 in SDNP
-  DM5 - Open Areas
-  DM7 - Town Centres
-  DM8 - Primary Shopping Frontage
-  DM27, DM28 Conservation Areas
-  CP18 - Gaps
-  Countryside
-  Winchester_District_Boundary
-  South Downs National Park

Wickham Polices Map Inset Map

