

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

24 January 2013

Attendance:

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

Update on Local Plan Part 1 (Joint core Strategy)

SO gave an update on the progress of Local Plan Part 1 (LPP1). The Inspector's report is due by the end of January for fact checking by WCC, the final report will then be published by the end of February, and is expected to be adopted at a Full Council meeting in either March or April. LPP1 includes the housing numbers for the larger settlements, including Wickham.

Local Plan Part 2 (LPP2)

SO outlined the purpose of LPP2. It will be adding the details to the policies in LPP1. For Wickham, the key policy in LPP1 is MTRA 2, which covers a variety of issues including: housing numbers, employment and retail. It is hoped that WCC can work with Wickham to achieve this, using existing evidence such as the Parish Plan and linking with the Neighbourhood Planning group's work.

The Strategic Planning team sent several advice notes to parish clerks in December to help with this work. This included: guidance notes, site checklist and settlement boundary review advice. All can be viewed at: <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/commencement/>

MDB clarified that Wickham Parish Council is undertaking some neighbourhood planning work, with a view to this feeding into LPP2. The PC would decide in due course whether to do a formal Neighbourhood Plan, once they see what LPP2 contains. The meeting considered the timing of the process as set out in WCC's draft programme and the work that would be needed and how it might be achieved. The key stages are:

Stage 1: January 2013: WCC are having 1:1 meeting with the larger settlements, scoping the work which has already been undertaken and identifying the gaps which need to be addressed.

Stage 2: February – May 2013: Evidence gathering and determining the levels of development required. SO suggested that WCC complete most of the sections in the templates included in the guidance notes (housing, employment, and community and social infrastructure). The data and results can then be discussed with the Parish Council, before being finalised and written up as a report. SO confirmed that the templates would not be made public until they had been discussed, and hopefully agreed, with the Parish Council.

Some of the questions may be best suited to being completed by the Parish Council e.g. contacting estate agents to discuss the demand for commercial premises, speaking to the infrastructure providers and contacting local groups (e.g. nurseries) to discuss how they would deal the demands of further development – would they have capacity?

Action: WCC to clarify which questions in the template WPC can help to complete
Action: WCC to send updated parish profile by end of January

During this time the Parish Council is welcome to carry out the initial sieve of SHLAA sites using the site assessment forms (please note WCC is currently holding a 'call for sites' exercise, the closing date for which is 22 February 2013). However, it may be better to leave this until later in Stage 2, once development needs have been established more clearly.

By the end of May there should be a clear idea of what is being planned for and a short list of sites to be assessed further by WCC.

Stage 3: May – August 2013: Technical Assessment of the shortlisted sites to be carried out by WCC. By the end of August there should be agreement on what Wickham requires and where it should go.

In late 2013, WCC will consult on a draft version of LPP2.

Wickham Parish Council raised several questions including:

Site selection : Concern that if Wickham Parish Council have a view on where the sites should go, will developers of the excluded sites be aggrieved? SO clarified that the selection of sites will need to be based on evidence. Yes, the owners of rejected sites may be aggrieved, so the important thing is to undertake a robust and objective assessment of all potential sites. The 'non-starters' will be weeded out in Stage 2. At Stage 3 there will be more technical assessments as well as discussions with developers on issues such as the viability and availability of sites.

Phasing: Is it possible to phase the allocations? SO stated that a very good planning reason is required to phase the delivery of allocations. The infrastructure issues at Wickham may limit the development in the short term. The size of allocations will impact on their delivery i.e. if you allocate several small sites, they are less likely all to come forward at the same time. WCC will also need to take account of windfall and infilling sites in the housing numbers and these are likely to occur throughout the plan period. Once the housing requirement is met, it will be possible to resist further development outside the settlement boundary (subject to approval of this approach by the Inspector's Report to LPP1). In practice, with LPP2 not due to be adopted until 2015 and potential drainage restrictions until 2017, the first completions may not take place until about 2020.

Development at Knowle: there is still pressure from a developer to build there. SO confirmed that WCC will not be looking to change the settlement boundaries for the smaller settlements, unless requested to by the Parish (subject to the LPP1 Inspector endorsing the Council's approach).

Affordable Housing : Recognise that there is a need for additional affordable housing, but a desire not to expand the settlement boundary to meet this need, plus the need arising in the future. SO clarified that only the existing need is likely to need additional affordable housing, not the newly arising need which should be able to be accommodated in the existing stock.

Gypsy and Traveller requirement: Is this a Parish provision, or just for Wickham? SO clarified that the criteria in policy CP5 requires the provision to be reasonably accessible to services, so while it may be the sites do not adjoin the settlement, he would expect them to be only a field away from the village.

Wickham Neighbourhood Plan

MDB stated that the neighbourhood planning steering group intend to work with WCC and have planned their timetable in accordance with the timetable set out at the October briefing. So far they have had four meetings, and intending to hold community engagement events to find out local views on development.

SO suggested that during Stage 2 the group concentrates on gathering information from stakeholders to help complete the templates. WCC would send through the completed 'questions' templates (with gaps for parts to be added by the PC) by mid-February. We would meet again on 22 Feb (see below) and the PC is planning for a public consultation event in April, the precise content of which would be established later.

Contacts

- Marie and Nikki Oliver to be point of contact with WCC
- WCC contacts are Steve Opacic and Liz Dee

The next meeting is scheduled for 2pm, Wednesday 22 February at Wickham Community Centre