

Mr Simon Avery
Planning Office
Winchester City Council
City Offices
Colebrook Street
Winchester SO23 9LJ



30 June 2018

Dear Mr Avery

Re: Planning Application 18/01282/REM

Approval of the siting, design and external appearance of the buildings and the landscaping of the site. Environmental impact assessment not included in outline application.

We realise, and accept reluctantly, that along with many other communities, further housing development in Wickham is inevitable. However we are concerned that the above proposed development on the outskirts of Wickham should not have a detrimental effect for existing residents and should support a sustainable future for the village.

On behalf of the Wickham Society, we write to raise the following concerns about the above planning application:

- The inclusion of a pelican crossing on the A32 is to be welcomed, however the speed of traffic on this portion of the road frequently exceeds the speed limit and to ensure the safety of young children crossing the road to reach the village centre or school, additional traffic calming measures need to be included. The A32 is also a regular and popular road for motor bike users, particularly on a Sunday – again a source of concern when crossing School Road.
- The positioning of the housing stock so that the windows predominantly face north or south is to be welcomed as it reduces the risk of being overlooked by existing residents on the west boundary of the site. However, we would urge that the screening to be provided on the boundaries of the site, particularly the west boundary is installed rapidly and well-chosen trees are planted that will provide a good screen without blocking out sunlight.
- We support the proposal to reconfigure the existing roundabout on the A32 at the entrance to this new development. However, we are concerned that the current planning application before you should not be treated in isolation, particularly in relation to the development over the next 20 years of more than 6,000 houses in Welborne, less than 1 mile to the south of Wickham on the A32. We would strongly support 'joined up thinking' regarding the design of this roundabout so that it can cope with the impact of the increased traffic, and the work required to upgrade the roundabout takes into account the impact of both developments.

According to a report commissioned by the AA, over the last 25 years there has been a 50% increase in the number of cars on the road. The average delay stands at 1 min 18 seconds per mile on urban roads in 2017 and rising. We are very concerned that without increased investment in quality mass public transport and ride sharing initiatives throughout the area, the advent of all the proposed development in Wickham and Welborne will cause Wickham roads to become frequently gridlocked – particularly when the M27 is being upgraded or closed - with the subsequent harmful effect on the environment and local residents.

- It is important that the developers take notice of the impact that the proposed visitor parking spaces and pedestrian pathways to the village will have on existing residents, as they will be located close to homes that currently have limited disturbance. Security and lighting needs to be sensitive to existing residents' needs and concerns while limiting the effect on the environment.

- Over the years there have been a number of reviews and analysis of the flooding problems and issues regarding surface drainage in Wickham. We believe that consultation and significant working with Southern Water will be an essential part of taking forward the development to prevent additional water damage to existing housing.

We hope the above issues will be taken into account as part of the planning process.

Yours sincerely

Wendy Greenish
Chairman of the Wickham Society

Chris Hoare
Vice Chairman