



Ms Liz Young
Winchester City Council Planning Office
Colebrook Street
Winchester
SO23 9LJ

30 January 2025

Dear Ms Young

Planning application reference: 24/02803/FUL Erection of 60 dwellings, access and minor alterations to Grindall Field, landscaping, parking and other associated works | Land at Southwick Road and School Road Wickham Hampshire

On behalf of the Wickham Society, I write to object to the above planning application for the following reasons:

- This planning application is premature. Whilst the draft Winchester Local Plan, currently being examined by a national planning inspector, includes a proposal to build in this location, it also recognises that there should be no further development before 2030 in Wickham. To agree to this application at this time would undermine all the work being undertaken for our District Local Plan.
- The level of consultation with the local community about this planning proposal has been inadequate in relation to the impact it will have in this community. A short flyer circulated to a limited number of households with little notice of a brief drop-in event in our community centre is not sufficient to show robust evidence of local consultation.
- The planning application shows limited acknowledgment of the significant risks to householders already living in this location and puts forward no substantive options to mitigate the risks at the church crossroads on the A32 with the B2177 – a route that inevitably residents living in this proposed development will need to pass, that is a traffic black spot. Only last week, a further accident occurred at this dangerous crossroad – see below:

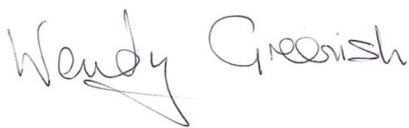


- Residents at the newly developed Wykeham Vale (built by Croudace between 2019 and 2023) were promised a much-needed pedestrian crossing over the A32 to enable safer access to the primary school and village facilities. This has not been forthcoming. Its reference in this new planning application gives no greater confidence that this will occur for this proposed development.
- The pedestrian walkways from this site to the village amenities include confusing pedestrian islands on the A32/A334 roundabout and narrow and uneven pavements on the east side of the A32. There must be an improvement to these areas before more housing is located on that side of the village. It is a real hazard in the winter months particularly for children and young adults.
- The proposed entry/exit for this site through Wykeham Vale onto the poorly redesigned roundabout at the junction between the A32 and A334 will only add to the hazards already being experienced by many vehicle and pedestrian users, since the inception of the fourth access onto this roundabout for the recent development of Wykeham Vale. There has also been a noticeable increase in surface water on the surrounding roads at times of heavy rainfall. If there is to be new development, further drainage solutions must be found to overcome these increasingly significant problems.
- The proposed layout of this planning application breaches the WCC Biodiversity Action Plan 2021 as it fails to acknowledge and thus protect the wildlife corridor that links the Glebe, an area designated to be managed for increased biodiversity, with nearby sites of importance to nature conservation (SINCs), namely Fullimore's Copse and Wickham Common.
- The current infrastructure and services in Wickham are already overwhelmed and there is no evidence of the contribution this developer is proposing to offer to offset these problems. Our surgery in Wickham has reluctantly agreed to support the first tranche of housing in Welbourne that will start coming this year. However, they are already concerned about their ability to cope with the current demand on their services. Our primary school too is being overstretched as it absorbs the recent influx of children from the new housing at Wykeham Vale and Bishopsgate (200 homes occupied in the last 3 years).
- The development of Welborne (less than 2 miles down the road from Wickham) has now started with the intention of building approx. 300 homes per annum over the next 20 years. This parish has already absorbed over 1000 houses, including the development of Knowle Village, Bishopsgate and Wykeham Vale in the last 25 years and there is an ongoing agreement for a further 200 houses in Knowle to be developed soon. There is no good reason to build more housing in Wickham in the next 5 years.

I refer you to a letter I sent on behalf of the Society in October 2024 in response to the Local Plan consultation in 2024. Whilst realistic about the resolve of our new government to increase housing stock, we strongly believe that there needs to be much greater consultation with residents – and thus time allowed - about where and when it is practicable to absorb further development in this parish and to identify the mitigations that will be needed to enable this community to thrive while ensuring the protection of our existing environment and infrastructure.

Steps are being taken by our Parish Council to initiate a Neighbourhood Plan, but this will take time to come to fruition if it is to be a robust roadmap for this parish that reflects the needs and aspirations of our residents and mitigates against the existing threats from the development of Welborne and Bishops Waltham etc. This planning application has the potential to derail these community ambitions (and encourage other landowners to do the same!) if accepted prior to 2030.

Yours sincerely



Wendy Greenish
Chairman of Wickham Society
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