



Winchester
City Council

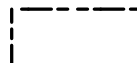
Location characteristics & setting



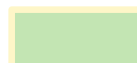
Local/Strategic Gaps



Winchester District



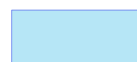
National Park



PUSH



Floodzone 3



SSSI



SINC



Ancient_Woodland



<p>South Downs National Park Wickham lies on the southern tip of the South Downs National Park. None of the National Park is within the settlement boundary.</p>
<p>Designated wildlife sites? There are a number of SINCs in the vicinity of Wickham mainly protecting small areas of ancient and semi-natural woodland.</p>
<p>Heritage sites? There are two historic parks on the edge of the village; Park Place and Rookesbury Park School.</p>
<p>Flood zone 3? The River Meon flows through Wickham just behind the square. An area of flood zone 3 runs along the course of the river and its floodplain.</p>
<p>Conservation Area or listed buildings? There are around 63 listed buildings within the village mainly centred on the square which is also covered by the Wickham Conservation Area.</p>
<p>Grade 1 agricultural land under agriculture or horticulture? An area of grade 1 agricultural land lies along the River Meon, downstream of Wickham.</p>
<p>Please help us create a picture of Wickham, looking ahead into the future and identify any issues that in the long term may become vital to the sustainability of your settlement.</p>
<p><i>What makes Wickham special?</i></p> <p>Wickham Parish Plan 2004:</p> <ul style="list-style-type: none"> • Semi-rural village atmosphere and friendly people <p>Wickham Village Design Statement:</p> <ul style="list-style-type: none"> • Compact historic village based around a medieval square. <p>Blueprint 2010:</p> <ul style="list-style-type: none"> • The peaceful compact village and its attractive rural setting • Residents value Wickham's strong community spirit and rural setting.
<p><i>What do you see as the main opportunities for Wickham?</i></p> <ul style="list-style-type: none"> • Opportunities for very limited infill development and for small housing development of up to 50 houses – particularly to the north of the village • Support for existing businesses and a need for additional business units to create local employment • Opportunity for additional recreation al space, particularly to the north of the village

What are the challenges facing Wickham over the next 20 years?

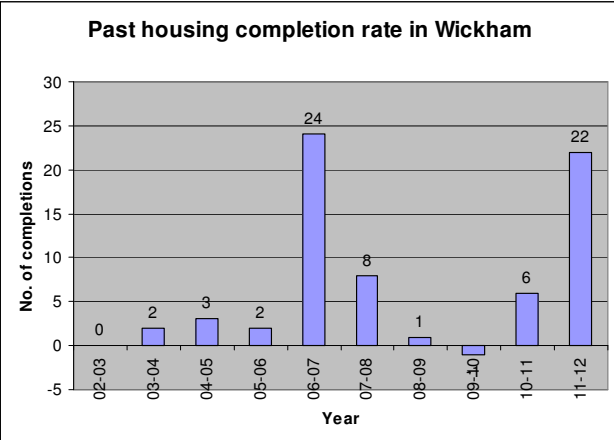
- Wickham has an imbalance in its present housing stock and all future development should be planned with the intention of rectifying this problem. It is essential to increase both the amount of mid-range private market housing and the ratio of this section to affordable housing to encourage young (working) families to the village
- Retaining identity and character of the settlement; maintain a development gap with other settlements – particularly Knowle and the proposed Strategic Development Area.
- Provision of affordable housing
- Starter homes to encourage young people to stay in the settlement
- Properties for elderly to downsize to
- Poor infrastructure – particularly drainage and flooding problems, will be intensified if there is further development
- Addressing use of roads by heavy lorries and noise
- Lack of car parking in the Square
- Providing good public or alternative transport links
- Supporting the mix of small independent businesses and retailers;
- Providing additional open space/recreational space needed

Sources for above:

Blueprint Responses, Wickham Parish Plan 2004, Wickham Village Design Statement 2005

Population & Housing

Givens	Figure	Scale	Data Source and reasons used
No. of dwellings	875	Settlement	2011 Census
Population	1818	Settlement	2011 Census
Tenure:		Settlement	2011 Census
Privately Owned	64%		
Council/RSL rented	26%		
Privately rented	10%		

No of new houses built- last 10 years (2002/03 – 2011/12)	67 new dwellings  <table><caption>Past housing completion rate in Wickham</caption><thead><tr><th>Year</th><th>No. of completions</th></tr></thead><tbody><tr><td>02-03</td><td>0</td></tr><tr><td>03-04</td><td>2</td></tr><tr><td>04-05</td><td>3</td></tr><tr><td>05-06</td><td>2</td></tr><tr><td>06-07</td><td>24</td></tr><tr><td>07-08</td><td>8</td></tr><tr><td>08-09</td><td>1</td></tr><tr><td>09-10</td><td>-1</td></tr><tr><td>10-11</td><td>6</td></tr><tr><td>11-12</td><td>22</td></tr></tbody></table>	Year	No. of completions	02-03	0	03-04	2	04-05	3	05-06	2	06-07	24	07-08	8	08-09	1	09-10	-1	10-11	6	11-12	22	Settlement	From Hampshire County Council Annual Housing Surveys/Winchester city council Annual Monitoring Reports
Year	No. of completions																								
02-03	0																								
03-04	2																								
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07-08	8																								
08-09	1																								
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Affordable housing Number of households with local connection	117 (those who have indicated they have a connection to Wickham and up to 4 other places)	Settlement	From the Hampshire Home Choice Register July 2012. Number of household with local connection = the number of households identified as being eligible for affordable rural housing in a village to which they had a local connection by reason of family, residence or employment. These households are also included on the housing register.																						

How many houses need to be developed	Figure	Scale	Data Source and reasons used
New homes to be provided as identified in Local Plan Part 1	250	Settlement	Local Plan Part 1, Policy MTRA2
Planning permissions already granted (at April 2013 ¹)	36		From Hampshire County Council Annual Housing Surveys 2013
Homes completed 2011-2013	2		From Hampshire County Council Annual Housing Surveys 2013
Shortfall	212		No. of houses required minus those built and those granted permission

Known Potential Housing Sites	Figure	Scale	Data Source and reasons used
SHLAA sites within the existing boundary	0²	Settlement	Strategic Housing Land Availability Assessment 2012
SHLAA sites outside the existing boundary	1279	Parish excluding settlement	Strategic Housing Land Availability Assessment 2012

Key housing data sources :	
Winchester District Housing Strategy 2008/09 - 2012/13	http://www.winchester.gov.uk/housing/housing-strategies/winchester-district-housing-strategy-2008-09-2012-/
Small Area Population Forecasts (SAPF)	http://www3.hants.gov.uk/factsandfigures/population-statistics/pop-estimates/small-area-pop-stats.htm

¹ This figure includes the outstanding permissions at April 2013 for 5 dwellings, plus the 31 dwellings permitted at Wickham Laboratories in June 2013

² SHLAA 2012 (amended February 2013), shows 6 units available at site 2144. This is Wickham laboratories, where permission has now been granted for 31 units.

Office for National Statistics 2001 Census	http://www.winchester.gov.uk/data/census-2001/
Office for National Statistics Neighbourhood Statistics	http://www.neighbourhood.statistics.gov.uk/
On this webpage you will find evidence base documents for housing	http://www.winchester.gov.uk/planning-policy/evidence-base/housing/
Housing-market-assessment-2007	http://www.winchester.gov.uk/planning-policy/evidence-base/housing/housing-market-assessment-2007/

Employment

	Figure	Scale	Data Source and reasons used
Those aged between 16-74	1223	Settlement	Census 2011
Economically active = people in work or looking for work	67% (Winchester District =71%)	Settlement	Census 2011
Economically inactive = retired, students, looking after family/home, permanently sick/disabled	33% (Winchester District =29%)	Settlement	Census 2011
Top five employment destinations from Wickham:	Portsmouth 17% Fareham/Portchester 13% Southampton 9% Locks Heath/Bursledon 5% Gosport 4%	Settlement	Census 2001 (Occupation Groups); SQW Winchester Economic and Employment Study 2007;
Jobs in Wickham	869	Parish	2001 Census (2011 settlement data not available)
Working residents % of working residents employed in Wickham % of Wickham workers living in Wickham	27.3%% 31.2%	Parish	SQW Winchester District Economic and Employment Land Study, 2007
Net flow of employees	-122		SQW Winchester District Economic and Employment Land

			Study, 2007
Managers and senior officials	13.2% (WD= 14.4%)	Settlement	Census 2011 (Occupation Groups)
Professional	18.2% (WD=25.4%)	Settlement	
Associate professional & technical	12.5% (WD=14.3%)	Settlement	
Administrative & secretarial	11.3% (WD=10.3%)	Settlement	
Skilled trades	12.9% (WD=9.6%)	Settlement	
Personal services	7.5% (WD=7.7%)	Settlement	
Sales and customer services	7.1% (WD=6.5%)	Settlement	
Process plant and machine operatives	7.0% (WD=3.5%)	Settlement	
Elementary occupations	10.3% (WD=8.5%)	Settlement	
Retail and service Units	31		NLP Retail and Town Centre uses study, 2007
Retail Uses			NLP Retail and Town Centre uses study, 2007
Restaurants, cafes & Takeaways	5		
Banks/other financial services	1		
Estate agents and Valuers	2		
Travel agents	0		
Hairdressers & Beauty parlours	3		
Laundries & dry cleaners	1		

Key employment data sources :	
http://www.invest-in-southampton.co.uk/property/	
http://www.winchester.gov.uk/business/commercial-property/	
http://www.winchester.gov.uk/planning-policy/evidence-base/economy/	
http://www3.hants.gov.uk/factsandfigures/population-statistics/pop-estimates/small-area-pop-stats.htm	
http://www.winchester.gov.uk/data/census-2001/	
http://www.nomisweb.co.uk/	

Community and Social Infrastructure

	Figure			Data Source and reasons used
Car Parking	Council car parking facilities are provided at two locations in the centre; The Square and Mill Lane. The Mill Lane car park is free to use, the car park at The Square is a short stay pay and display car park which is free for the first half hour is charged at the following rates thereafter: up to 1 hour – 30p, up to 2 hours – 60p, up to 3 hours (maximum stay) – 80p.			Winchester City Council: http://www.winchester.gov.uk/parking/council-car-parks/
Public Transport Bus services	There is one covered bus stop at The Square. Services run to places including Winchester, Fareham, Bishops Waltham, Waltham Chase and Peter Symonds college.			NLP Retail and Town Centre uses study, 2007 www.travelinesw.com
Rail services	There is no train station in Wickham. Nearest station is Fareham rail station			NLP Retail and Town Centre uses study, 2007, www.travelinesw.com
Education – <u>Primary</u> Wickham CofE Primary School	Capacity 210	No. on Roll (2012) 184	Additional places needed to accommodate population change and new development in LPP1	
Health facilities <u>Doctors surgery</u> <u>Dental practices</u>	Wickham Group Surgery, Station Road, Wickham, PO17 5AL 8 doctors Knights Chambers, The Square, Wickham, PO17 5JW			www.wickhamsurgery.co.uk/index.aspx www.wickhamdental.com/
Library services	No libraries in Wickham. Closest service is:- Fareham Library, Osborn Road, Fareham, PO16 7EN			http://www3.hants.gov.uk/library.htm

Summary of Wickham Town/Village Centre's Strengths and Weaknesses³

Strengths

- The proportion of convenience retailers is higher than the national average; the centre has an independent butcher as well as a Co-Op and a One-Stop store.
- The town centre provides a reasonable range of A1 service facilities including three hairdressers and a number of estate agents.
- There are no vacant units within Wickham town/village centre, which suggests demand for premises is strong and the centre is performing well.
- The environmental quality within Wickham is high in terms of cleanliness and general condition. There is a good provision of bins and street lighting, the quality of the paving is high, and the buildings and facades are well maintained. All of the centre is located within a designated conservation area.
- The centre can be accessed by bus and has two Council car parks. The centre has a reasonable range of pubs and restaurants, but there is little else in terms of evening entertainment.

Weaknesses

- Wickham Town/Village Centre has a limited number of comparison shops and financial/professional services. There are no national multiple comparison retailers, only one bank and no travel agents.
- There is a limited supply of premises available to accommodate new operators looking to trade in Wickham, given the low vacancy rates experienced in the centre.
- The centre experiences moderately heavy traffic flows, which causes conflict between pedestrian and traffic movement. There are no pedestrian crossings which furthers the problem.
- There are no community facilities located within the centre.

Opportunities

- Wickham town centre benefits from a loyal local customer base, and local residents need to travel large distances to reach alternative facilities. Expenditure generated by this customer base is expected to grow in the future, which should provide opportunities to improve the range and choice of shops and services in the town.

Threats

- Wickham is an historic town centre with many listed buildings and an extensive conservation area and development opportunities are limited. Therefore the existing urban form provides limited opportunities to expand facilities within the town centre. If the town centre does not improve its range and choice of facilities the town's role in the hierarchy could diminish.
- The demand for premises within Wickham from national and regional retail and leisure operators is relatively poor. The town centre is dominated by independent traders. If independent traders close in the future the availability of new occupiers is uncertain and the number of vacant units could increase, which may undermine the vitality and viability of the town centre.

³ NLP Retail and Town Centre uses study, 2007

Infrastructure

Summary – Issue with Waste Water Treatment Works at Wickham. Limit to 50 dwellings to 2017 without improvements to WWTW. Transport SRN Issue of congestion along the M27 junctions 3-4 and 5-9

	Core Strategy Policy Link	Source of Information
Access /Junction Improvement Works	CP10	HCC draft Transport Statement Sept 2012, Winchester Local Transport Schemes 2012
<ul style="list-style-type: none"> Hoads Hill - lane closure, road safety issues and casualty reduction. Signal control junction at Church cross roads on A32 Wickham CE Primary School- Move crossing point, signs and slow pads 		
Environmental Enhancements	CP10	HCC draft Transport Statement Sept 2012, Winchester Local Transport Schemes 2012
<ul style="list-style-type: none"> Environmental enhancement to Wickham Square and links to the community centre. 		
Improved pedestrian/ cycle access and infrastructure	CP10	HCC draft Transport Statement Sept 2012, Winchester Local Transport Schemes 2012 and Winchester District Cycle Strategy 2012
<ul style="list-style-type: none"> Accessibility Improvements associated with the new Dr's Surgery in Mill Lane Footpath on Fontley Road to Fareham boundary Improvements to pedestrian facilities on Winchester Road (North of the Crossing) Pedestrian signing and cycle parking in village centre Provision of a cycle route between Knowle and Wickham 		
Open Space, Play and Sport	CP7	OS Strategy 2012/2013 and Built Facilities Study 2008
<ul style="list-style-type: none"> Acquisition of additional land for sports. Improvements to public tennis courts Provision of a MUGA Provision of new play area to LEAP standard 		
Waste Water Treatment	CP6	Southern Water
<ul style="list-style-type: none"> Capacity issues at Wickham WWTWs 		