
Winchester District Local Plan Part 2 Examination Statement on behalf of Crown Golf

Matter 12: Wickham

Land at Wickham Park Golf Club, Wickham

Representation Reference 51965

June 2016

Prepared for:
Crown Golf

Prepared by:
Savills (UK) Limited
2 Charlotte Place
Southampton
SO14 0TB

savills.co.uk





Contents

1.	Introduction	1
2.	Question i)	2
3.	Summary	6
	Appendices	7
	Appendix 1.0 Location Plan	8
	Appendix 2.0 Concept Masterplan	9

1. Introduction

1.1. This Hearing Statement has been prepared by Savills on behalf of Crown Golf in response to the Inspectors questions concerning Matter 12: Wickham.

1.2. This statements should be read alongside:

- the representations by Savills on behalf of Crown Golf to the Publication (Pre-Submission) Local Plan Part 2 Consultation in December 2015. These earlier representations were supported by Location and Concept drawings by Savills Urban Design Team and a Highway Technical Note (Access Appraisal) produced by SK Transport Planning; and
- the separate Hearing Statement submitted on behalf of Crown Golf in response to Matter 2 'Meeting Development Needs'.

1.3. This statement provides evidence in respect of the Soundness of the Plan as submitted for Examination and focuses specifically on question i.

1.4. The statement sets out the grounds for which Land at Wickham Park Golf Club is a suitable site for development and the grounds upon which it justifies inclusion in the Local Plan.

2. Question i)

Are the policies and proposals for growth and change in this area appropriate and justified, including in relation to the NPPF/PPG, and in terms of environmental, economic and social impacts?

- 2.1. As set out in our earlier representations, Wickham Village itself is recognised as a sustainable location providing a range of different services, including a district centre with a variety of different shops and facilities. Wickham is therefore an ideal location to provide additional development which will assist in supporting the vitality of the settlement itself and also helping to support nearby rural villages in accordance with Paragraph 55 of the NPPF.
- 2.2. The Local Plan proposes to allocate 259 homes in Wickham, just over the 'about' 250 homes identified as needing to be allocated within LPP1 (Policy MTRA2). However, as set out within our accompanying statement on Matter 2 'Meeting Development Needs' (Question i, iii & iv), in order to be considered sound and be positively prepared, the plan should allocate contingency sites.
- 2.3. Furthermore, the LPP1 housing requirement of 'about' 250 homes should also not be seen as a ceiling figure and the wording allows for the figure to be exceeded. Sustainable growth within Wickham should be encouraged and sustainable sites that can deliver housing should be brought forward in accordance with the National Planning Policy Framework (NPPF) which seeks to 'boost significantly the supply of housing'.
- 2.4. Therefore in order for the policies and proposals for growth in Wickham to be appropriate and justified contingency provision should be made.
- 2.5. An assessment of potential sites in Wickham would determine that Land at Wickham Park Golf Club presents a great opportunity to provide a contingency site to deliver housing. The remainder of this statement sets out the potential of the site in more detail.

The site

- 2.6. The site measures approximately 5.2ha and forms part of the larger Wickham Park Golf Club site. A location plan showing the site was provided with our earlier representations to the pre-submission Local Plan and is attached at Appendix 1 for ease of reference.
- 2.7. The whole of Wickham Park Golf Course was promoted for development within the Strategic Housing Land Availability Assessment (SHLAA) and is reference 2020 within the 2015 SHLAA update. These representations relate only to a small parcel of land to the east of the larger site.
- 2.8. The site is located to the south-west of Wickham centre, directly adjoining the Wickham settlement boundary and a short distance to the village district centre ('The Square'). The site is bounded by residential development to the eastern boundary along Tanfield Park and to the southern boundary along Tanfield Lane.

Suitability of the site

- 2.9. The sites edge of settlement location, relationship with existing residential development and proximity to Wickham district centre mean the site is ideally located for residential development. Our earlier representations were supported by a concept plan (attached at Appendix 2) which demonstrates how at least 70 units can be delivered on the site whilst providing a significant area of open space, landscape buffers and ecological enhancement.
- 2.10. The Access Strategy produced by SK Transport which was also submitted with the earlier representations demonstrates that the site is well sited in relation to local amenities and the village centre and that the development of the site can be accommodated in traffic and transport terms. Furthermore, the site is in a sustainable location with bus stops within 300m of the site boundary providing a regular bus service from Wickham to both Winchester and Fareham. Wickham itself also provides good access to train stations at Botley and Fareham and access to the M27 via the A32.
- 2.11. Further technical assessments of the site are also in the process of being finalised in relation to SUDS / Flood Risk, Ecology and Landscape Impact. These have been undertaken to ensure that there are no unknown constraints impacting the deliverability of the site. The initial findings are set out below.

- 2.12. The findings of the SUDS / Flood Risk Assessment work to date confirm that adequate SUDS measures can be incorporated into the scheme to mitigate against the impacts of the development.
- 2.13. A preliminary Ecological Appraisal has also been undertaken by consultants on behalf of Crown Golf. This includes a desk-based assessment of the site and an ecological field survey. The findings of the assessment have not presented any ecological matters that would question the development of the site or its deliverability.
- 2.14. Finally, a Preliminary Viewpoint and Landscape Analysis has found that the site is well located next to existing development and would not have a harmful impact on landscape character or visual amenity of the area. In fact the development of the site presents opportunities to make a positive contribution towards enhanced existing boundaries and improving the transition between the existing built development and the golf course.
- 2.15. Land at Wickham Park Golf course therefore presents the best option for accommodating development as:
- development of the site would present a logical extension to the existing settlement immediately adjacent to the settlement boundary and bounded along the eastern and southern edge by existing residential development;
 - development would be well located to existing services and facilities;
 - the site is not subject to any landscape designation constraints and is not within the South Downs National Park;
 - the site is not within a conservation area and would not have a harmful impact on heritage;
 - the site is not within flood zone 2 or 3;
 - the development of the site presents opportunities to enhance the visual amenity of the area through robust landscaping along the boundaries of the site;
 - development is capable of being delivered without impacting on biodiversity and will create opportunities to develop enhanced habitats; and
 - the site represents a much more logical 'rounding off' of the settlement whereas other options could result in a significant and harmful encroachment of development into the open countryside.

2.16. The site is developable being:

Available – The site has a willing land owner and is free from any third party land to come forward. The site could be available for development from 2017.

Suitable – The site is not subject to any physical or environmental constraints that would prevent the site coming forward for development and is located in a sustainable location.

Deliverable – There has already been interest expressed to Crown Golf by house builders who wish to acquire the land.

2.17. The development of the site would also achieve a number of other social, economic and environmental benefits.

2.18. Social Role – the development would provide affordable housing in accordance with the Council's policies and would also deliver a mix of housing units for sale.

2.19. Economic Role – the development would provide jobs during the construction phase and would also provide much needed housing that would contribute towards the local economy. The development of a smaller parcel of land means that with minimal redesigning the Golf Course can be retained and continue to make an economic contribution to Wickham.

2.20. Environmental Role – the development is free from ecological constraint that cannot be mitigated against. Indeed, opportunities exist via a future management plan to create new and varied habitat.

3. Summary

- 3.1. In order for the policies and proposals for growth in Wickham to be appropriate and justified contingency provision should be made.
- 3.2. Land at Wickham Park Golf Club is available, suitable and deliverable. The site responds well to existing and proposed development, would be well connected, and would present a natural extension to existing development. For these reasons Land at Wickham Park Golf Club forms a ideal location for development and should be allocated as a contingency site within the LPP2.



Appendices



Appendix 1.0 Location Plan



-  Site Boundary
-  1:2,000 @ A3

drawing | **Site Boundary**

job no. | RGPL351715

drawing no. | SP001

rev | -

project | Land off Tanfield Park (Wickham)

client | Golf Course

date | 10/12/2015

drawn by | NH

checked by | PF

Note:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office Crown copyright licence number 100024244 Savills (UK) Ltd. Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

URBAN
DESIGN





Appendix 2.0 Concept Masterplan



Copyright Savills (UK) Ltd. No dimensions are to be scaled from this drawing. All dimensions to be checked on site. Area measurements for indicative purposes only.

savills urban design

2 Charlotte Place,
 Southampton, SO14 0TB
 t 02380 713900

savills.com/urbandesign

project Land off Tanfield Park - Wickham
 client Crown Golf
 date 17/12/2015
 drawn by SP/PF
 checked by PF

drawing Concept masterplan

Job no. RGPL351715
 drawing no. SK001
 rev A

scale | 1:2000 @A3



Jonathan Steele
Director

2 Charlotte Place
Southampton
SO14 0TB