

WICKHAM  
Hants  
PO17 5BX

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C/o Rosemary Morton  
Programme Officer Winchester District Local Plan Part 1  
Winchester City Council  
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SO23 9LJ

13 July 2012

Dear Mr Payne,

**HOUSING DEVELOPMNT IN WICKHAM**

OFFICE SUPPORT

17 JUL 2012

On Tuesday evening I attended a meeting on local housing development held in Wickham Community Centre. This had been advertised in a flier distributed with the Parish Magazine. I had assumed this was called by the Parish Council, but discovered on arrival at the meeting that it was, in fact, being chaired and run by those who hoped to build a large development on the north west side of the village. The Chairman was Mr Bryan Jezeph, a planning consultant, who is, I understand, working on behalf of Rookesbury Estates.

It was a fractious meeting in a packed room. A number of statements were made which were profoundly concerning to the village residents gathered; their reaction must be framed in the knowledge that **a new town of 7500 homes and associated commercial and social infrastructure is planned to be built to within 100 metres of the Parish boundary to the south of the village.**

The following issues are of great concern to local people and are key points of a large number raised:

- The proposed development is on open countryside.
- The Parish Council has identified a need for "up to" 100 homes to satisfy local needs over the next **20 years**.
- By the end of the meeting it became clear that Mr Jezeph's ambition was "more than" 250 homes to be constructed as quickly as his developers could put them up and sell them. This would have nothing to do with local need and would be sold to people moving into the village.
- There is no employment at all for the occupants of 250 new homes in Wickham itself. A development of this size is purely speculative and will add to local traffic chaos in and around Fareham.

- Traffic in the village itself is already an issue. 7500 homes on the boundary will have a huge impact, if (more likely when) approved. 250 homes accessing the Botley Road would be dangerous today, let alone when Fareham New Town is constructed.
- Village drainage and sewage systems are near capacity. Some homeowners attending the meeting had recently experienced localised flooding even in the height of summer; this has apparently been worse since the very recent construction of the new doctor's surgery and 20 houses adjacent to the Community Centre. We were told that any developer contribution to works to improve drainage and sewage "would depend on the size of development allowed" – this statement delivered as a veiled threat; drainage was quote "Southern Water's responsibility".
- The local school is at capacity.

This proposed development does not align with the WCC LDF ambition of "housing for local needs whilst protecting the rural character and settlement identity". The totality of housing plans will turn Wickham into a suburb of Fareham and an unidentifiable part of the urban sprawl that is being allowed to develop along the South Coast. Village residents were described by Mr Jezeph as NIMBYs, a pejorative term always used by those who have no concern for the quality of life for those impacted by development plans and do not, themselves, live in the areas they are impacting. It is clear that the only concern of those pushing this development is to make money and move on as quickly as possible. Housing development in Wickham should be restricted to the local need identified by the Parish Council of up to 100 homes over 20 years.

Yours sincerely,



Ian Goddard

Copy to:

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