

**Report to Annual Town Assembly  
20th April 2011**

**Keith Watts**  
**Borough Councillor for Whitchurch**

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**Housing Need in Whitchurch**

Total	1 Bed Flat	2 Bed Flat	1 Bed Bungalow	2 Bed Bungalow	2 Bed House	3 Bed House	4 Bed House	5 Bed House	Sheltered
111	25	10	4	10	4	41	3	0	14
100%	23%	9%	4%	9%	4%	37%	3%	0%	13%

- In 2010 only six new homes were built here
- None of those were affordable homes to rent
- We don't know how many local people want to buy a home in Whitchurch

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**What have I been involved in?**

- Planning
- Housing
- Parks and Facilities
- Highways & Transport
- Royal Mail
- NHS
- Grants
- Training

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**Affordable Homes for Whitchurch**

The rules are changing but I know of 3 ways to get additional affordable homes built:

- Private developers provide a proportion of new homes to a Housing Association
- The Borough Council may form a partnership with a Housing Association for mixed housing
- The Town Council could promote a rural "exception" for a small group of new houses

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**Royal Mail – free pick-up?**

- "As Executive Resolution Manager I am writing to sincerely apologise for the concern this matter continues to cause. To confirm, the intent in 2009 was for Royal Mail to offer a 'free to access' local collection facility on an on going basis. However, the system used proved to be unreliable and so we are currently trying to find an alternative way of providing a consistent level of service which is compliant for all Royal Mail users." (11 March 2011)
- "To confirm we are trying to balance a request from the council and local residents for access to any undelivered mail in line with our legal requirements within our Licence. This must be compliant with all users of Royal Mail, rather than a local arrangement in place for residents of Whitchurch and Overton." (8 April 2011)

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**Planning**

- Decisions on Planning Applications (Development Control)
- Forward Planning to 2026 (Local Development Framework)

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## Planning Decisions in March 2011

- 127 Applications were determined in March
- 7 of those decisions were made by a Committee of elected Councillors
- 120 decisions were made by Planning Officers

Applications go to Committee if opposed by four neighbours or at the request of two Borough Councillors

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## Policies cited for canopy porch



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## Development Control cases 2010-11

- |                           |                          |
|---------------------------|--------------------------|
| • Waterkeeper's Cottage   | Not in Whitchurch Ward   |
| • Yew Trees Fairclose (2) | •Eli Lilly site          |
| • Temporary Car Park      |                          |
| • Vitacress               | I took no part in        |
| • Chapmansford Farm       | •Twiggy's Farm           |
| • 33 Hillside             | •Testbourne estate fence |
| • Harroway House          |                          |
| • Faulkners Down Farm     |                          |
| • Stable Cottage          |                          |

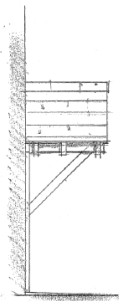
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## Local Development Framework

- SHLAA (Strategic Housing Land Availability Assessment) published in October 2010, **reviewed every year**
- Landscape Capacity Assessment
- Numbers of houses to be planned for
  - in Basingstoke & Deane
  - in Whitchurch
- Core Strategy
- Site allocations (Housing and Employment)

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## Stable Cottage, Chapmansford

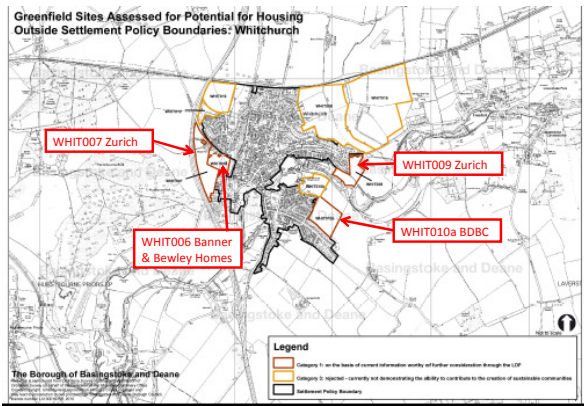


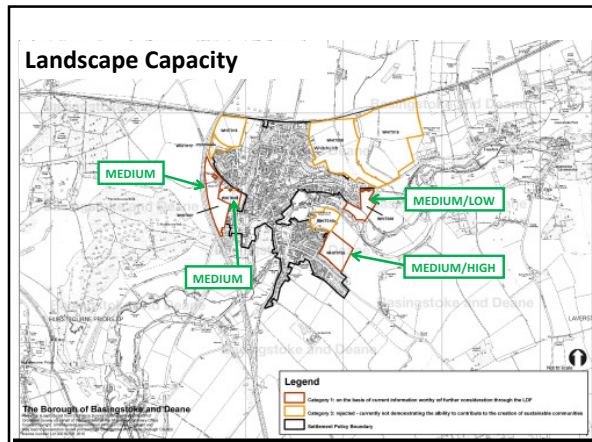
- Barn conversion to a cottage in 2006
- Retrospective application to retain a canopy porch erected without planning permission
- The applicant did not know that "permitted development rights" had been withdrawn

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## SHLAA

Greenfield Sites Assessed for Potential for Housing Outside Settlement Policy Boundaries: Whitchurch





## What I will be working for (1)

- A properly planned, properly resourced extension to Basingstoke to meet the needs of its existing residents and any others attracted by new employment opportunities
- No 'dispersal' of homes to Whitchurch to meet the needs of Basingstoke or other towns
- Containment of the Town of Whitchurch south of the railway, east of the A34 and west of the present boundary up the valley

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## LDF timetable (meetings in public)

- Decision on overall housing numbers and 'strategic sites' for development
  - Planning & Infrastructure 21<sup>st</sup> July 2011
  - Council Cabinet 26th July 2011
- Core Strategy 'pre-submission' document
  - Planning & Infrastructure September 2011
  - Cabinet September / October 2011
  - Full Council 13<sup>th</sup> October 2011
- Consultation on Core Strategy 'pre-submission'
  - November / December 2011

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## What I will be working for (2)

- Whitchurch should grow only to the extent that Whitchurch folk who want to live here can find suitable homes ["zero net migration"]  
*This does not mean that no-one will be let in or out*
- INCLUDING, in the early years, sufficient social houses to reduce to a minimum the waiting list of local people in housing need
- An earlier start on new building than 2014

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## Core Strategy timetable

- Submission to Secretary of State – April 2012
- Examination in Public by Inspector – July 2012
- Receipt of Inspector's Report – October 2012
- Adoption of Core Strategy – November 2012
- Site Allocations 2014
- Delivery Development Plan 2014

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## What I will be working for (3)

- Selection of site WHIT006 in Blosswood Lane for mixed private and social housing
- Resisting development of the Council's land at The Knowlings (site WHIT010a) unless there is a solution to the traffic problems
- Opposing any development of sites east of the town such as WHIT009 by The Gables
- With the Town Council, to find an 'exception' site for building up to 25 small homes

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