



**VISION FRAMEWORK**  
**Land South of Titchfield Lane**  
**WICKHAM**



# Contents

Catesby Estates	03
The Site and Location	04
Planning Context	04
Site Photo Analysis	06
Site Sustainability	08
Access and Movement	10
Site Features	12
The Emerging Masterplan	14
Climate Change	16
Public Engagement	18
Other Matters and Conclusion	20

Document Status	FINAL
Revision	E
Author	AKP
Issue Date	12/04/2021

Copyright: The contents of this document must not be copied or reproduced in whole or in part without the written consent of Catesby Estates plc. All plans are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office Crown copyright license number 100022432 Catesby Estates Plc.



# Catesby Estates plc

part of Urban&Civic

**Catesby Estates is a specialist strategic land promotion business. Our projects are located throughout the country ranging from large urban extensions to sensitively designed residential schemes on smaller edge of settlement sites.**

Recognising the individuality of every site, Catesby Estates seek to work very closely with local communities, key stakeholders and the Local Planning Authority to create the most mutually beneficial and sustainable schemes.

Catesby Estates are promoting the land south of Titchfield Lane in Wickham for a new residential allocation on behalf of the landowners.

The Site is ideally positioned within a suitable and sustainable location for future residential development, in accordance with national and emerging local planning policies. The site has no constraints preventing development and is considered to be a deliverable site for housing in the short term.

This document brings together the outcome of studies undertaken to date, and explains how the constraints and opportunities of the site can inform a positive vision for the delivery of circa 220 new homes and supporting open space.

This document has been produced as part of a submission to Winchester City Council in response to the Strategic Issues and Priorities consultation. What is presented in this document is not intended to be a fully worked-up scheme, but illustrates an option to show how development of the site can be: flexible to respond to the housing allocation requirement for Wickham; is deliverable; and is achievable within a this sustainable location.



## The Site and Location

Wickham is a large village in Hampshire and (as a direct line distance) lies approximately 4.8 km north of Fareham. The village is also within 20km of the larger cities of Portsmouth, Southampton and Winchester all of which offer a large range of services and facilities.

Wickham is categorised as a district centre and has a number of education, community, retail, recreation and sports facilities as well as comprising sustainable public transport and movement modes (further detail between pages 8 - 11). Wickham is most notable for its medieval market square which is the second largest in the country.

The village is within close proximity to the local highway network with the A334 and A32 roads providing connections onto the A31, M27 and M23.

The Site itself is located to the north west of Wickham and comprises a single agricultural field. The Site's northern boundary comprises mature woodland and rear gardens of dwellings situated off Titchfield Lane. To the east the Site is bounded by a mature woodland belt and Winchester Road (A334). The southern boundary is defined by rear gardens of dwellings situated off Park Place. A private track and farmsheds abut the western boundary, which are to the rear of Park Place Farm Nursery.

The Site and wider area are connected by a series of public rights of way (PRoW) routes. A public footpath connects users from Titchfield Lane through to Park Place and Winchester Road. The most notable foot/cycle/bridleway in the village is the Meon Valley Trail a locally popular leisure route which connects Wickham to West Meon.

## Planning Context

Winchester City Council will need around 14000 new homes over the next plan period.

Wickham is identified as a District Centre providing for its residents as well as the surrounding areas. It is therefore a sustainable location which is capable of accommodating growth to address a share of both localised and plan wide housing needs.

The village has a thriving community with access to sport facilities, community spaces, GP services and primary education. There is a retail centre which is well used and is an important part to village life.

Previous development strategies have sought to deliver development which supports the evolution of the sustainable settlement which includes proposals which will maintain and improve its role and function as a district centre.

Land south of Titchfield Lane is appropriately located to provide easy access to the key services and facilities. It provides an opportunity to deliver a landscape led scheme which can deliver appropriate nitrate mitigation and on site biodiversity net gains.

The Site is capable of being delivered as a whole or in phases to respond to Wickham's housing requirement.

The site is capable of delivering a mix use scheme which could include older person housing, including assisted living and care facilities.

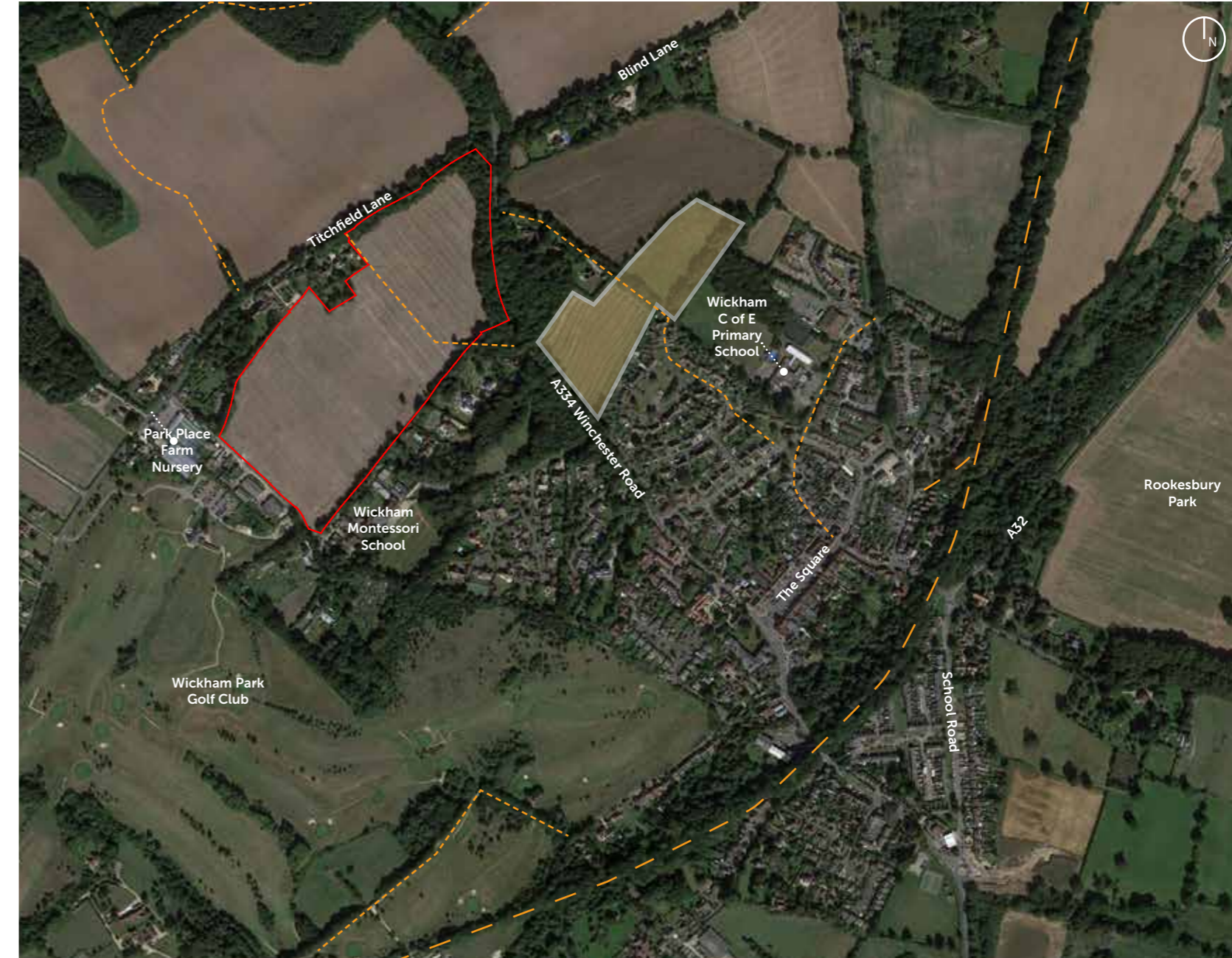
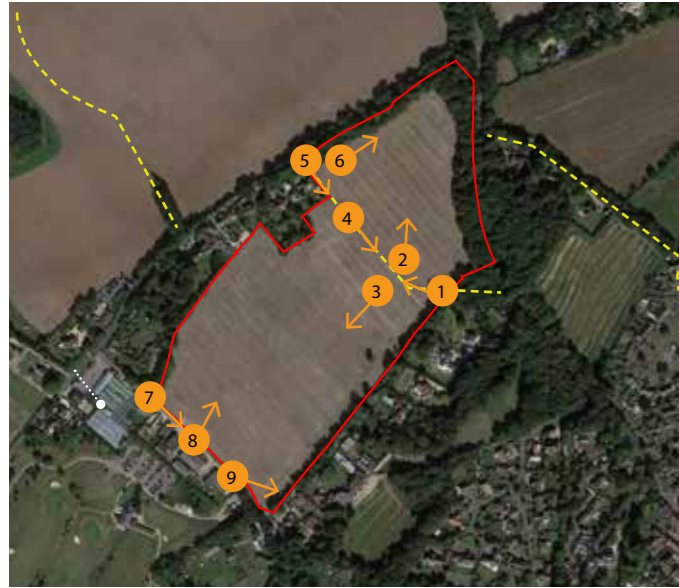


FIG 1. Aerial Site Location and Immediate Context



# Site Photo Analysis



1. View north west from public footpath



2. View north east from public footpath



3. View towards the south west from public footpath



4. View towards the southern boundary from public footpath



5. View south from Titchfield Lane public footpath entrance



6. View east from Titchfield Lane entrance



7. View south east from adjacent track to the west



8. View north east from adjacent track



9. View towards south west corner from adjacent track



# Site Sustainability

Easy access to existing local facilities and services can support the sustainability of a site. Increased population in an area can also support the sustainability and viability of existing and new services and facilities to serve the local community.

The Site is situated within a short walking distance (within 1 km) to the majority of Wickham’s local services and facilities (as illustrated at Fig 2).

The Site lies adjacent to both Park Place Farm Garden Nursery and the Wickham Montessori School, as well as being within 0.5km of Wickham Park Golf Club.

Wickham C of E Primary School is located approximately 0.7 km east of the Site at Buddens Road and can be accessed by way of existing footpaths from the site. The nearest Secondary School is Swanmore College of Technology, approximately 4km (direct line distance) north of the Site in Swanmore and accessible by bus services operating directly adjacent to the site.

In terms of healthcare and community facilities, Wickham Surgery, Damira Wickham Dental Practice, Wickham Skatepark, Wickham Community Centre and Scout Group are grouped together off Houghton Way - just north of the primary school.



Other sport and recreation facilities in the village include Wickham Recreation Ground and Cricket Club to the south east. The village will see additional sports and recreation facilities built to the east of Mill Lane on allocation site WK2.

Local retail facilities can be found in and around The Square - the second largest medieval market square in the country. The Square features a bank, pharmacy, local supermarkets, cafes, pubs and other independent stores. It is used throughout the year to host fetes, fairs and festivals for the community.

Other notable facilities include Chesapeake Mill, a Grade II Listed flour mill (now a retail store and cafe) and St Nicholas Church, one of the oldest buildings in the village dating back to the twelfth century.

Further employment and retail facilities can be found in Fareham and the cities of Winchester, Portsmouth and Southampton, all of which can be accessed by public transport modes.

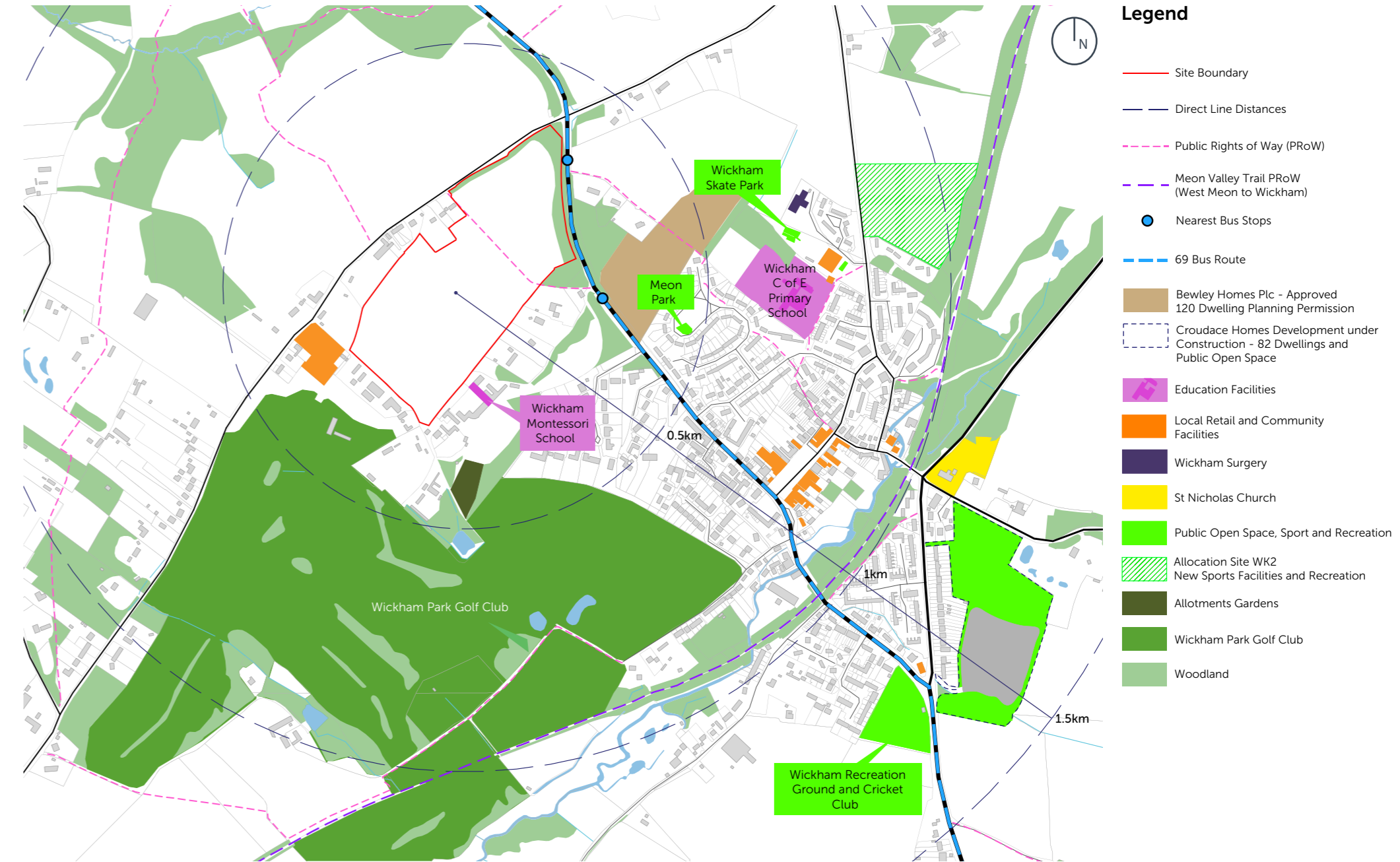


FIG 2. Local Facilities Analysis Plan



# Access and Movement

The following summarises the wider access and movement context and considerations for the Site.

## Public Rights of Way & Meon Valley Trail

The Site and the wider area are connected by a series of public rights of way (PRoW). A public footpath crosses the Site and connects users from Winchester Road to the east with Titchfield Lane to the north. The most notable footpath in the village is the Meon Valley Trail (foot,cycle and bridleway) situated 1km south east of the Site which connects Wickham to West Meon via a 17km route on the path of a former railway line.

## Public Transport

The nearest bus stops to the Site are located along Winchester Road immediately on the eastern boundary of the site. The stops are served by the Stagecoach South No.69 bus operating between Winchester and Fareham Railway Station (via Twyford, Fair Oak, Bishops Waltham, Swanmore College of Technology, Waltham Chase, Wickham and Crockerhill). Buses operate an hourly service Monday to Saturday.

Fareham Railway Station is on the West Coastway Line situated 5.6 km (direct line distance) south of the Site and as mentioned above is accessible by the no.69 bus:

- South Western Railway operate one train per hour to London Waterloo (via Eastleigh), one train per hour to Southampton Central and two trains per hour to Portsmouth and Southsea. In addition they operate a half hourly service to Portchester, Cosham, Hillsea, Fratton and Portsmouth & Southsea.
- Southern operate one train per hour to London Victoria, one train per hour to Brighton and two trains per hour to Southampton Central.
- Great Western Railway operate one train per hour to Portsmouth Harbour and one train per hour to Cardiff Central.

## Local Highway Network Analysis

A number of local road routes provide connections from the Site to the wider highway network.

Locally, Titchfield Lane links onto Winchester Road (A334) at the north eastern corner of the site. The A334 is one of the main through routes serving Wickham and connects to the A32 to the south of the village. The A32 provides direct connection to the M27 at Junction 10 opening easy links to Fareham (4.8 km from the Site), and the cities of Portsmouth and Southampton.

## Proposed Site Access

The primary vehicular access into the Site (Fig 4) will be taken from Titchfield Lane in the form of a new 'T-Junction'. The location of this access has been carefully selected in dialogue with arboricultural specialists. It is possible to form the junction without significant loss of trees.

The existing public footpath into the Site (south west corner of the Site onto Winchester Road) will be retained which can provide safe and convenient access to the main facilities and services within Wickham. An additional pedestrian link from the site towards the bus stops on Winchester Road will also be explored.

Initial assessments based on data relating to consented schemes within the vicinity of the Site, indicate that traffic flow could be improved in the Blind Lane/ Winchester Road Junction.



FIG 3. Proposed Site Access Location



FIG 4. Proposed Site Access from Titchfield Lane

# Site Features

Following analysis of environmental and technical features of the Site the following table and plan (Fig 5) confirm that there are no significant physical, environmental or technical constraints to developing the site for residential use. This plan underpins the design principles and illustrative masterplan section of this document.

Feature	Summary
<b>Landscape and Arboriculture</b>	<ul style="list-style-type: none"> <li>The Site comprises one agricultural field.</li> <li>The boundaries of the field are characterised by mature tree / woodland planting and rear property boundaries of dwellings and buildings fronting Titchfield Lane and Park Place. This creates a strong sense of visual and physical enclosure to the site.</li> <li>The western boundary by contrast is open and to the adjacent lane. new boundary planting will be a positive addition to this boundary.</li> <li>A baseline tree survey has been undertaken of the Site identifying category A,B,C or U trees, as well as confirming the root protection areas for those trees.</li> <li>Two potential veteran trees, with suggested buffer zones, have also been identified within the woodland group adjacent to Titchfield Lane.</li> <li>A group TPO covers the woodland tree belt adjacent to Titchfield Lane and Winchester Road.</li> <li>A no build buffer of at least 15m should be provided adjacent to the TPO woodland belt.</li> <li>The woodland boundaries would benefit from active management. Any proposal for this site would include a woodland management plan as part of the overall landscape and ecology strategy.</li> </ul>
<b>Topography</b>	<ul style="list-style-type: none"> <li>The Site has a generally gentle topographical fall from Titchfield Lane to the south and south west.</li> <li>The high point on the Site is at approximately 59m AOD within the tree belt adjacent to Titchfield Lane.</li> <li>The lowest point is at the south western corner at around 45.5m AOD.</li> <li>The south western corner of the site has contours that are around 1:15 or steeper.</li> <li>Sustainable drainage features will seek to work with the low points of the site contours.</li> </ul>
<b>Flood Risk and Sustainable Drainage</b>	<ul style="list-style-type: none"> <li>The Site is located in EA Flood Zone 1 (Low probability of flooding from rivers or sea).</li> <li>Existing field drains are located along some of boundaries.</li> <li>Sustainable drainage features such as ponds and swales will be located at the lowest points of the Site within open spaces and any existing water courses/ drains and water bodies will be retained and integrated.</li> <li>Drainage outfall will be explored in further detail as proposals progress.</li> </ul>

Feature	Summary
<b>Highways, Access and Public Rights of Way</b>	<ul style="list-style-type: none"> <li>The field is currently accessed from an agricultural field gate on the western boundary via a private land adjacent to Park Place Farm Nursery. This link will be closed.</li> <li>A new vehicular access is proposed from Titchfield Lane (location choice described on page 11 above). This will take the form of a new 'T-Junction'.</li> <li>A Public Right of Way (PRoW) crosses the site from Titchfield Road through to Park Place and Winchester Road. This will be retained in situ within any proposed development.</li> <li>To enhance access to the bus stops on Winchester Road and towards the PRoW to the east, a no dig pedestrian route through the eastern woodland belt will also be explored.</li> <li>Within the site a range of new pedestrian routes will be explored.</li> </ul>
<b>Ecology</b>	<ul style="list-style-type: none"> <li>Habitats of elevated value include the hedgerows and mature trees.</li> <li>Overall the Site has opportunities for protected species. If found these will be safeguarded and appropriate habitats created within the masterplan.</li> <li>Significant opportunities exist for on-site biodiversity enhancement, to satisfy policy requirements of 10% net gain, through green infrastructure provision as part of the masterplan's open space network.</li> <li>The biodiversity and landscape approach will seek to positively mitigate nitrates to a policy complaint neutral position.</li> </ul>
<b>Heritage and Archaeology</b>	<ul style="list-style-type: none"> <li>Park Place at the south of the study site is largely screened from view by existing landscape features. Additional buffer planting would be positive along this boundary.</li> <li>Little Park Mansions has inter-visibility with the site. It is recommended that buffer planting is provided along the site boundary in this location.</li> <li>Two potential Roman roads cross the site. The road entering from the north is more definite. The road from the north west is much more tentative. It is not essential to design for the Roman road positions although it would be a positive benefit if reflected in the design in some way.</li> <li>Development proposals will carefully consider the setting of the heritage assets to ensure that these are protected.</li> </ul>

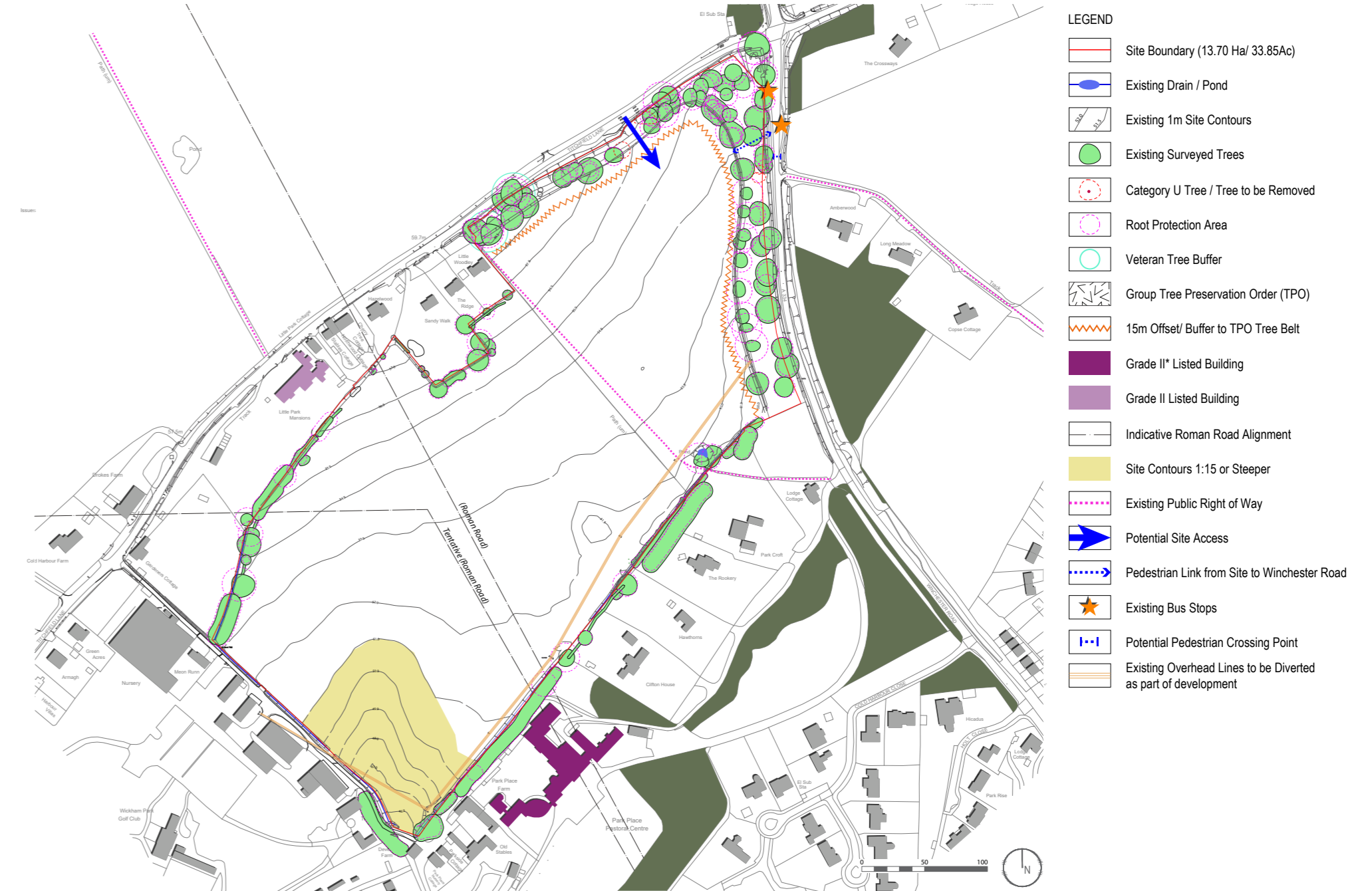


FIG 5. Site Features Analysis Plan



# The Emerging Masterplan

Responding to the technical analysis Fig 6 illustrates one potential development option for the site which offers the potential for balanced and sustainable growth in Wickham.

## Adopting a Landscape Led Approach

1. Retaining and providing a minimum 15m no build buffer to the existing woodland tree belt adjacent to Winchester Road and Titchfield Lane.
2. Preserving a wide landscape, open space and visual corridor between the two off-site listed buildings, preserving their setting and historic importance. This corridor also preserves the possible historic routes of the now lost Roman Road alignments, which can be re-presented by rows of tree planting.
3. Providing a wide landscape, open space corridor around the existing public right of way. A community orchard could be provided within this corridor space.
4. Street tree planting throughout the development area as well as public realm spaces can provide either hard or soft landscape opportunities enhancing the overall character of the development.
5. Sustainable drainage features to be placed around the lowest topographical points on the site.
6. Children's play features can be included within the extensive open space network.
7. The Site boundaries will all be enhanced by new landscape buffer planting, supporting biodiversity and the amenity of neighbouring properties.
8. Up to 50% of the Site will be retained as Green Infrastructure to support this approach.

## Connected and Permeable

9. A new access will be formed from Titchfield Lane into the Site. The position has been carefully selected to support maximum tree retention and character of Titchfield Lane.
10. A new street through the Site will provide access to a hierarchy of side streets, lanes and private drives. All streets, and particularly the main street will contain tree planting.
11. A range of new leisure footpath routes can be looped around the Site, and connecting to the existing footpath route, supporting health and well being objectives. Pedestrian routes will be provided directly onto Winchester Road which will support access to the adjacent bus stops, local facilities and services within Wickham.

## Phased Housing Delivery

The concept masterplan indicates an holistic and comprehensive design approach with the potential to accommodate circa 220 dwellings in a mix of types tenures and sizes, 40% of which will be affordable housing. The proposals could include older person housing including assisted living and care facilities.

However the Site can also be delivered in smaller phases to meet the number of homes needing to be delivered in Wickham.



FIG 6. Emerging Concept Masterplan Option



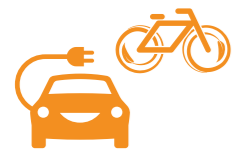
# Climate Change

Recognising the Council's status in relation to mitigating and adapting to climate change, the development proposals can take significant strides towards reducing greenhouse gas emissions. The following sustainability strategies can be implemented as part of the development approach.



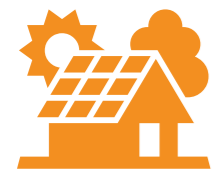
## Reduction in Carbon Emissions

Homes will be designed in accordance with the energy hierarchy to reduce carbon emissions below the current regulations with reference to the interim building performance standards set out in the Future Homes Standard Consultation. Design features to be included on site that will support this Carbon reduction include:



## Low Carbon Transport

The development can facilitate the use of low carbon transport through the provision of EV charging and ensuring all new homes have access to secure cycle storage facilities.



## Smart Adaptable Homes

Homes will be designed for future adaptation and will be able to incorporate smart energy systems to facilitate efficient energy use, battery technology and energy generation. Technology to support home working will also be installed reflecting the recent and emerging changes in working patterns created by Covid 19 Pandemic.



## Climate Resilient Design

Buildings and infrastructure, such as drainage solutions, will be designed and constructed to take into account the long term impacts of climate change including changing temperatures and rainfall extremes.



## Sustainable Materials

Home designs will specify the use of sustainable materials, considering the whole life cycle of materials to reduce the embodied carbon of the development.



## Low Energy Infrastructure

To reduce energy use and carbon emissions the development will be designed to include low energy infrastructure where possible, such as LED street lighting and solar powered features.



## Water Efficiency

Water efficiency measures such as low flow toilets, shower heads and water butts will contribute to achieving the water consumption rate of 110 litres per day in accordance with the national higher water efficiency standards.



## Improving Site Biodiversity

Through the enhancement and creation of site habitats the development will provide a minimum of 10% net gain in biodiversity minimising the impact of climate change on habitats and species on Site. The development shall also provide a nitrate positive development to ensure the ongoing protection of the Solent.



## Reducing the Risk of Overheating

Homes will be designed using overheating assessments. These take into account rising temperatures and make design recommendations such as building and window orientation to mitigate the risk of overheating as a result of climate change.



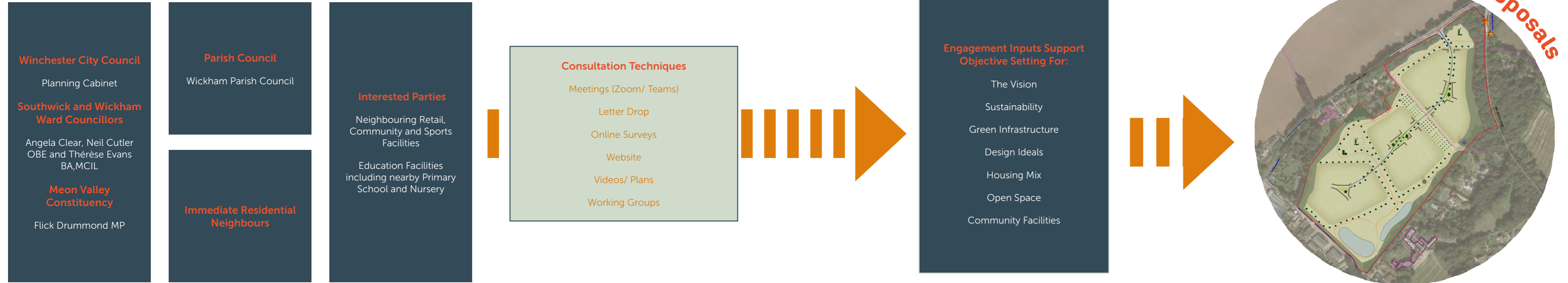
## Flood Risk and Surface Water Drainage

The Site is located in Flood Zone 1 and the development will include Sustainable Drainage Systems to manage surface water and are designed to take into account climate change in accordance with national guidance.



# Public Engagement

Catesby Estates are committed to fully engaging with stakeholders and the public. The following diagram illustrates our anticipated approach comprising early engagement and regular dialogue to inform our approach.





## Other Matters and Conclusion

The NPPF and the Government’s growth agenda seek to ensure that sufficient land is available in the most appropriate locations to increase housing supply, support growth and boost home ownership.

Reflecting its proximity and sustainable connections to Wickham, land west of Winchester Road is one of the most suitable and sustainable locations available to accommodate new residential development.

The Site is available for development and is promoted by an established residential land promoter with a demonstrable track record of early delivery within the local area. The Site can make a significant contribution to housing supply within five years and should be identified for allocation in the Site Allocations Plan.

### Deliverability

To be considered deliverable, sites should meet the following tests:

- Be Available
- Be Suitable
- Be Achievable

Land at to the west of Winchester Road satisfies each of the NPPF criteria as follows:

### Available

Catesby Estates Plc has secured legal agreements with the landowners of the Site to promote their land for residential development.

The Site is therefore within the control of Catesby Estates Plc, who are committed to the delivery of circa 220 new homes in this sustainable location. If the Site were allocated in the Site Allocations Local Plan, Catesby Estates Plc would seek to prepare and apply for planning permission immediately.

### Suitable

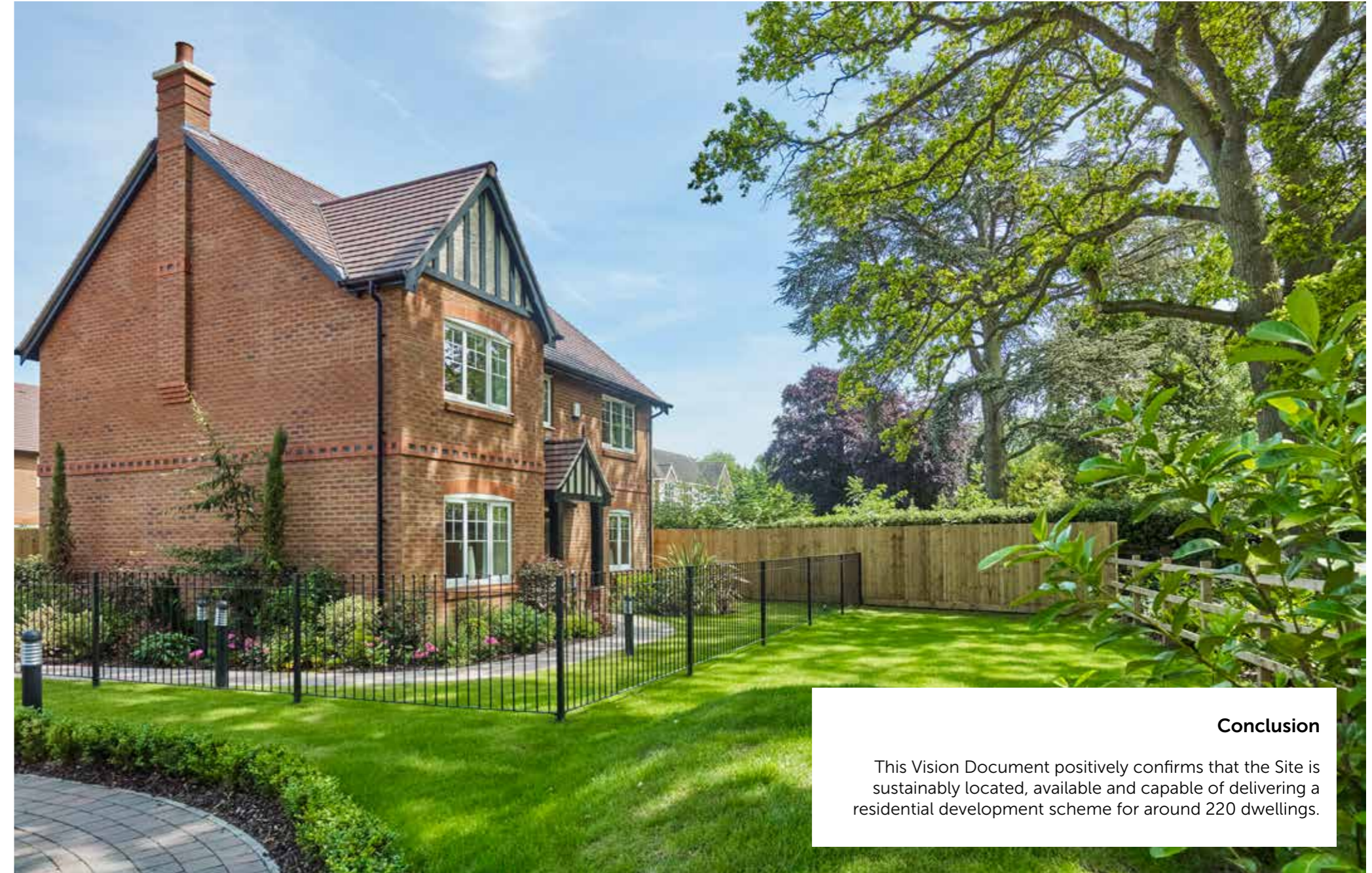
The Site is suitable for housing development because it:

- Is situated in a sustainable location in close proximity to local services and facilities;
- Has no identified constraints that would prevent it from coming forward for residential development;
- Will deliver significant public benefits in addition to new housing including much needed affordable housing, enhancing the existing footpath networks and increasing biodiversity habitats.

### Achievable

The concept masterplan illustrates that the Site could deliver circa 220 new dwellings which would make a significant contribution towards meeting the housing needs of Winchester City Council in a sustainable location.

This Vision Document demonstrates that the Site has no restricting constraints for development.



### Conclusion

This Vision Document positively confirms that the Site is sustainably located, available and capable of delivering a residential development scheme for around 220 dwellings.



---

Catesby Estates plc

part of Urban&Civic



HEAD OFFICE: Catesby House, 5B Tournament Court, Edgehill Drive, Warwick CV34 6LG  
T: +44 (0)1926 836910 | E: [info@catesbyestates.co.uk](mailto:info@catesbyestates.co.uk) | W: [www.catesbyestates.co.uk](http://www.catesbyestates.co.uk)

SOUTH EAST OFFICE: Arena Business Centres, The Square, Basing View, Basingstoke, RG21 4EB  
T: +44 (0)1256 637914 | E: [info@catesbyestates.co.uk](mailto:info@catesbyestates.co.uk) | W: [www.catesbyestates.co.uk](http://www.catesbyestates.co.uk)