



THAKEHAM

*Land at Paddock View,
Littleton*

Vision Document
October 2024

Net zero carbon homes proposed in a highly sustainable and unconstrained location on the edge of Littleton.





Contents

- 04 The vision
- 06 The right location
- 10 Emerging site masterplan
- 12 Delivering net zero carbon homes
- 14 Building the right homes for Littleton
- 16 Promoting sustainable and active transport
- 18 Enhancing the natural environment
- 20 Health and wellbeing
- 22 Delivering a place we can be proud of



Thakeham's vision is to create beautiful places where people want to live, living in harmony with the natural environment and with sustainability at its heart.

A net zero carbon community where people are able to walk and cycle to nearby facilities; a place that is well-integrated into the existing landscape and community to help create a more sustainable place for people to live.

The illustrative masterplan is truly landscape-led, preserving and enhancing existing habitats whilst providing residents with a natural, green environment.

OUR DEVELOPMENT AT LAND AT PADDOCK VIEW, WILL INCLUDE:

- c. 120 net zero carbon homes
- 40% of all homes will be affordable
- At least 10% Biodiversity Net Gain, swift bricks and hedgehog highways
- Landscaping and planting within the development
- Public open spaces, including allotments, orchard and wildflower meadow
- Sustainable Drainage Systems
- New farm shop to enhance community engagement

The Vision



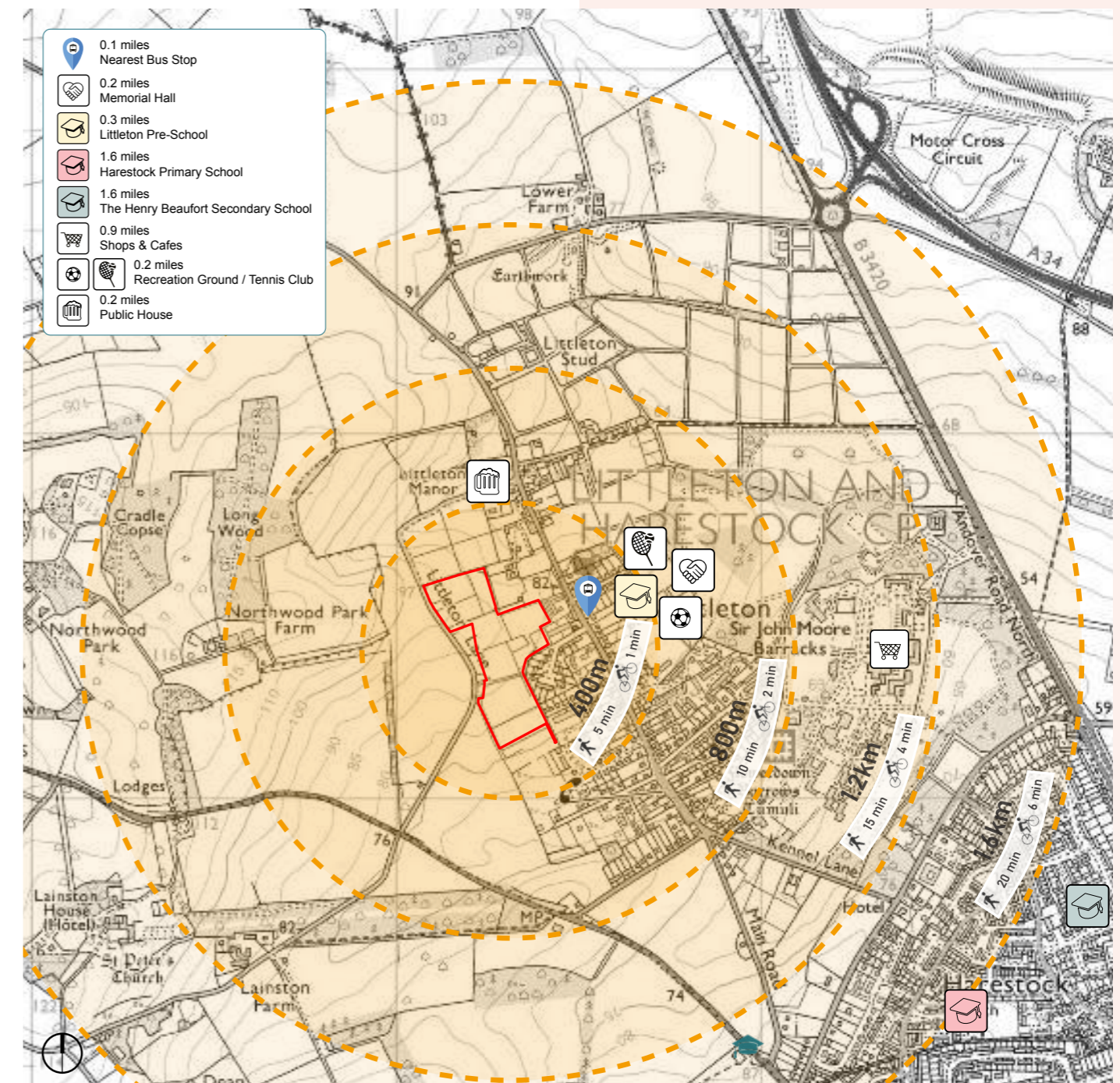


Land at Paddock View is located directly adjacent to the north western edge of Littleton, a sustainable settlement in the District.

The Site is located in close proximity and is well connected to local facilities and services. The Site also has easy access to bus stops on Main Road, with the closest approximately 90m from the proposed Site access. These bus stops provide good public transport links to Broughton, Stockbridge and Winchester

WITHIN CLOSE PROXIMITY TO THE SITE ARE:

- Memorial Hall (and pre-school)
- Running Horse Pub
- Church of St Catherine's Littleton
- Littleton Tennis Club
- Littleton Bowls Club
- Littleton & West Hill Cricket Club



Constraints & opportunities

Following an assessment of the Site's constraints and opportunities, the Site is confirmed to be available, suitable and achievable.

CONSTRAINTS

The following constraints have been identified:

- Littleton Conservation Area is north of Site boundary
- Existing trees and hedgerows along boundaries, providing a buffer for existing homes in the east.
- Area of TPO located south east of the Site.

OPPORTUNITIES

The following opportunities have been identified:

- Create a sustainable extension to the northwest edge of Littleton
- Mitigate flooding through a landscape-led approach to masterplanning which integrates blue and green infrastructure.
- Deliver a sensitively designed residential development which fits into the surrounding context.
- Provide pedestrian and cycle permeability which integrates the proposals into the existing movement network and built context.
- Provide new community-run farm shop for the benefit of the whole village.



Indicative masterplan



- 1** Residential neighbourhood will be set within the landscape framework with focal tree lined route.
 - 2** New recreational walking routes and trim trails set within open green space, linking through the residential neighbourhood to promote healthy living initiatives and connectivity.
 - 3** New farm shop to enhance community engagement.
 - 4** Orchard, allotments and wildflower meadow to encourage sustainable initiatives in the community.
 - 5** Enhancement of existing trees and hedgerows to promote Biodiversity Net Gain.
 - 6** Generous provisions of new public open green spaces with a Locally Equipped Area of Play and new pond feature.
 - 7** Vehicular, pedestrian and cycle access from Paddock View.
 - 8** Emergency access from Littleton Lane.
- Site Boundary**
8.045ha / 19.879 acres
 - Primary access**
 - Secondary access**
 - Pedestrian / Cycle routes**

Delivering net zero carbon homes



Computer Generated Image. Indicative only and subject to change

- 1 Air Source Heat Pump
- 2 Energy efficient appliances
- 3 EV charger
- 4 Hedgehog holes/highway
- 5 Improved air tightness, solar protection & thermal insulation
- 6 Improved insulation
- 7 Low energy lighting
- 8 Solar PV panels pre wired for battery storage
- 9 Swift brick
- 10 Water saving devices & waste water recovery



All homes at Paddock View will be net zero carbon – leading the way nationally, well ahead of any major housebuilders.

This means that they will combine ultra-high energy efficiency with renewable technology, such as solar panels, air source heat pumps, waste water heat recovery, rainwater harvesting, fast electric vehicle charging points (to all homes) and more.

As a result, homes will be designed to contribute towards their own energy needs, cancelling out the carbon they produce. A win for the planet – and a win for the residents, who will enjoy significantly lower energy bills as a result – increasingly important to wellbeing as the cost of living rises.



ZERO BILLS



We are currently partnering with Octopus Energy to deliver zero bills homes at our Templegate site in Sussex. These homes feature additional solar panels and a battery enabling customers to live in a comfortable, warm home with no energy bills for at least five years.



Thakeham thinks carefully about the communities we create and the homes we deliver.

We will always deliver a sustainable and inclusive community through the provision of homes that meet a range of needs, including first time buyers, downsizers, families and those needing affordable homes.

Throughout our history, Thakeham has always delivered schemes which respond positively and in compliance with policy requirements for affordable homes, and we will continue to do so. As a trusted partner, Thakeham is already delivering for housing associations and local authorities across the South East and in 2023, we delivered around 600 affordable homes across the South, including new net zero carbon affordable homes.

PROPOSALS FOR PADDOCK VIEW LANE INCLUDE:

- 40% affordable homes for local people
- The affordable homes will provide a mix of tenures to meet local need and align with Government policy
- Affordable homes will be tenure blind, to exactly the same quality standards and external finish as the private homes and distributed around the development to create a genuinely mixed community
- Homes for first time buyers
- Homes that provide comfortable and secure living, including adaptable and accessible dwellings in response to policy requirements to meet varying needs
- Homes for families to grow locally
- Homes for downsizers
- All homes delivered will be net zero carbon – tackling both the climate emergency and cost of living crisis

*Building the right homes
for Littleton*





Meeting the challenges of the climate emergency is not just about net zero carbon homes.

It is about the places we create, delivering development in accessible locations and promoting sustainable modes of transport.

Paddock View provides an unrivalled opportunity to deliver homes on the edge of Bisley in a location which would encourage the use of sustainable travel.

The location of the Site so close to local facilities means that it will be quicker and easier to get to shops, schools and community facilities by walking and cycling, rather than using the private car. Bus Stops to Broughton, Stockbridge and Winchester are also located within direct proximity of the Site entrance, providing further opportunities for future residents to utilise non-car modes of transport. This not only promotes healthy and active lifestyles but also reduces the use of the private car and the associated environmental impacts.

Thakeham will also explore the potential for a site-specific electric vehicle car club scheme, further reducing the scheme's impact on the environment and will deliver an EV Charging Point to every home.

The environmental impact of private cars will be reduced, but beyond that, communities will be more connected to their landscape, and to each other.



Promoting sustainable & active travel





Enhancing the natural environment

LANDSCAPE-LED MASTERPLAN

Our approach to landscape-led placemaking involves incorporating the existing natural assets, as well as protecting landscape views, into all our schemes, creating a carefully considered development which integrates naturally into the wider landscape and enhances local connectivity.

GREEN AND BLUE INFRASTRUCTURE

The places we create give priority to green and blue habitats, delivering Biodiversity Net Gain (BNG) and supporting local wildlife whilst also enhancing social interaction, health and wellbeing.

Biodiverse developments, with access to green and open space, not only create places abundant with wildlife and natural beauty but also create an opportunity to connect them with nature.

Communities can gain from the mental health, physical health and social benefits the natural environment provides. They are also more resilient places for people and nature, able to better cope with winter storms, summer heat waves and even local air pollution.

BIODIVERSITY NET GAIN AND HABITAT CREATION

Paddock View will deliver at least 10% BNG. This means that there will be a demonstrable improvement in natural habitats and nature overall, as a result of the proposals.

Thakeham will create a nature-rich place by protecting valuable existing habitats, enhancing existing habitats through good management practices, and creating new biodiverse habitats.

In addition to our BNG commitments, Thakeham will also deliver further habitats creation, such as:

- Hedgehog highways in fences
- Deliver one swift brick per home, on average, across the development
- Deliver bird and bat boxes in new buildings



EDDIE & ELLIE

Thakeham will also launch our award-winning educational programme, Eddie and Ellie, in local Primary Schools.

Thakeham's Eddie & Ellie's Wild Adventures programme is our award winning, holistic ecology programme aimed at supporting Year 3 Primary Pupils. The programme follows the life cycle of a development to deliver a series of in school activities and site visits, using a children's book as springboard into a number of National Curriculum topics. The programme has been developed in conjunction with education specialists at West Sussex County Council, teachers, parents and of course children, as well as the Surrey Wildlife Trust.





*Putting health &
wellbeing at the heart of
the community*



Creating places that enable people to live happier and healthier lives is at the heart of our vision for sustainable placemaking and community creation.

Whether creating jobs, homes, or school spaces, we believe that well-planned communities have the power to change lives for the better. Paddock View is our chance to improve community wellbeing in the district for generations to come.

This community would be a gateway to healthy lifestyles and wellbeing; with a series of pedestrian and cycle routes nestled within the local network of green and blue spaces/habitats. There will also be abundant opportunities for healthy, outdoor recreational activities around the new open spaces.

Having somewhere safe and secure to call home is at the core of personal wellbeing. Whether as an individual or a family, it is our homes that give us the security and opportunity to enhance our lives. Good quality housing in a range of tenures allows people to take a step onto the ladder, forge new lives together, start and raise families, and grow old independently.

Our legacy would be an inspirational blend of health, wellbeing, productivity and a new benchmark of what sustainable placemaking can provide.





*Delivering a place we
can be proud of*

Thakeham is a pioneering community creator at the forefront of placemaking in the UK.

We deliver high quality developments, designed for sustainable living and firmly rooted in community values. Our industry-leading focus on building net zero carbon homes and cohesive, empowered neighbourhoods has led us to become a leading homebuilder in the south of England. We're proud to bring quality homes, infrastructure and amenities together to help people and planet thrive.

Striving to enhance the quality of life for those in and around our developments, we implement a comprehensive Social Value strategy for every scheme, working to provide local people of all ages with opportunities, training and upskilling.

Paddock View represents an opportunity to deliver a development which showcases our core expertise and focus, comprising sustainable development and cohesive communities.

At every stage, Thakeham's approach supports a lasting legacy – for people, places and planet.



*At Thakeham, we have
an opportunity and a duty
to create amazing places;
we are driven by a passion
to deliver a legacy for
many to enjoy and that
we are proud of.*

Rob Boughton,
CEO of Thakeham





THAKEHAM

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