

Land South of Lower Chase Road, Waltham Chase

Bargate Homes

Vision Document | April 2022



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1 | Introduction

This Vision Document has been prepared by Pegasus Group on behalf of our client, Bargate Homes, to promote Land south of Lower Chase Road, Waltham Chase as a proposed housing allocation for around 90 dwellings through Winchester City Council's emerging Local Plan (2018 – 2039).

The document begins by setting out a summary of the emerging Local Plan and a brief overview of Bargate Homes and their completed developments at Forest Road in Waltham Chase. It then provides a contextual and site analysis, before presenting an initial concept masterplan for the site which demonstrates its suitability as a housing allocation that is both deliverable and sustainable.

Emerging Winchester District Local Plan (2018 – 2039)

Winchester City Council (WCC) is currently preparing a new Local Plan. As part of the planned growth for the District over the next 17 years to 2039, WCC has identified that Waltham Chase should deliver 90–100 additional homes.

WCC are now working with Parish Councils, and asking them to review the sites identified within the recently published Strategic Housing and Employment Land Availability Assessment (SHELAA) that would help deliver the planned growth.

During the Call for Sites undertaken in 2021, Land south of Lower Chase Road was promoted for development (site reference SH11). This document sets out a vision for the future of the site as a sustainable extension to the village of Waltham Chase.



Images of Hawthorn Grove and Hornbeam Road developments at Forest Road



1 | Introduction

A brief overview of Bargate Homes and VIVID is provided below:

“ Bargate Homes was established in 2006 to be a truly differentiated homebuilder in its product and guiding principles. In 2019 we became a subsidiary of VIVID, one of the largest housing associations in the south of England, we are passionate about the design of our developments and homes.

Our house types differ site by site, looking to reflect the local area, with further differentiating finishes of brick, render and hung tiles, set in landscaped spaces with areas to relax and play. We share a sense of duty to give back to the communities in which we develop and genuinely leave a positive legacy for future generations.

VIVID’s vision is “More homes, bright futures” and at the heart of this is helping customers improve their wellbeing and life chances.

We’re one of the largest housing associations in the south operating across Hampshire, Surrey, Berkshire and West Sussex, with 31,000 homes and delivering services and support to 72,000 customers. We have one of the strongest development programmes amongst housing associations in England, ranked 8th in Inside Housing’s Top 50 Biggest Builders 2020 and with ambitious plans to deliver 17,000 homes by 2030. We provide homes across a wide range of tenures to meet the different needs and circumstances of people in the region.

Alongside our business, VIVID Plus is our charitable arm established this year, bringing added support to customers and communities for the long-term.

”

Further details can be found at www.bargatehomes.co.uk and www.vividhomes.co.uk

Previous Bargate Homes Developments at Waltham Chase

Bargate Homes have a track record of delivering high quality housing developments within Waltham Chase. Bargate are proud to have worked collaboratively with Shedfield Parish Council and the local community from site selection stage through to the planning applications and the delivery of their developments at Forest Road.

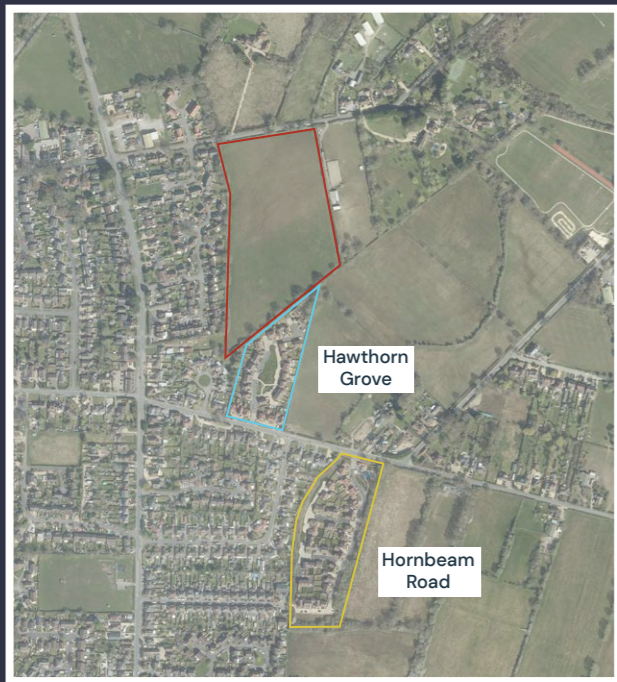
Their Hawthorn Grove development lies to the north of Forest Road on the eastern edge of the village, and comprises 37 no. 1 – 4 bedroom homes focused around a central open space.

Hornbeam Road lies to the south of Forest Road and comprises of 44 no. 2 – 4 bedroom homes and a children’s play area.

2 | The Site

The site is located on the eastern edge of Waltham Chase and extends to approximately 4.3 hectares (10.6 acres). It lies to the south of Lower Chase Road, east of Winchester Road and north of Forest Road. The boundary of Shedfield Parish runs along the eastern edge of the site.

The site is currently in agricultural use with a field gate access from Lower Chase Road. Existing residential development at The Ridings lies to the west and the completed Bargate Homes Hawthorn Grove development lies to the south, through which the subject site would be accessed. Agricultural fields and buildings lie to the north and east.



Previous Bargate Homes Developments at Hawthorn Grove and Hornbeam Road



Plan showing panoramic views on following pages



Site Location Plan

Key

- Site Boundary





3 | Settlement Analysis

Waltham Chase is a large village located a similar distance from the cities of Winchester, Portsmouth and Southampton. It lies close to the larger market town of Bishops Waltham to the north. The village has a range of services and facilities making it a sustainable location for development and future growth.

In 2021, as part of the Local Plan preparation, WCC undertook a Settlement Hierarchy Review (SHR) which comprises an assessment of facilities and services available within each settlement to help formulate the settlement hierarchy across the district.

A points-based system was used to rank the settlements, with points scored for the presence/frequency of services and facilities. As a result of this exercise, Waltham Chase is ranked 9th out of the 48 settlements assessed and grouped under the second tier category of 'Market Towns and Larger Villages' with a score of 30.

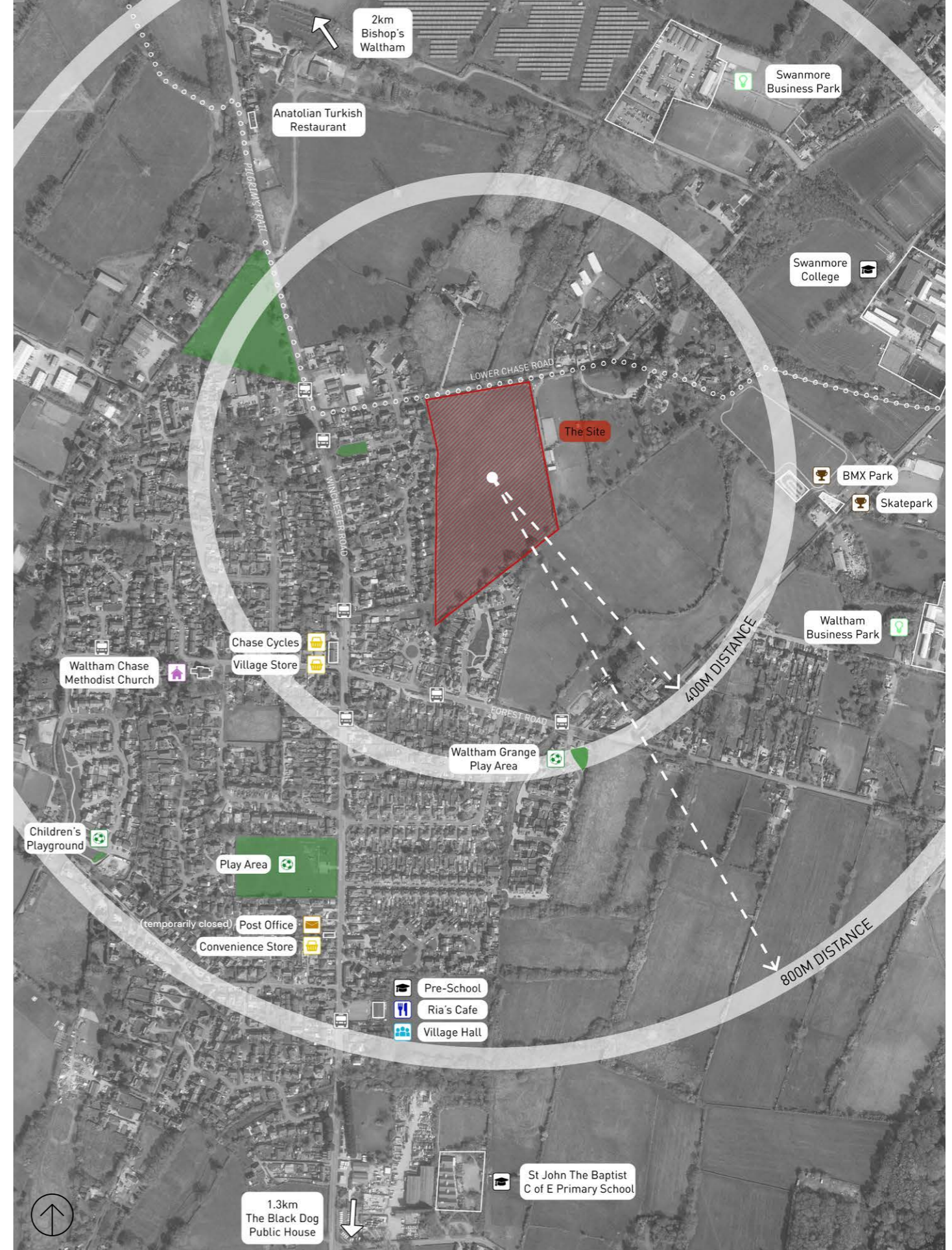
Para 1.4 of the SHR 2021 states that:

"The classification of towns, villages and rural settlements is an important tool in planning terms, for purposes of supporting the implementation of local plan policies. Settlements that are in a higher tier of the hierarchy will often be more sustainable locations for new development, because residents would be able to access a greater range of services and facilities more easily, without the need to travel by private car which is the least sustainable form of transport and which adds most carbon emissions the reduction of which is a key council objective in achieving carbon neutrality by 2030."

As illustrated on the plan adjacent, the site is located in close proximity to a range of the village's key services and facilities and represents a sustainable location for development.

Key facilities and services include:

- ◊ Two convenience stores: Waltham Chase Village Stores approximately 335m southwest of the site and Waltham Chase Convenience Store approximately 680m southwest of the site;
- ◊ Waltham Chase open space and play area approximately 600m southwest of the site;
- ◊ Waltham Chase Village Hall approximately 765m south of the site;
- ◊ St John the Baptist C of E Primary School approximately 1,000 metres south of the site;
- ◊ Swanmore College approximately 650m east of the site; and
- ◊ Bus services providing links to Bishops Waltham (X9, 69, X17), Eastleigh (X9), Winchester (69), Fareham (69), and Petersfield (X17), as well as services to educational facilities such as Havant and South Downs College, Waterlooville (SD4 - First), and Peter Symonds College, Winchester (691 - Stagecoach). Stops for bus services in the village are mainly located along Winchester Road and Forest Road. The closest bus stops to the site are located at Forest Gardens approximately 300m to the south.



Local Facilities Plan

- Key
- ▭ Site Boundary
 - ▭ Public Open Space
 - ▭ Building Outline
 - ▭ Bus Stop

4 | Site Analysis

In order to inform the Concept Masterplan, an initial site analysis has been undertaken to identify key constraints and opportunities, as illustrated on the plan opposite.

Key constraints and opportunities include:

- ◊ Boundary trees and hedgerows, including trees subject to Tree Preservation Orders (TPOs) along the western boundary of the site;
- ◊ Foul and surface water drainage cutting across north-west corner of site;
- ◊ Areas of low risk surface water flooding;
- ◊ Amenity of existing residential properties to west and south;
- ◊ Long distance views are restricted due to existing dwellings, planting and the topography of the site. Development proposals can respond to near views through appropriate masterplanning to include opportunities for landscaped areas and the creation a soft green edge along the site's eastern boundary and interface with the strategic gap;
- ◊ Opportunity for vehicular and pedestrian access through Bargate Homes' development to the south at Hawthorn Grove, linking to Forest Road.



Site Assessment Plan

Key

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> Site Boundary Existing Bargate Development (Hawthorn Grove) ● Existing Trees and Hedgerows ● Trees with a Tree Protection Order (TPO) Existing Countryside Interface | <ul style="list-style-type: none"> ↔ Existing Agricultural Access ↔ Potential Vehicular Access Link ↔ 0.5m Contours EA Flood Zone 3 EA Flood Zone 2 EA Surface Water Flooding - High Risk | <ul style="list-style-type: none"> EA Surface Water Flooding - Low Risk Boundary with Existing Residential Properties ↔ Overhead Power Line Pilgrims Trail Long Distance Route Existing Sewer with 3m Easement |
|--|---|---|

5 | Conceptual Masterplan

The Concept Masterplan presented on the plan on the adjacent page breaks the masterplan down into clear land use zones highlighting the distribution of open space and residential development area.

The framework allows for around **90 new homes**, mostly family housing with a proportion of affordable housing. A mix of dwelling types will be provided to respond to policy requirements and market demands. The gross density based on the total site area is 20.9 dwellings per hectare (DPH) at a level suitable to this edge of settlement location and reflective of previous developments within Waltham Chase.

The design concept has been determined by the desire to create a high quality, well connected new neighbourhood. The

design process has adopted a landscape led approach with the developable areas determined by the retained landscape features and desire to buffer and provide a new attractive edge of settlement pattern to the east.

Green infrastructure links are at the heart of the concept and have been designed to enhance their natural qualities as a counterpoint to the built form. The intent is for the scheme to link seamlessly into the Hawthorn Grove development to the south.

The key features of the Conceptual Development Framework are set out as follows:

- ◇ Around **90 new homes**.
- ◇ Provision of affordable housing and a mix of tenure and house types to meet local needs.
- ◇ Vehicular and pedestrian access from the Hawthorn Grove development to the south meeting highway standards.
- ◇ Opportunity to provide additional pedestrian access to Lower Chase Road.
- ◇ Retention of existing trees and hedgerows (other than partial hedgerow removal to facilitate the site access), complemented by additional planting set within a high-quality landscape and green infrastructure framework.
- ◇ Provision of a landscape buffer on the eastern edge of the site defining a new edge of settlement and appropriate interface with the adjoining countryside and settlement gap.
- ◇ Landscape corridors to the west to buffer existing trees of merit and TPOs as well as offering separation to properties on The Ridings.
- ◇ Attractive entrance space at the south of the site offering a sense of arrival and landscaped gateway into the new development.
- ◇ Provision of a suitable play area within the site to serve the new and existing community.



Conceptual Development Framework Plan

- Key
- Site Boundary
 - ▨ Existing Bargate Development (Hawthorn Grove)
 - Development Area
 - Existing Trees
 - Trees with a Tree Protection Order (TPO)
 - Sewer Easement

5 | Concept Masterplan



PROMOTION SITE

Site Access

Access is to be provided through Bargate Homes' existing development to the south at Hawthorn Grove. This site provides a priority junction to Forest Road with 2.4m x 43m visibility splays. The Hawthorn Grove on-site road is 5.5m wide throughout the scheme. There is also a footway on both sides of the on-site road for much of its length and there is provision for these to be extended should the need arise. Car parking is provided on-plot throughout Hawthorn Grove with further visitor layby parking available.

Bargate Homes have retained control of land within Hawthorn Grove that extends beyond the turning head between Plots 13 and 14.

Bargate's Transport Consultants, i-Transport have assessed this access route and are of the view that there is no reason why this road cannot be simply extended into the northern site to provide a "safe and suitable access for all users". They have confirmed that the additional quantum of development proposed should be readily achievable from a simple extension of the Hawthorn Grove site access road.

They have also advised that there should be no need for a second vehicle or indeed an emergency access (i.e. there is no need to provide an access onto Lower Chase Road), albeit consideration may need to be given to providing a loop road within the new scheme, in a similar format to that which has been provided in Hawthorn Grove.



6 | Summary & Conclusions

Waltham Chase is a large village with a range of services and facilities, including a primary school, and is a sustainable location for housing, being identified as falling within the 'Market Towns and Larger Villages' tier of WCC's settlement hierarchy.

Land south of Lower Chase Road is in a highly sustainable location adjacent to the settlement boundary and within 400m of the village centre. This vision document has demonstrated how the site could be brought forward to deliver around 90 homes, including affordable housing.

Development would round off the existing development to the south, reducing encroachment into the Swanmore/Waltham Chase strategic gap. Furthermore, there are opportunities to retain existing boundary trees and vegetation and introduce areas of open space and buffers along the site's northern and eastern edges as part of a sensitive masterplanning approach.

Bargate Homes enjoys an established and successful relationship with both Winchester City Council and Shedfield Parish Council and boasts an enviable track record of the delivery of quality and bespoke residential developments. Their Hawthorn Grove development provides a unique opportunity for the site to be accessed from this built development (via the existing access onto Forest Road) rather than from Lower Chase Road.

The site has been assessed favourably in WCC's SHELAA, being deliverable and developable with no significant constraints identified. It can provide all of the housing growth identified by WCC on a single sustainable site and deliver a sensitive and high-quality development of new open market and affordable housing and should be allocated for development within the emerging Winchester Local Plan.

Expertly Done.