

Wickham Omission Sites

SHELAA reference number	Respondent number	Comment	Officer comment
WI02 and WI06	ANON-KSAR-NKJV-A	<p>Land at Mill Lane, Wickham</p> <p>The submitted Vision Document (enclosed) demonstrates that there are limited constraints affecting the site. There are no national environmental designations on the site, with the Wickham Conservation Area some 400m south of the site.</p> <p>Existing woodland around the edge of the site and individual trees around the site perimeter are the subject of tree preservation orders. Proposed development at the site will seek to retain these trees, respecting their root protection areas.</p> <p>There is an existing water main on site, which can be incorporated into the development proposal.</p> <p>The site is a gateway to both Wickham and the adjacent South Downs National Park, and in response the northern part of the site will be retained as an open area, with the potential for new copse and tree planting to act as a landscape buffer along the northern boundary of the residential development.</p> <p>The site falls within the Hampshire County Council (HCC) Mineral Consultation Area but this is not considered to be a constraint to development. It is noted that in response to an application for 120 dwellings adjacent to the site, which was approved on 24 June 2019 (ref 17/02615/FUL), HCC stated that the overlap of the minerals and waste consultation area was minimal and raised no objection.</p>	<p>The Council has considered further the approach to development at the settlement of Wickham itself and the proposed Reg 19 Plan includes proposed allocations for about 100 homes on two new allocations at the settlement of Wickham itself. Further information is set out in the <i>Development Strategy and Site Selection</i> Background Paper.</p>

		<p>Access to the site can be provided from Mill Lane, which may require widening along part of its length. Discussions regarding this and related drainage issues are ongoing with HCC with a range of opportunities under consideration. Bloor Homes will be seeking to provide pedestrian access along Mill Lane to the southern boundary of the site. The site is able to link into the network of public rights of way, including to the nearby South Downs National Park.</p> <p>Key opportunities</p> <p>The site provides a range of opportunities, details of which are set out in the attached Vision documents but which can be summarised as:</p> <ul style="list-style-type: none">• Provision of around 100 new homes, including affordable homes to support local services and facilities and sustain the town• Provision of a variety of house types and sizes• Open spaces, including play areas, would be provided within the development with a larger open area potentially to the north of the development, adjacent to the South Downs National Park• Provision of appropriate supporting infrastructure including parking, EV charging, drainage and landscaping• Potential to provide new allotments• Potential to provide additional car parking for the adjacent doctor's surgery, which is an opportunity unique to this site given its relationship with the Surgery	
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		<p>the Mill Lane site, providing energy efficient homes within a high quality sustainable design that takes account of and integrates with its surroundings.</p> <p>Bloor Homes will seek to provide at least 10% Biodiversity Net Gain through the development of an integrated landscape and ecological strategy for the site (incorporating sustainable drainage). The design would also take account of the site's proximity to the South Downs National Park.</p> <p>As the site is currently in agricultural use, there is potential to provide nutrient neutrality measures through its use as public open space. Should additional mitigation be required, a variety of options are available to ensure the development is nutrient neutral.</p> <p>Living well:</p> <p>Land at Mill Lane is within 15-minutes walking distance of the market square, primary school, health centre, community centre and playing fields, providing opportunities to access facilities and services on foot and by cycle. It is also located immediately opposite the proposed recreation ground.</p> <p>From the market square there are regular bus services to Winchester and Fareham. The local plan should be looking to identify development opportunities such as is afforded by this site to create accessible neighbourhoods within all of the settlements in the district.</p> <p>The site is also well located to provide access to outdoor recreation and the natural environment through the integration of public open space within the development, including a large area to the north, and through its location close to South Downs National Park and the Meon</p>	
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		<p>Valley Trail.</p> <p>Homes for All:</p> <p>Bloor Homes is committed to providing high quality housing, with a mix of types and sizes to be provided, including affordable housing to meet the needs of local residents.</p> <p>The site has the potential to deliver 40% affordable housing as set out within draft policy. The site is outside the catchment of the River Itchen SAC, hence the level of affordable housing that could be provided would be greater than that of those sites which fall within that catchment.</p> <p>The accompanying Vision Document provides more detailed information on the benefits of the site and how the site can successfully deliver circa 100 dwellings. The Vision Document demonstrates that there are no technical constraints to development and with appropriate planting, the development can be assimilated into the landscape. As a suitable site for development (as confirmed by the SHELAA) the next version of the plan should allocate the land for new homes to meet local needs.</p> <p>Mill Lane assessment in the Integrated Impact Assessment:</p> <p>Winchester City Council commissioned LUC in May 2020 to carry out an Integrated Impact Assessment (IIA), and Habitats Regulations Assessment (HRA) of the emerging Winchester District Local Plan. The IIA comprised of a Sustainability Assessment (SA), incorporating Strategic Environmental Assessment (SEA), Health Impact</p>	
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		<p>Assessment (HIA) and Equalities Impact Assessment (EqIA).</p> <p>Appendix F of the IIA presents the detailed site assessment proformas for each of the site options appraised.</p> <p>Within the Integrated Impact Assessment Report (Appendix F) the Mill Lane site has been assessed (ref: W102 and W106) against a series of objectives. For the category 'Biodiversity and Geodiversity', the site is assessed as 'significant negative'. This is on the basis that the site is located within a SSSI Impact Risk Zone for residential planning applications, that it is within 500m of a locally designated wildlife site or ancient woodland and is within a priority habitat.</p> <p>Whilst the site is located within the SSSI Impact Risk Zone for Botley Wood and Everett's and Mushes Copses and Waltham Chase Meadows SSSI, given the distance between the site and these designations It is considered unlikely that the development at Mill Lane would adversely affect either site.</p> <p>There are no locally designated wildlife sites on or adjacent to the site. It is noted that there is deciduous woodland, a priority habitat, close to the site. It is considered unlikely that the development at Mill Lane would adversely affect locally designated sites or priority habitats. The proposed scheme would be designed to retain all trees on site, as far as possible. The provision of additional planting along the northern boundary, including gapping up of the tree line, of the residential development would help to enhance connectivity of green infrastructure in the locality, connecting woodland areas.</p> <p>For the category 'natural resources' the Site is assessed as 'significant negative'. This is on the basis that the majority of the site is greenfield, that a significant proportion of the site is either grade 3</p>	
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		<p>agricultural land or that less than 25% of the site is grade 1 or 2 agricultural land. It also identifies that a significant proportion of the site is within a Minerals Safeguarding Area.</p> <p>Whilst it is acknowledged that the site is greenfield, the site is located in a highly sustainable location. Natural England data indicates that the site is undifferentiated grade 3, which is classed as good to moderate. Detailed surveys will be undertaken to determine the quality of land in due course.</p> <p>Whilst the site falls within the Hampshire Minerals and Waste Local Plan Mineral Consultation Area, this is not considered to be a constraint to development. It is noted that in response to an application for 120 dwellings adjacent to the site, which was approved on 24 June 2019 (ref 17/02615/FUL), HCC stated that the overlap of the minerals and waste consultation area was minimal and raised no objection.</p> <p>Wickham Parish Council comments:</p> <p>Wickham Parish Council shortlisted five sites in its response to Winchester City Council, including Mill Lane and provided a number of observations in respect of the potential for land to be identified in Wickham. These sites are set out in Development Strategy and Site Selection 2022.</p> <p>With regard to the parish council's comments Bloor Homes has the following response:</p> <ul style="list-style-type: none">• The Mill Lane site has the potential to provide 40% affordable housing, contributing to local need	
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		<p>Four other sites were shortlisted by Wickham Parish Council, and we wish to make the following comments.</p> <p>WI03 Land at Southwick Road/School Road</p> <p>The Integrated Impact Assessment suggests that whilst the site scores a minor positive benefit in relation to health and wellbeing there are minor negatives associated with the site in terms of climate change mitigation (IIA1), transport and air quality (IIA2) and access to facilities and jobs (IIA7). The site scores less favourably than Land at Mill Lane.</p> <p>WI09 Land at Wickham Park Golf Club</p> <p>The Integrated Impact Assessment identifies that whilst there is a minor positive benefit in relation to health and wellbeing (IIA4), there are significant negative effects associated with the site in terms of biodiversity and geodiversity (IIA9) and natural resources (IIA12). The site scores less favourably than Land at Mill Lane.</p> <p>WI11 Land North of Amberwood</p> <p>The Integrated Impact Assessment identifies that the site scores similarly to Land at Mill Lane.</p> <p>WI24 Mayles Farm, Mayles Lane</p> <p>The Integrated Impact Assessment identifies significant negative scores in relation to biodiversity and geodiversity (IIA9) and natural resources (IIA12), minor negative scores in relation to climate change mitigation (IIA1), travel and air quality (IIA2) and services and facilities</p>	
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		<p>(IIA7) with a minor negative uncertain score in relation to landscape (IIA10). The site scores less favourably than Land at Mill Lane.</p> <p>Conclusion</p> <p>With the exception of the Land North of Amberwood site, the Land at Mill Lane site performs better in assessment terms than any of the other sites shortlisted by Wickham Parish Council. If additional housing is brought forward in Wickham, Land at Mill Lane is one of the best and most sustainable sites that is available for development. It is considered that it better relates to existing facilities in Wickham than Land North of Amberwood and offers advantages that the Land North of Amberwood site cannot, including the potential to provide additional car parking for the doctor's surgery and its immediate proximity to the proposed recreation ground.</p>	
WI19	<p>ANON-KSAR-NKUC-2</p> <p>BHLF-KSAR-N8RJ-K</p>	<p>Little Park Farm, Titchfield Lane, Wickham</p> <p>Additional material supplied</p> <p>Site Promotion and Deliverability</p> <p>2.1 Our client controls Land South of Titchfield Lane, which consists of approximately 13.9 hectares of agricultural land to the south east of Titchfield Lane and south west of the A334, to the north west of the existing settlement.</p> <p>2.2 The subject land represents a sustainable and suitable site for residential development and is promoted for allocation in the emerging Local Plan. The land has been promoted through the 'call for site's process, and is identified in the 'Strategic Housing Land Availability Assessment 2020' ('SHELAA'), and the Integrated Impact Assessment ('IIA') (2022), with site reference WI19.</p>	

2.3 A range of technical surveys and master planning work has been progressed in relation to this site. This has confirmed that it is not subject to 'hard constraints' or major / long-term infrastructure requirements, which would impede its development or undermine its viability. Accordingly, the site is therefore considered to be 'deliverable' (as defined in the NPPF Annex) and can contribute to the supply of land for new homes, within five years.

Site Characteristics

2.4 As indicated, Land South of Titchfield Lane lies to the south east of Titchfield Lane, and south west of the A334. The land is very well contained by existing tree lines and vegetation and adjoins a variety of existing uses. This includes the curtilages of a number of large residential dwellings, alongside the Wickham Montessori School and the Park Place Pastoral Centre. To the south is situated the Park Place Farm Nursey and Tea Room, beyond which is located the Wickham Park Golf Club. As such, the site is bound on three of its boundaries by existing built form and woodland.

2.5 With respect to its broader location, the site is proximate to the recently approved scheme, Land to the North East of Winchester Road1. This has extended the settlement to the north west, further adding to the semi-residential character of this area. Winchester Road provides a pedestrian footway into the village. The site is also proximate to bus stops, which provide convenient access to the services located along 'The Square' within the heart of the settlement (as well as Fareham and the wide range of services located there).

2.6 With respect to features and constraints, as noted in the SHELAA 2020, the site is not constrained by prevailing statutory ecological designations. Moreover, having been utilised for arable farming,

		<p>existing biodiversity value will be largely restricted to the boundaries of the site. It is noted that the trees located along the north eastern boundaries of the site (to Tichfield Lane and the A334), are subject to an Area Tree Preservation Order (TPO). As such, careful consideration has been given to the suitability of potential vehicular access points into the site.</p> <p>2.7 Regarding flood risk, the site is located entirely within Flood Zone 1, which indicates that the site is not at material risk of fluvial flooding. The site is situated over 1km away from the boundaries of the South Downs National Park and there is no intervisibility between the site and this designation. The site is also not otherwise subject to any statutory landscape designations. Public views into the site are very limited, owing to the surrounding boundary features. It is notable that 'Park Place' to the south east of the site is Grade II* Listed, whilst the Little Park Mansions building to the west is Grade II Listed. These features are accounted for in the design approach set out in the appended Vision Document (Appendix 2).</p> <p>Settlement Sustainability</p> <p>2.8 Wickham, falling within the 'Market Towns and Rural Area' ('Rural Area') categorisation in the adopted Local Plan Part 1 (LPP1) spatial strategy, and being identified as a 'District Centre' (at Core Strategy Policy DS1), is recognised as a sustainable settlement. It is capable of accommodating growth to address a share of both localised and Plan-wide housing needs. Growth at Wickham is also necessary to bolster the vitality and viability of the services within the village. Indeed, for these reasons, the settlement was apportioned 250 dwellings to be delivered to help meet the LPP1 housing requirement.</p> <p>2.9 The Draft Local Plan proposes to carry forward Wickham's elevated position within the settlement hierarchy. Therefore, taking account of the sustainability of the settlement as a whole, noting the pattern of expansion to the north west of the village, and then</p>	
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		<p>accounting for the suitability of the site (as further explained in these representations), it is considered that Land South of Titchfield Lane should be allocated for a high-quality residential development, comprising a mixture of house types and tenures, to meet housing needs.</p> <p>2.10 New homes should be provided alongside expansive new areas of accessible public open space, landscaping and associated green infrastructure, together with land for biodiversity enhancement and on-site nitrate mitigation.</p> <p>The Proposed Development</p> <p>2.11 Catesby proposes a landscape-led residential development, which is to be provided alongside land for public open space, green infrastructure, biodiversity gain and nitrate mitigation.</p> <p>2.12 Details of the emerging design and the response to the site's characteristics and constraints are set out in the accompanying Vision Document (Appendix 2) and the alternative Concept Masterplan identified at Appendix 3. However, in summary, the proposals comprise;</p> <ul style="list-style-type: none">• Up to 220 dwellings (noting that Catesby would have no objection to a smaller allocation, commensurate with the housing apportioned to Wickham via the Local Plan – a scheme for 90 to 100 dwellings is indicative presented at Appendix 3);• A mix of dwelling sizes and types of which up to 40% will be affordable housing;• Potential specialist accommodation for older people (such as a care home or an 'extra care' facility);• A new safe vehicular access from Titchfield Lane (thereby avoiding the formation of a vehicular access off Wickham Road) and at a point which minimises arboricultural impacts;• Enhanced pedestrian connectivity and access, including to the recently enhanced bus stops on Wickham Road, as well as in	
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		<p>conjunction with existing PROW, thereby providing good pedestrian access to the centre of the village;</p> <ul style="list-style-type: none"> • High-quality open spaces and play areas, linked by safe and convenient pedestrian and routes; <p>A scheme design which responds to landscape considerations and proximate heritage assets, including the possible route of a Roman Road;</p> <ul style="list-style-type: none"> • Buffers to allow for the safeguarding and enhancement of protected trees at the site's boundaries; • Surface water drainage works; • Measures to encourage efficient use of resources such as energy and water; and, • Areas for biodiversity net gain (BNG), alongside nutrient mitigation measures. <p>2.13 As the accompanying Vision Document indicates, a key priority for the proposals is to achieve effective pedestrian connectivity, both to public transport opportunities and to the centre of the settlement. This will ensure successful integration with the existing village and shall provide future residents with convenient access to the various services and amenities that Wickham benefits from. In turn, this will help to ensure the vitality of Wickham as an important District Centre, centred on the vibrant Medieval square.</p>	
W103	ANON-KSAR-N8MA-5	Land off Southwick Road, Wickham, Winchester, PO17 6HP	
WI24	BHLF-KSAR-N87B-G	<p>WI24 Additional material supplied</p> <p>Introduction</p> <p>1.1 These representations have been prepared on behalf of Macra</p>	

		<p>Ltd in response to the Winchester City Council Local Plan (Regulation 18) consultation. Comments relate to the Draft Local Plan and supporting evidence base.</p> <p>1.2 Macra Ltd is promoting land at Mayles Farm, Wickham and previously submitted details to the Council in 2021 as part of their Call for Sites. Mayles Farm was assessed in the Strategic Housing Land Availability Assessment under reference SHELAA W124 as both deliverable and developable.</p> <p>1.3 Macra has created a Vision for the site which would help provide one continuous area of public open space between the settlements of Wickham, Knowle and Welbourne. This would become a country park to protect the settlements from the risk of future coalescence and provide considerable benefits to the local community. To enable this Vision, land on the northern part of the site is promoted for residential development to provide new homes adjacent to the existing settlement boundary, as shown below:</p>	
WI25	ANON-KSAR-NKND-V	<p>Site WI25 - Land Between Game lodge & Forest View, Forest Lane, Wickham</p> <p>The above site was submitted to WCC in the April 2021 'call for sites, which, among other sub-headings made express reference to smaller sites, and indeed self-build housing.</p> <p>The WCC DRAFT Regulation 18 Local Plan does not include this site as part of the proposed allocations for Wickham, or indeed any other self-build sites across the district.</p> <p>Site WI25 is for a single self-build dwelling. WCC have identified (through emerging policy H5) a need to account for this type of</p>	<p>The emerging Plan proposes a new requirement for larger sites to include a proportion of custom and self build on larger sites. This will boost supply and assist those seeking a self or custom build home. The Council's obligations are to meet the identified need – not match permissions to those on the register. Therefore it is considered the evidence</p>

		<p>housing (NPPF) in their local plan, which is currently out of date in this regard.</p> <p>This emerging policy H5 is flawed, in so much as it only seeks to provide self-build opportunity on large <50 units sites, as a % of overall unit delivery. This is at odds with the 'demand' for self-build, some 98% of those delivered in WCC jurisdiction to date are for single plot dwellings - the heart self-build demand.</p> <p>In addition, published data and evidence confirms that WCC are failing to meet their statutory legal duty to deliver a sufficient supply of self-build dwellings so as to meet demand arising from their self-build registers.</p> <p>Further, the DRAFT 'new' allocations released by WCC in their Reg.18 local plan include only two sites of less than a hectare, failing to meet the call from the NPPF for 10% of provision to come from such 'smaller sites'.</p> <p>It would therefore, based upon the positive response to the SHELAA, seem that an opportunity exists to; make positive early 'pre-adoption' headway in delivering self-build, redress in part the shortfall of self-build delivery, and also go some way into meeting the call for the provision of smaller sites.</p> <p>In this regard, I would propose that site WI25 be included in the revised allocation schedule.</p>	<p>(and policy) have been prepared in the correct manner.</p> <p>Although few of the new allocations are for sites smaller than one hectare, the overall existing supply does include many more sites which are, and overall the requirement for smaller sites is considered satisfied, with no need to specifically allocate smaller site to meet this requirement.</p> <p>The points regarding sites in Wickham is noted. This has been reconsidered in the proposed submission Plan and details are set out in the Development Strategy and Site Selection Background Paper.</p>
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