

Land at Mill Lane, Wickham
Regulation 19 Consultation Document

Bloor Homes
October 2024

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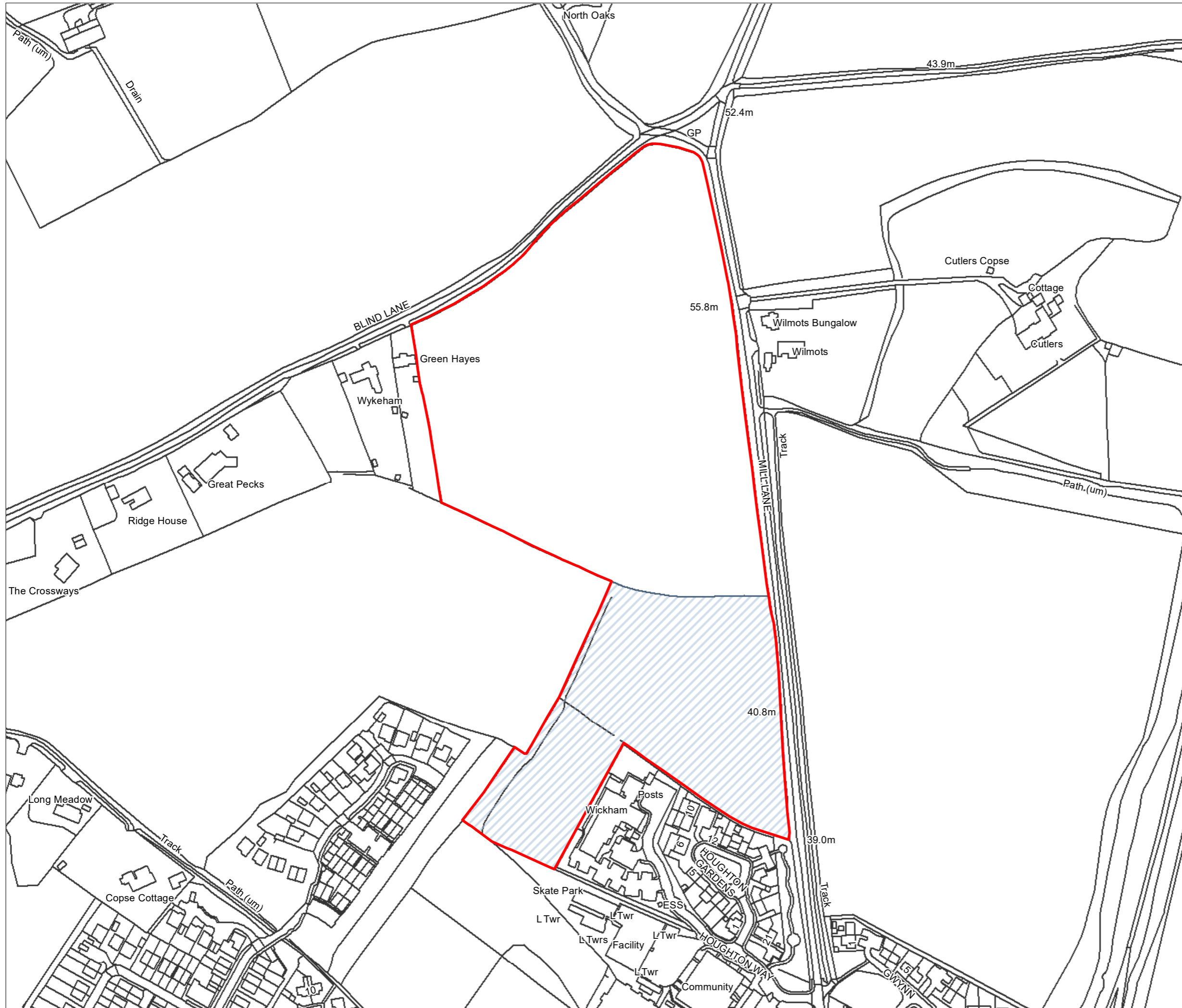
This pack comprises the following:

- 1.0 Site location plan
- 2.0 Vision study

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1.0 Site location plan

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- Site boundary
- Draft allocation WK5

Mill Lane, Wickham
 Bloor Homes Limited

0 100 m

N

Site location

Dwg no/151070/P001	Revision
Status	08 October 2024
Scale: 1:2,500 @A3	Drawn by: JC Checked by: HW

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2.0 Vision study

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Mill Lane Wickham

A VISION

October 2024

BLOOR HOMES



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Mill Lane Wickham

A VISION

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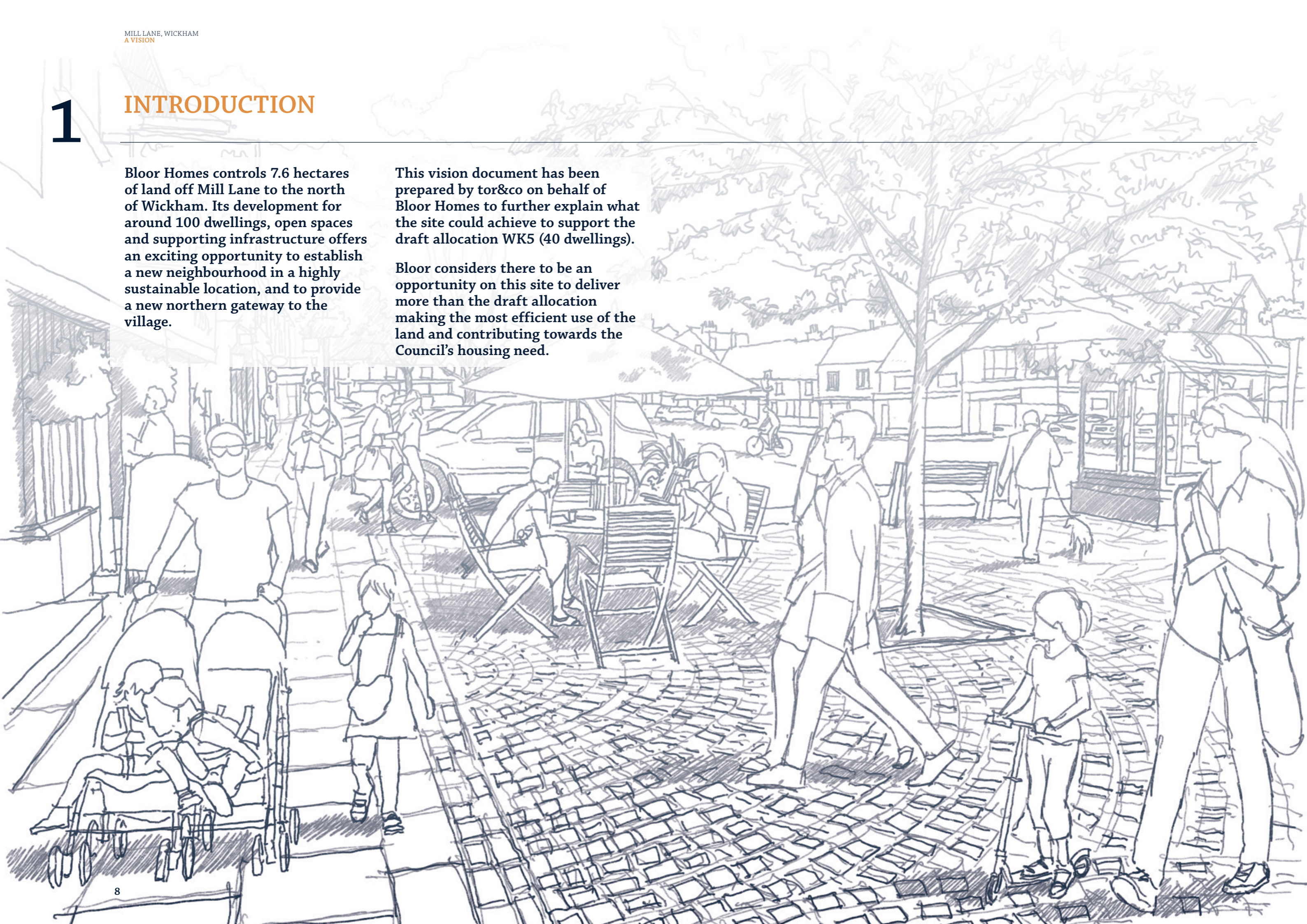
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INTRODUCTION

Bloor Homes controls 7.6 hectares of land off Mill Lane to the north of Wickham. Its development for around 100 dwellings, open spaces and supporting infrastructure offers an exciting opportunity to establish a new neighbourhood in a highly sustainable location, and to provide a new northern gateway to the village.

This vision document has been prepared by tor&co on behalf of Bloor Homes to further explain what the site could achieve to support the draft allocation WK5 (40 dwellings).

Bloor considers there to be an opportunity on this site to deliver more than the draft allocation making the most efficient use of the land and contributing towards the Council's housing need.



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WICKHAM VILLAGE

The village of Wickham is located in Hampshire, around 3.5km north of Fareham and 5km east of Botley. Southampton Airport Parkway is around 18km further to the west. The A32 connects Wickham to J10 of the M27, 3km to the south.

Wickham is a large, attractive village and is classified by the Winchester Local Plan Part 1 as a District Centre (a group of shops/services providing a geographical focus for an urban area). The village includes the second largest medieval market square in England, which the village is built around.

Wickham has numerous local facilities including a wide variety of shops and services in the square, a primary school, surgery, community centre, golf course and a recreation ground. Land to the east of Mill Lane is to be developed for new sports facilities.

Wickham is surrounded by the Meon Valley and marks the start of the Meon Valley Trail, which runs along a closed railway line northwards towards West Meon.

Public transport connections include regular bus services from Wickham Square to destinations including Winchester and Fareham, as well as services to/from Wickham Surgery.

The village is very well served by existing services and facilities, making it a suitable and sustainable location to accommodate a modest amount of additional residential development.



Figure 1: Site location



Wickham Square



Wickham Surgery



The Wickham Centre

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THE SITE

The site under Bloor Homes' control comprises 7.6 hectares / 18.7 acres of agricultural land to the west of Mill Lane, on the northern edge of the village.

The site lies to the north of Wickham Surgery and existing housing and due east of the Bishop's Gardens residential development being brought forward by Bewley Homes.

The existing use of the site is for agricultural land, ALC grade 3.

Topographically, the site rises gently from the south to the north.

The site is broadly three fields/parcels, the southernmost is 0.7 hectares in size, the middle field is 1.8 hectares and the northernmost and largest field, 5.1 hectares.

The area highlighted within the southern portion of the site is allocated in draft within the Regulation 19 Local Plan (Policy WK5 - Land at Mill Lane, Wickham), but Bloor controls a wider interest which provides a greater opportunity.

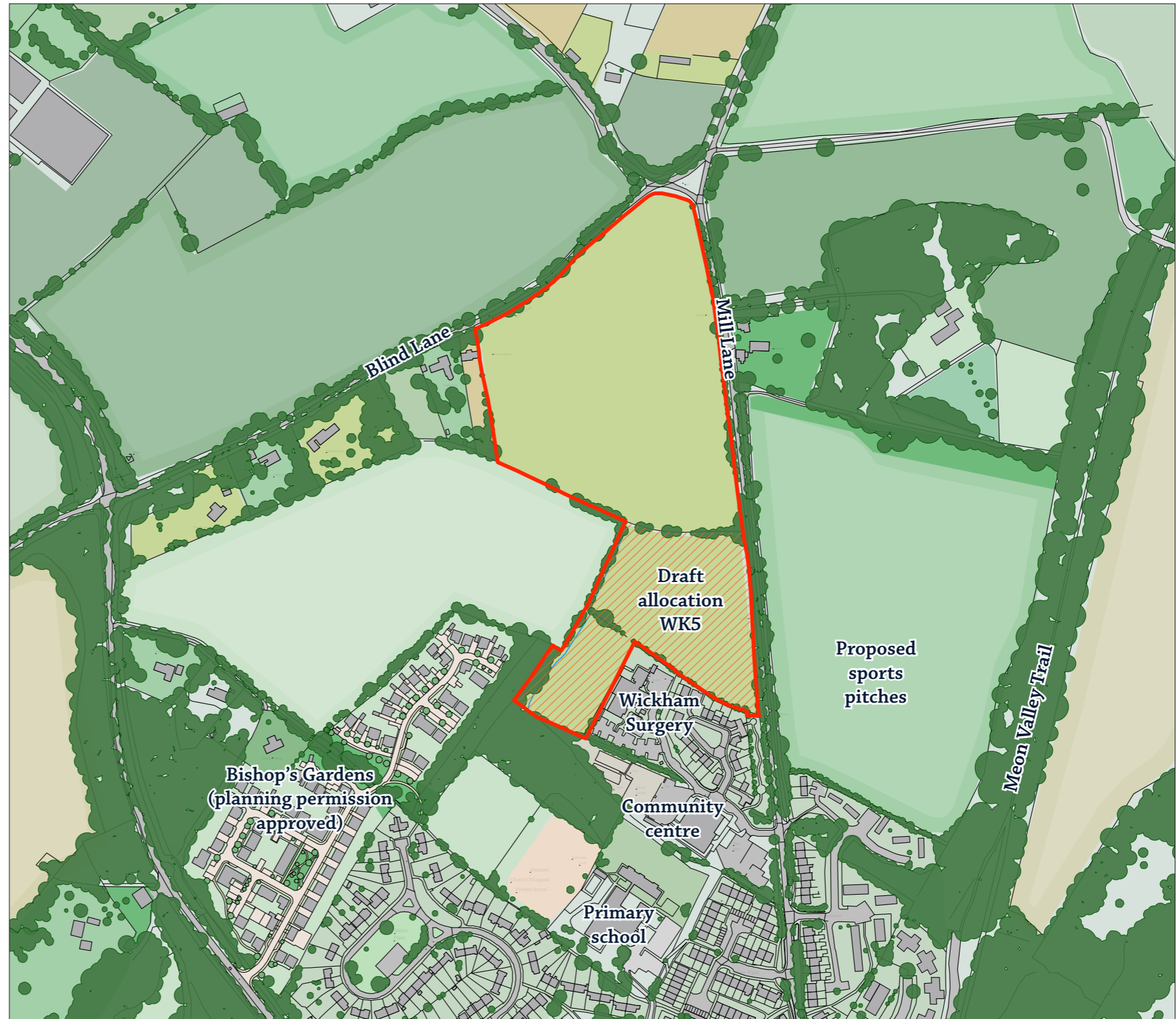


Figure 2: The site



Looking north from south eastern corner of site



Looking south from northern edge of site, wide views towards Wickham



Looking west from Mill Lane along eastern edge of site, with the rear facades of existing homes visible

EXISTING NORTHERN GATEWAY

When travelling south along Mill Lane, the current northern gateway to Wickham is formed by the area of new housing immediately east of Wickham Surgery.

Most of these houses back onto their boundary edge, and therefore this gateway to Wickham is uninviting, formed by rear elevations and blank side facades creating an inactive frontage, with limited planting between buildings to soften their impact.

Bloor Homes' proposed development of their land therefore offers a significant opportunity as a logical extension of the existing development and create a new, well-designed, more attractive and welcoming northern gateway to the village.

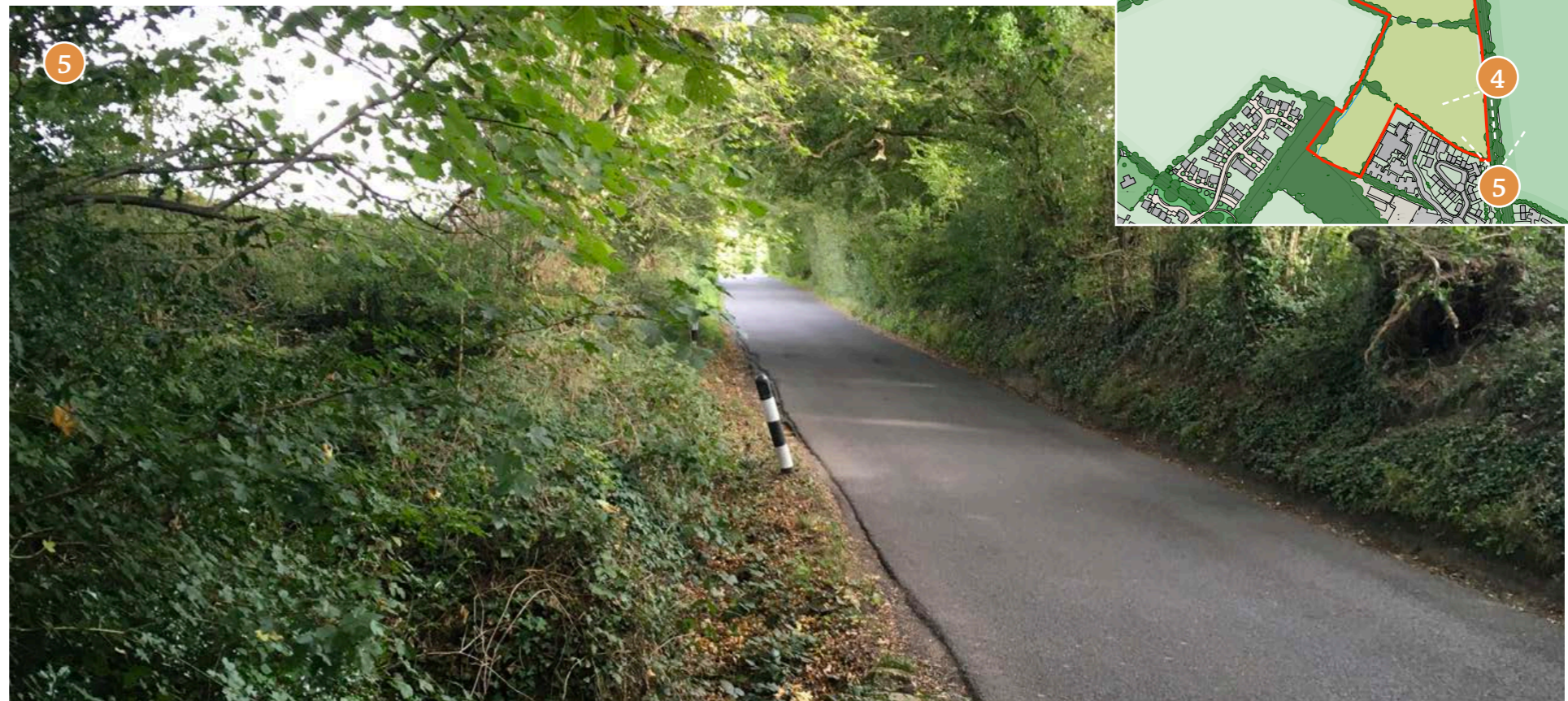
MILL LANE

Mill Lane runs along the eastern boundary of the site. The highway speed is designated as 30mph near the existing homes on the southern edge of the site, and 60mph heading north. The existing carriageway is relatively narrow along its length with no pavement or footpath. The road is characterised by overgrown verges either side of the carriageway, with intermittent hedgerows and trees behind. A small ditch runs along the western edge, but there is room in places to widen the lane between the existing road edge and the hedgerow as necessary.

A suitable means of access can be achieved off Mill Lane, and there are opportunities where Mill Lane can be widened to provide passing places and footways for pedestrians, as well as suitable locations for potential crossing points to the sports pitches on the eastern side of the lane.



Existing northern gateway to Wickham



Existing Mill Lane

DESIGNATIONS

The site is free of nationally designated areas, however the South Downs National Park does border part of the northernmost field.

No public rights of way cross the site, although there may be an opportunity to provide a connection to the footpath to the north, as this footpath links into the Meon Valley Trail.

The site is approximately 400m north of Wickham conservation area and there are no listed buildings within 400m of the site.

The site is not within flood zones 2 or 3.

There are no nationally designated areas that would prevent the site being delivered.

There are no overriding constraints to delivery of the site that cannot be mitigated in the usual way.

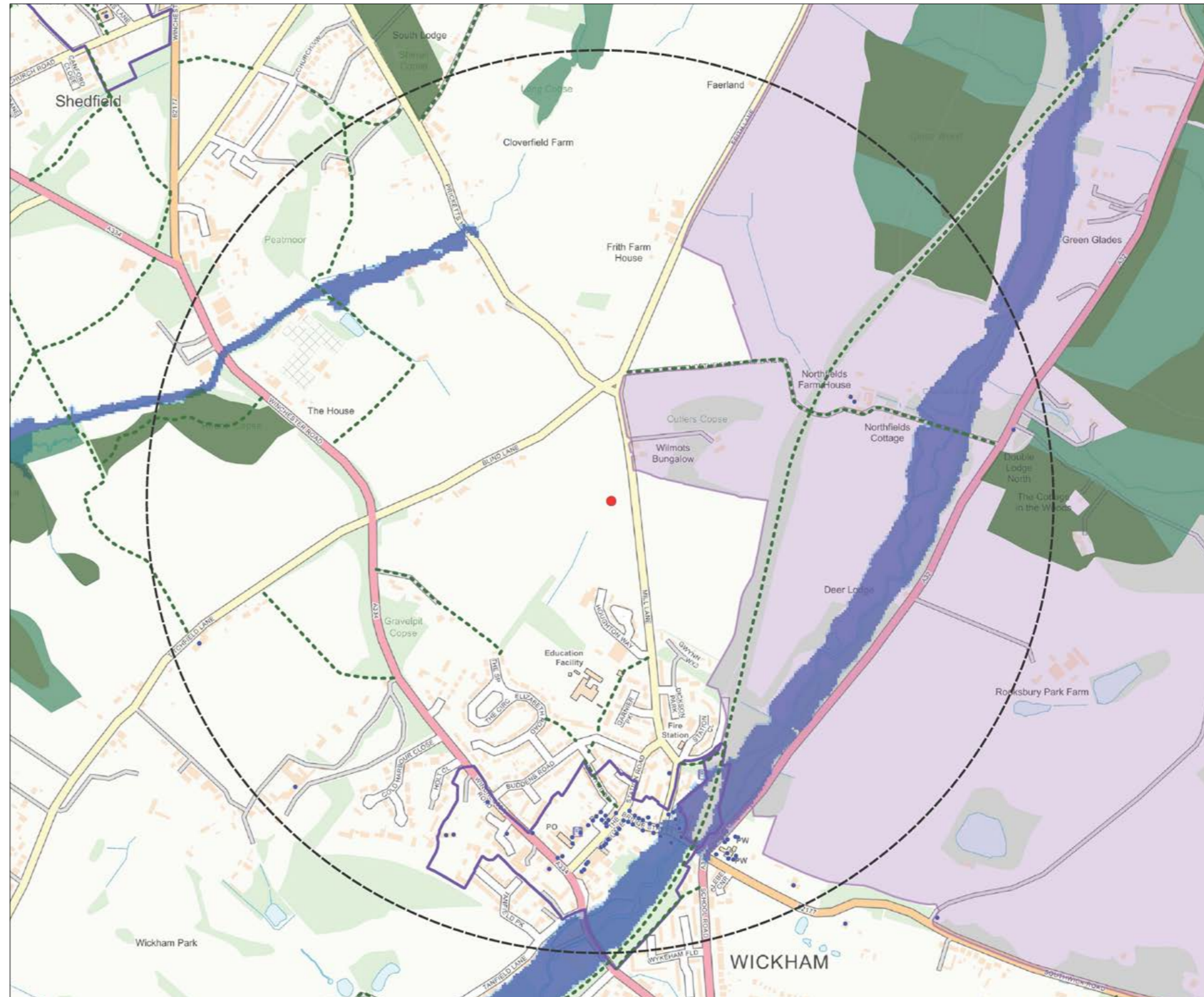
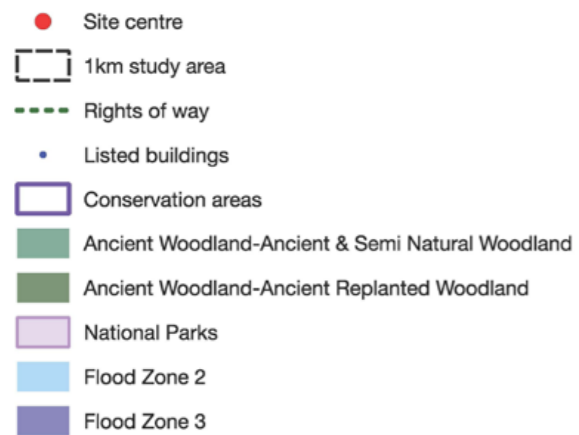


Figure 3: Designations

CONSTRAINTS

The site is unconstrained in terms of statutory designations, but does fall within the Hampshire County Council Mineral Consultation Area. This is not considered to be a constraint to development and in accordance with policy 15 of the adopted Hampshire Minerals and Waste Local Plan (2013), Bloor Homes will evidence this through provision of a Mineral Assessment, which will address the site's small size and the viability considerations of extraction of such a small scale resource.

Existing woodland around the edge of the site and individual trees around the site perimeter are the subject of tree preservation orders dating from 2003 and 2015. Proposed development at the site will retain these trees, as well as their root protection areas (see figure 4). There is an area on the south eastern boundary along Mill Lane with no Root Protection Areas (RPA's), which could be utilised for site access, incorporating improvements to Mill Lane.

The main existing utility within the site area is a water main that runs along the eastern boundary, which could be incorporated into the surrounding open space around the proposal.

Bloor Homes understand that Wickham Surgery would like additional car parking spaces, and we can review the potential for such a facility as part of the planning process, but this will only be an opportunity for larger scale development than 40 homes.

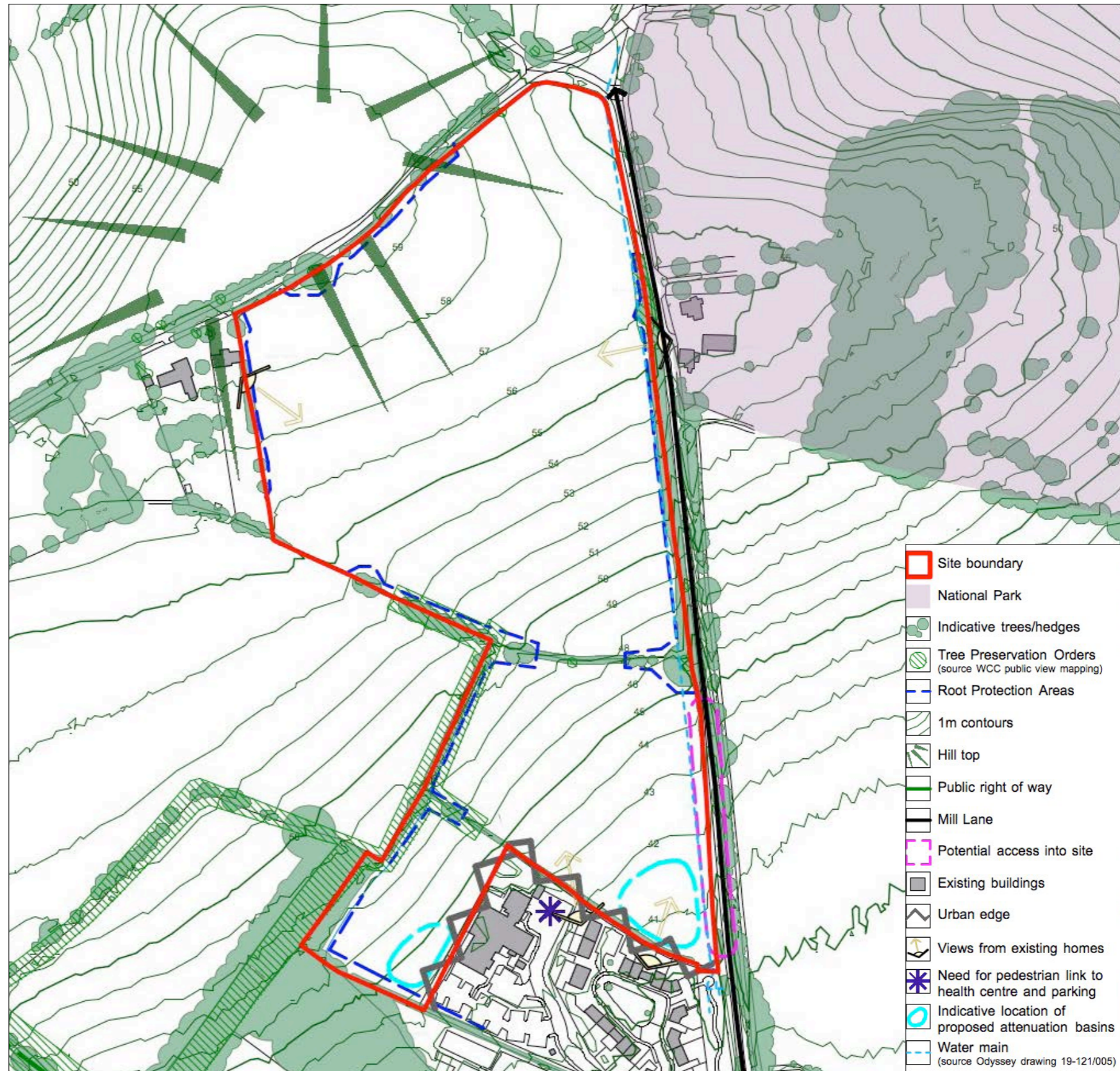


Figure 4: Constraints

FLOOD RISK AND DRAINAGE

The Environment Agency (EA) flood map indicates that the entire site is located within Flood Zone 1 (low probability of flooding). The EA surface water mapping indicates that the site is also not at risk of flooding from surface water.

Sustainable Drainage Systems (SuDS) including drainage basins will be incorporated into the development and designed to accommodate a 1 in 100 year storm, plus 40% to account for climate change. The basins will also be designed to provide amenity and biodiversity benefits.

The basins will provide treatment to the site runoff and flows from the attenuation basins will be restricted to greenfield runoff rates before being discharged to the adjacent ditches. This will ensure that surface water runoff is not increased as a result of the development.

Foul flows will be discharged by gravity to the public sewers on Mill Lane to the south.

The site can be satisfactorily drained without giving rise to flooding of third party land and the basins will contribute to the creation of an attractive and bio-diverse housing development.

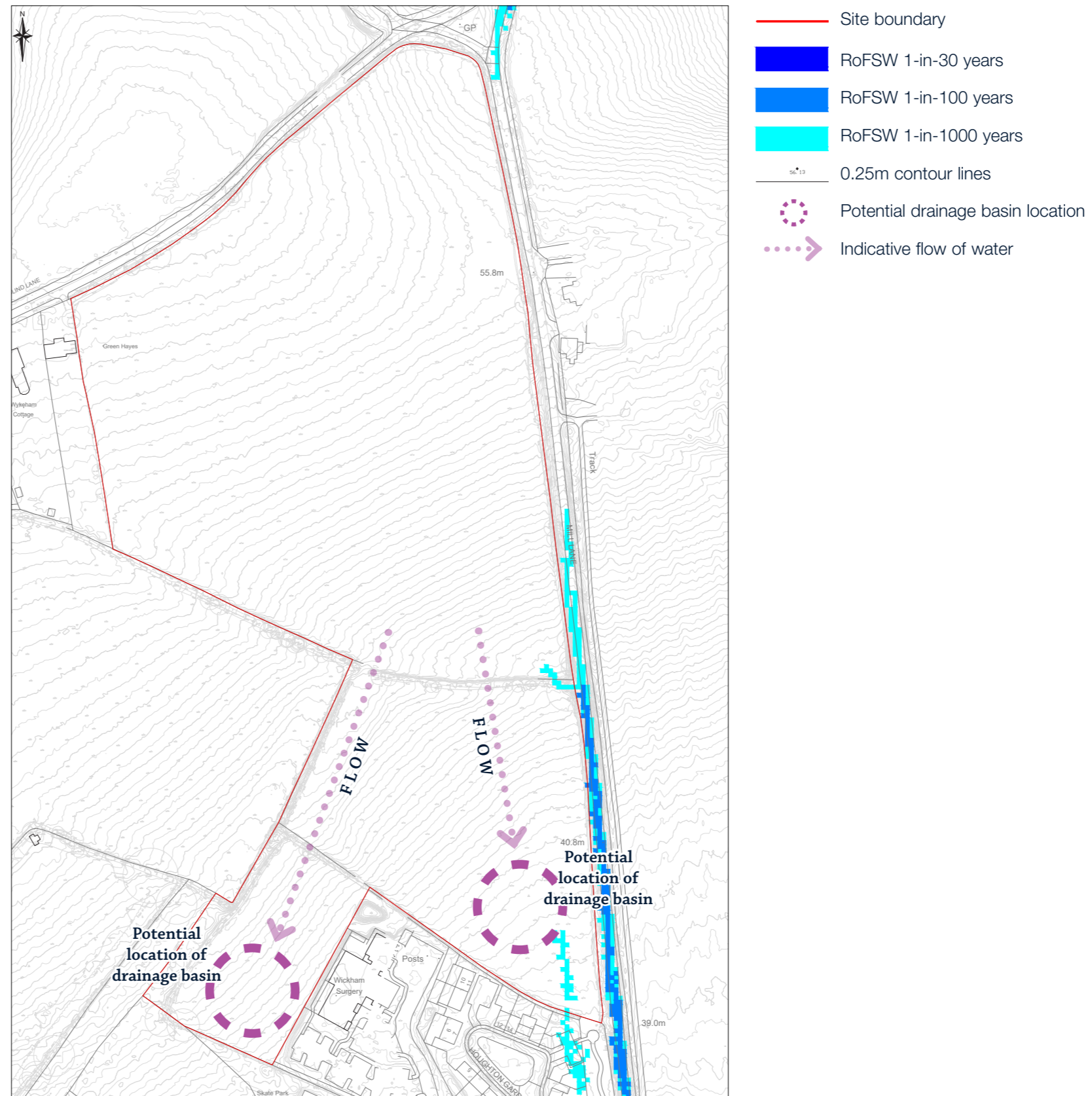


Figure 5: Flood risk and drainage ©Odyssey

HIGHWAYS AND ACCESS

The site benefits from an extensive highway frontage with Mill Lane, which connects southwards to the centre of the village and on to Fareham via the A32. To the north, Mill Lane connects to Shedfield thence to Botley and Hedge End via the A334, and to the B2177 to Bishop's Waltham. Although the existing carriageway is relatively narrow it is noted from a review of collision records (www.crashmap.co.uk) that there have not been any accidents recorded along this section of Mill Lane in the last five-years, or indeed 20-years.

Vehicular access to the site can be provided at a relatively central point along Mill Lane. This location is not constrained by existing trees along the boundary edge; as the site is very open at this point visibility splays can also be achieved easily without significant loss of vegetation.

Pedestrian access can be created at the south eastern corner of the site, approximately 125m to the north of the junction between Mill Lane and Houghton Way. The footway provision here would help to increase the effective width of the carriageway where it is currently constrained by a small retaining wall. This route follows the desire line to key facilities and public transport services which are predominantly located in the north or centre of the village.

The footway provision could be undertaken in conjunction with the carriageway widening of this section of Mill Lane, and up to the site access junction, to a width of 4.8m in order to accommodate easier two-way movement of both existing vehicles and those travelling to and from the site. This widening would take place on the western side of the existing road which is both the frontage of the site and unencumbered by the mature tree line which is present on the opposite, eastern side. Widening of the section north of the access is not considered to be necessary given its straight alignment means that it is inter-visible throughout and that even the narrowest existing widths do not preclude the two-way passage of cars.

It can be confirmed that highways is not considered a constraint to the development of either the proposed allocation of 40 dwellings, or up to 100 dwellings as proposed in this document.

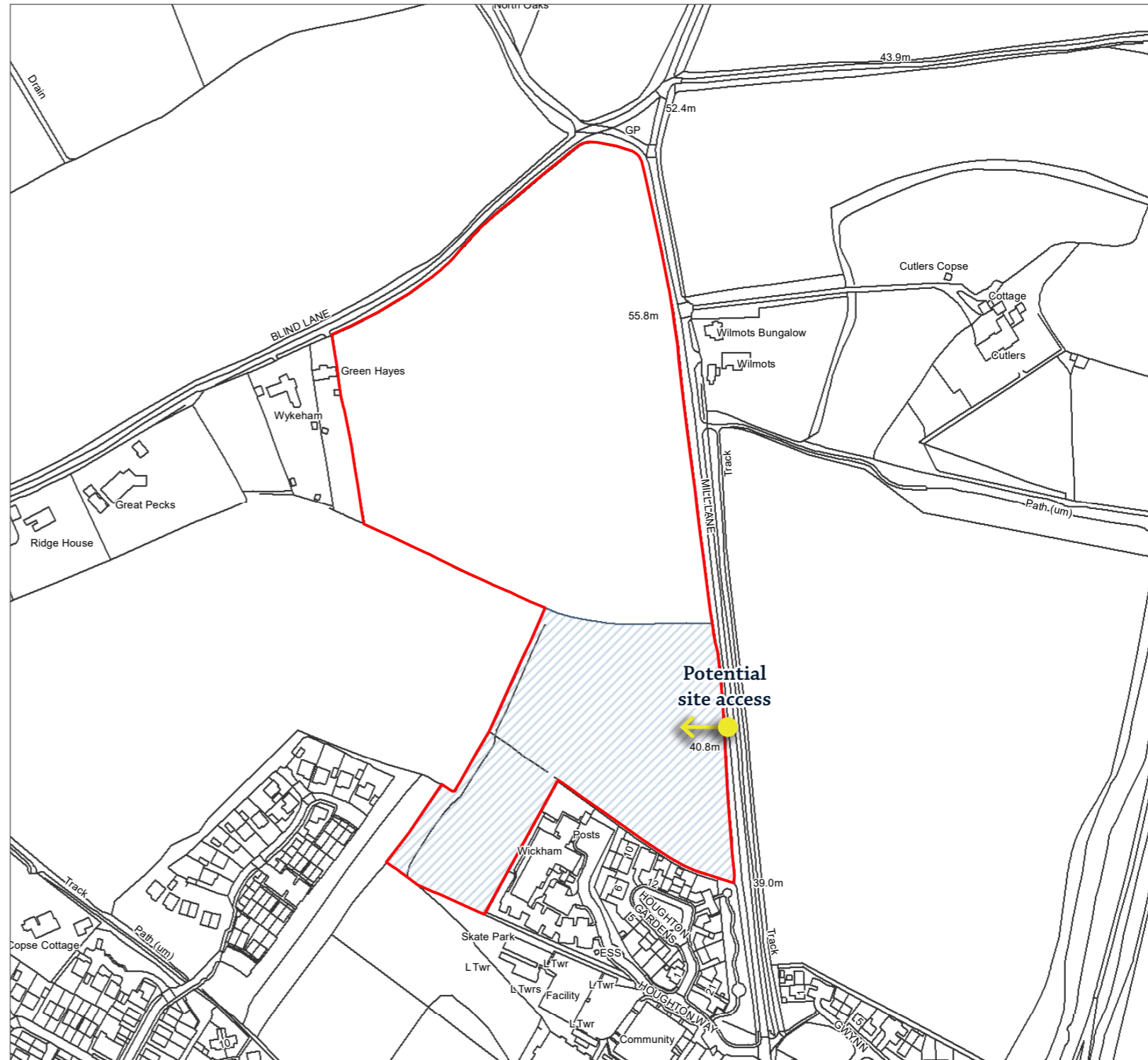


Figure 6: Potential site access

Site boundary
 Draft allocation WK5

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PLANNING POSITION

The government aspires to build 370,000 houses per annum in the UK and is focussed on fixing the national housing crisis. Based on the government's existing standard methodology for calculating housing requirements, Winchester City Council is likely to have to allocate sufficient land on which to develop around 676 homes per annum over the period to 2040. Under the proposed revised standard method, this would increase substantially to 1,099 home per annum. The council's spatial development strategy identifies further development at Winchester City, the South Hampshire Urban Areas and market towns and rural areas. Development at Wickham (including part of the Mill Lane site) is identified, and Bloor supports this approach.

Since this site has been promoted, the southern part of the site is identified as a draft allocation in the Regulation 19 Proposed Submission Local Plan.

In terms of national planning policies, this site is unconstrained by restrictive environmental designations and occupies a highly sustainable location within walking and cycling distance of the village centre and a number of local facilities including the Wickham C of E Primary School, Wickham Surgery and the Wickham Community Centre. The site's development would meet a number of national planning and placemaking objectives including:

- helping to provide economic support for shops and services in the village centre
- making effective use of land
- promoting a healthy community and sustainable transport by maximising opportunities for walking and cycling
- achieving a high-quality, well designed development
- conserving and enhancing the natural and historic environments; and
- a sensitive, well-landscaped northern gateway.

At the local level, Winchester City Council has declared a climate emergency and is aiming for the district to become carbon neutral by 2030. The development of this site will contribute to this objective through careful consideration of the orientation and design of dwellings, by incorporating a range of carbon reduction measures (including renewable energy) and by deploying environmental technology and green design. Additionally, the site's development will not increase the risk of flooding, it will deliver additional landscape planting, and deliver ecological enhancements.

In relation to the emerging development management policies, the site's development will:

- deliver development that contributes to mitigating climate change through a range of measures
- deliver a high-quality, well designed place
- deliver houses which comply with nationally described space standards
- deliver high-quality, usable open space in accordance with the district council's standards and access to the wider walking and cycling network
- respond positively to the character, appearance and variety of the local environment
- deliver permeability through the site along desire lines to maximise opportunities for walking and cycling
- deliver a high quality landscaping scheme
- deliver a safe and secure environment for future residents and visitors
- make adequate provision for surface water drainage and sewage disposal; and
- provide biodiversity net gain and enhance green infrastructure.





Approximately 800m or 10 mins walking distance

600m or 5-10minutes walking time from the site to the village centre

Figure 7: Aerial sketch of Wickham

- 1 The site
- 2 Wickham Square
- 3 Wickham Surgery
- 4 Community centre (The Wickham Centre)
- 5 Wickham Church of England primary school
- 6 Playing fields
- 7 Recently approved Bishop's Gardens (Bewley Homes)
- 8 St Nicholas church
- 9 Meon Valley Trail
- 10 Wickham Park golf club
- Draft allocation WK5

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WHY THIS SITE?

A sustainable location for new development

- The site is within easy walking distance to the heart of Wickham at Wickham Square
- It is in a highly sustainable location, close to numerous facilities including the primary school, surgery, community centre and playing fields
- It has a safe access off Mill Lane
- It provides opportunities to connect into wider pedestrian/cycle network

Site is unconstrained and accessible

- The site is free from statutory designations
- The site is deliverable with no on-site constraints that would prohibit development
- It has good pedestrian access to the wider village
- Vehicle access can be delivered with improvements to Mill Lane

New housing will sustain the village

- New homes will help support local services and facilities and sustain the village
- A variety of housing types and sizes will be provided
- Affordable housing will be provided and managed by a registered provider

Limited wider impact of the proposal

- An appropriate and considered approach to defining the development edge will limit the impact on the wider area
- Sensitive design will create a soft and appropriate northern approach and gateway to the village
- There is potential to strengthen surrounding green infrastructure to help soften the development
- The site is a logical extension and rounding off to the settlement

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THE VISION

An emerging concept

Following the review of the site and its surroundings, the next stage of the document examines how the constraints, opportunities and technical requirements can be realised spatially to create an attractive and sustainable new neighbourhood for Wickham. This begins with the emerging concept, through to the masterplan for the site. It is clear that the site can accommodate more than 40 dwellings making most efficient use of the land.

New copse and tree planting to act as a landscape buffer and provide additional native planting. Placement connects existing tree groups on eastern and western edges of site

Proposed arrival space/central square frames view into site from gateway

Site topography dictates location of attenuation basins - these can be designed to be wet or dry



Rural and verdant northern approach to Wickham is retained

Potential for new allotments/community growing space to meet local need and provide residents with opportunity to grow their own food

Mature trees and hedgerows retained adding character and maturity to the proposal

Potential for a woodland trail along edge of site connecting northwards to public footpath and southwards to existing footpath/Wickham Square

Potential pedestrian/cycle only link to proposed open space and recreational facilities

Vehicular access to site/gateway

Potential for highway improvements along Mill Lane e.g. widening, passing points, pedestrian footpath etc

Figure 8: Emerging concept

Developing the concept masterplan



Connections

- Central spine connects from meadow in northern field through to existing local facilities south of the site area
- Woodland trail along eastern edge of site connects to public footpath to the north (and Meon Valley Trail)
- Connections to the wider area could be achieved

Green framework

- Retain existing mature trees
- Strengthen green framework with new copse and tree planting
- Attenuation areas on southern edges

Development areas

- Perimeter blocks enable ease of movement
- A new central square along central spine
- Street network threaded between existing vegetation
- Lower order streets on development edges

Figure 9: Developing the concept masterplan

These plans illustrate the developing masterplan, incorporating the design response to connections, green framework and development areas through to a more detailed sketch concept plan. The proposal is a logical pattern of development and extension to Wickham that will create an attractive new northern gateway to the village and provide much needed new homes.

The emerging masterplan is responsive to the site and character of the area, with small parcels of houses sat within the existing landscape framework. The principal structural elements include the central square, north-south connections and the splitting of development into three separate parcels.



Figure 10: Concept plans

Concept masterplan

The retained open land to the north, the green trail to the east, open countryside to the west and retained trees and hedgerows within the site will frame the proposals in an attractive landscape setting.

The illustrative layout aims to build upon this setting by orientating streets to frame views to the landscape surrounding the site, ensuring the link to countryside beyond this edge of village site is retained.

This verdant setting is further enhanced by the central green square, that could accommodate children's play facilities, if required, and provides an attractive core to the proposals. The informal eastern edge of the site will include new tree planting and habitat areas retaining the rural character along Mill Lane.

The traditional perimeter block form will provide a clear distinction between public and private spaces and allow for natural surveillance across the open spaces and streets creating a safe and welcoming environment.

A clear network of direct and low design speed streets will encourage streets to be places for people and social interaction in the first instance and cars secondly. The pedestrian routes, where possible, will connect to the existing network providing access to the services and facilities in the village to the south and countryside access to the north.



- 1 Access from Mill Lane - proposed improvements to the Mill Lane carriageway
- 2 Attenuation features designed to increase biodiversity and be attractive landscape features
- 3 Central green square will provide a focal point to the new neighbourhood
- 4 Green trail will provide a set back to Mill Lane retaining the rural approach to Wickham
- 5 Retained trees and hedgerow will be supplemented with new planting
- 6 Lower density, fragmented northern edge will be softened with planting
- 7 Tree copses of native trees will create new habitats and soften the urban form
- 8 There is potential to provide for growing space
- 9 Retained agricultural land
- 10 A mix of new family housing will provide much needed new housing for Wickham
- 11 New pedestrian footway along Mill Lane connecting to Houghton Way
- 12 A variety of new play facilities for younger children
- 13 Potential parking for surgery with pedestrian connection

Figure 11 Concept masterplan

What we can deliver

High quality, much needed new homes

- The proposals can deliver much needed high quality family homes in a landscaped environment
- This will include a mix of house types and sizes, including affordable housing

Improvements to existing facilities and infrastructure

- The wider masterplan has been designed to include additional parking for Wickham Surgery, if desired and deliverable
- The masterplan could include growing space easily accessible for all residents and will encourage social interaction and healthy lifestyles
- Potential for improvements to Mill Lane and connections to the new sports pitches east of the site

New connections to green spaces, leisure trails and walks

- New residents will benefit from easy access to a variety of existing and proposed green spaces, including formal and informal open space, play areas and sports pitches
- In addition, the proposal can potentially connect into the wider leisure trails around the village, such as the Meon Valley Trail

A sustainable approach to movement

- The route to key destinations (such as Wickham Surgery, community centre and school) will be direct and convenient by walking or cycling, prioritising sustainable modes of transport. This will help reduce the need for short car trips in and around the village
- Homes will include cycle storage options
- Houses will be fitted with infrastructure to enable electric vehicle charging

A new northern gateway for Wickham

- The proposal creates a new northern gateway to Wickham along Mill Lane, carefully locating homes within a strengthened green framework
- Carefully located new copse and tree planting could help soften the development visually and break roof lines and houses into smaller pockets of development, if necessary
- All residents will be within a 10 minute walk to the historic Wickham Square, benefitting from the array of shops and services there. Easy access to the heart of the village is key to producing a new neighbourhood to the community

Embedded green credentials

- The masterplan incorporates a generous provision of open space
- The retention of existing trees, hedgerows and woodland provides passive shading, micro climate control, and retains wildlife habitats
- Proposed trees within the street scene will create additional areas of natural shading
- Streets and buildings will be orientated to be south facing where possible for passive solar gains. External shading could also be implemented to control thermal gain



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SUMMARY

The proposal at Mill Lane will:



Support and enhance the attractive village of Wickham



Connect to existing local facilities



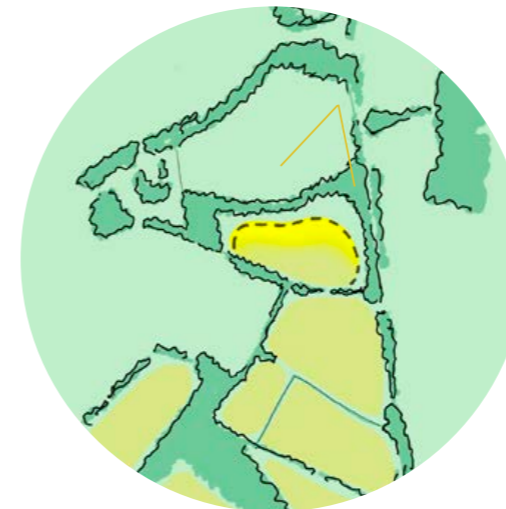
Deliver housing in a sustainable location



Strengthen the existing green framework



Provide much needed new family housing and affordable housing



Create an attractive new northern gateway to Wickham



Provide opportunities for new and enhanced community facilities

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