
LARGER RURAL SETTLEMENTS

WICKHAM

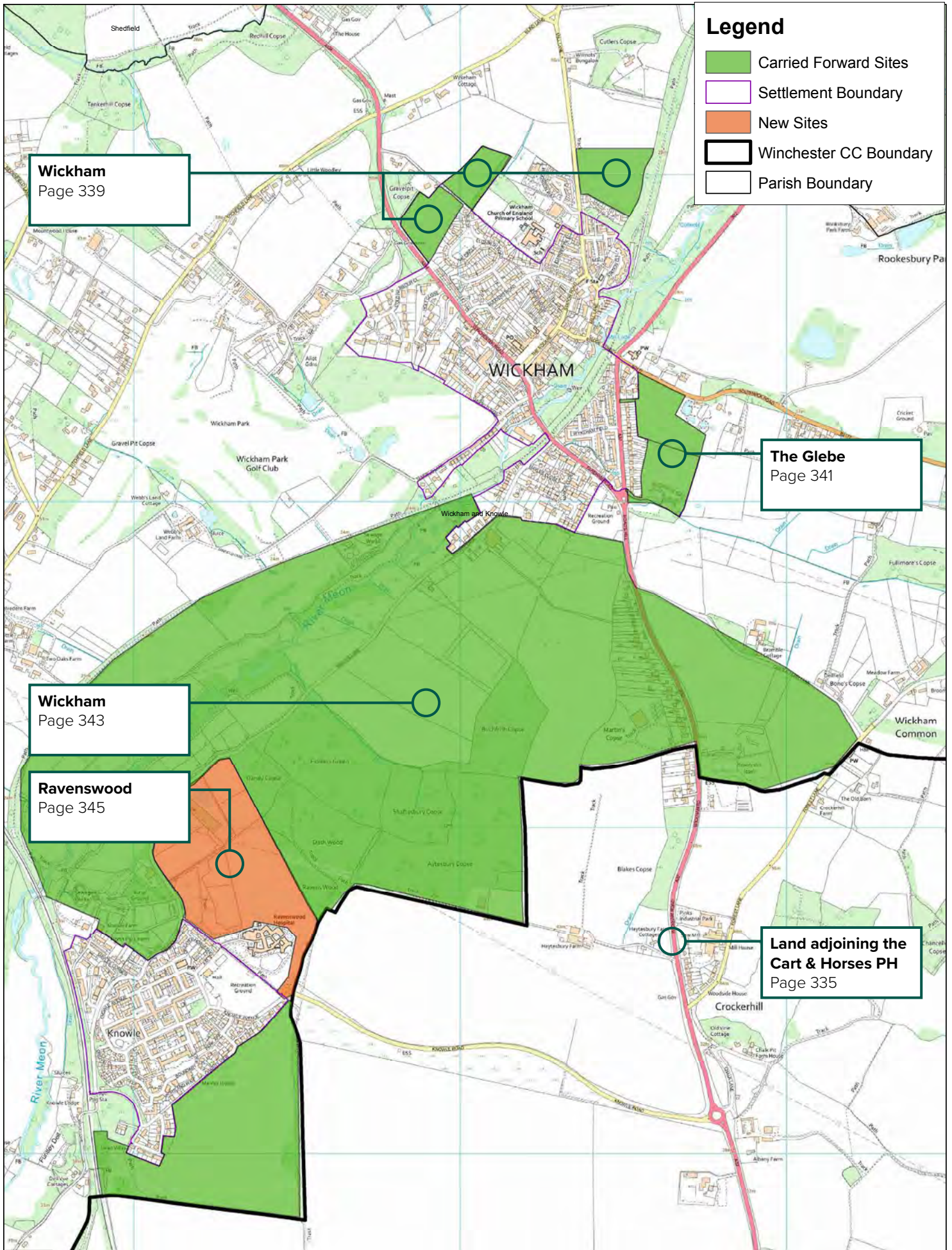
14.80

Wickham is a compact, nucleated, historic village which has expanded alongside the River Meon around a medieval planned centre. Despite gradual expansion during the 20th Century to meet local housing needs, it has retained its ancient character as a peaceful and compact village in an attractive rural setting. It is surrounded by countryside typical of the Hampshire basin generally, and particularly of the natural environment throughout the lower valley of the River Meon. The River Meon, Wickham Water Meadows and Meon Valley Meadows and Woodland are all Sites of Importance for Nature Conservation (SINCs) within or adjoining the village.

14.81

At Wickham there is an opportunity to bring forward a site which has community support for 200 dwellings at Knowle, which has some facilities and services. It is expected that there is capacity for the development of about 450 dwellings at Wickham, which can be achieved as follows:

Wickham Housing Sources	No. of dwellings
Net Completions in or adjoining settlement (2019 – 2021)	1
Outstanding permissions (at 2021) including Local Plan allocations carried forward (Policies WK1, WK2)	206
Windfall allowance	50
New Site allocated in this Plan (Policy WK4)	200
Total Provision 2019 - 2039	457



Legend

- Carried Forward Sites
- Settlement Boundary
- New Sites
- Winchester CC Boundary
- Parish Boundary

Wickham
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The Glebe
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Ravenswood
Page 345

**Land adjoining the
Cart & Horses PH**
Page 335



Scale: 1:10,000
Paper Size: A3

Wickham and Knowle

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HOUSING ALLOCATIONS:

Area:

Wickham

Name of Site:

Location:

Winchester Road and Mill Lane

Size:

4.2 hectares

SHELAA site Reference:

N/A

Allocated Use:

Residential and Open Space

Indicative number of homes:

125 dwellings

Existing use:

Agricultural

Site Plan



Wider context



14.82

Supporting text:

The Winchester Road housing area consists of two adjoining sites (totalling 4.2 hectares) which form part of an allocation which includes the provision of new sports pitches and pavilion on land in the same ownership to the east of Mill Lane. This provision is necessary to help meet part of the open space requirements for development and to improve the amount and distribution of available sports grounds. Parking provided at Mill Lane may help to alleviate shortfalls in The Square when it is not being used by the sports facility.

14.83

The housing sites are accessible directly from the A334 and have good access to the village centre and various facilities. They are well related to the settlement and are well-contained within the landscape and by existing boundary planting. Access should be from Winchester Road and a traffic light junction is likely to be the optimum solution in terms of vehicular and pedestrian safety (also allowing safe crossing arrangements) and reducing the impact on the important 'tunnel' of trees that is a feature of this part of Winchester Road. The details of the access arrangements, including off-site improvements which are likely to be necessary to the A334/Titchfield Lane junction, will need to be

developed and tested at the planning application stage and other access arrangements which meet the requirements of policy WK2 are not ruled out. Pedestrian and cycle access into the village and to local facilities will need to be improved, but the rural character of the right of way crossing the site should be maintained.

14.84

New development will need to provide substantial landscaping to retain and reinforce the containment of the site, currently provided by various important trees

and hedges around its edges, and to create a new settlement edge. The substantial belt of trees along the north-eastern edge of the site is protected by a Tree Preservation Order and the Site of Importance for Nature Conservation (SINC) to the north-west of the site should be protected to ensure no net loss of biodiversity. Open space should be provided in accordance with LPP1 Policy CP7, with the site capable of providing a number of the expected categories, including the proposed sports provision at Mill Lane. It may be appropriate for the required allotment provision to be on land adjoining the allocated site

Policy WK1

Winchester Road Housing and Open Space Allocation

Sites at Winchester Road and Mill Lane, as shown on the Policies Map, are allocated in the adopted Local Plan for the phased development of about 125 dwellings and public sports provision. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Nature & Phasing of Development

- Two adjoining sites at Winchester Road are proposed for residential development in conjunction with 3.5 hectares of land at Mill Lane being laid out and made available for the provision of sports pitches, pavilion and parking. A masterplan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;
- A phasing plan establishing the order and location of development and infrastructure provision for all the allocated areas should be produced and agreed in advance of permission being granted for any of the sites allocated. This should indicate how and when the sports provision will be made and how the housing (including affordable housing) will be programmed to achieve a suitable rate of development over time.

Access

- Provide safe vehicle, pedestrian and cycle access to the housing sites by means of a new junction on Winchester Road, including suitable crossing arrangements and junction improvements, particularly to the Winchester Road/Titchfield Lane junction, in a location and form that minimises any harmful impact on the important group of trees alongside Winchester Road in this area;
- Provide safe vehicular, pedestrian and cycle access to the sports site in Mill Lane, with any access to the Meon Valley Trail being sensitive to its location in the National Park, including parking provision commensurate with the proposed use;
- Provide pedestrian/cycle access within the site and improve off-site links to community facilities and the village centre along Winchester Road and via The Circle and Dairy Moor

Environmental

- Provide substantial landscaping to create a new settlement edge to the north and west, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site;
- Provide and lay out 3.5 hectares of land at Mill Lane for public sports pitches, suitable changing facilities and associated access, parking, drainage and landscaping;
- Retain and protect the important belt of protected trees along the north-eastern boundary of the site and provide substantial on-site open space (Allotments and Local Equipped Areas for Play).

Other Infrastructure

- Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider;
- Include surface water management measures to ensure the risk of flooding is not increased.

POLICY

CARRIED FORWARD SITE

14.82

14.84

HOUSING ALLOCATIONS: THE GLEBE

Area:

Wickham

Name of Site:

The Glebe

Location:

Off the A34/A334 (School Road)

Size:

5.9 hectares

SHELAA site Reference:

N/A

Allocated Use:

Residential and Open Space

Indicative number of homes:

80 dwellings

Existing use:

Agricultural

Site Plan



Wider context



14.85

Supporting text:

The site at The Glebe totals 5.9 hectares of which the northern part (3 hectares) is proposed for informal public open space use. The site is of potential archaeological interest, especially the northern part, and this will require investigation and appropriate protection and recording, in accordance with policy HE6. The southern part of the site is part of an allocation which includes the use of the northern part of the site for informal recreation and parkland, along with a contribution to the improvement of Wickham's sports provision (likely to be in the form of a replacement pavilion at the Recreation Ground). This provision is

necessary to help meet the open space requirements for development and will also improve the amount and distribution of recreation land and facilities. The site is well related to the settlement and accessible directly from the A32/A334 junction, with good access to the village centre and various facilities.

14.86

Vehicular access should be from the existing A32/A334 roundabout and is likely to be by means of a fourth 'arm' being provided. However, the detailed access arrangements will need to be developed and tested at the planning application stage, taking account of any measures needed as a result of the proposed development of Welborne to the south. The revised

junction arrangements should include improved facilities for pedestrians wishing to access the village centre using Fareham Road and, in order also to enable safe access via Bridge Street, it will be necessary to provide pedestrian crossing facilities on School Road. This may also provide an opportunity to improve the operation of the A32/Southwick Road junction and any transport measures relating to this site should take account of, and be developed alongside, improvements needed to accommodate Welborne.

14.87

New development will need to retain protected trees within the site, reinforce the containment of the site, and provide a new settlement edge through substantial

additional planting, particularly on the northern and eastern boundaries. Open space should be provided in accordance with Policy NE3, with the site capable of providing a number of the expected categories on-site, as well as contributing to improving Wickham's sports provision, particularly at the nearby Recreation Ground. The northern part of the site should be laid out and made available as informal public open space and parkland so as to conserve the archaeology of the site in situ and enhance the setting of the village on this approach. Archaeological excavation and assessment will be required in the southern part of the site to define the extent and significance of any archaeological remains and reflect these in the proposals, prior to housing development taking place.

Policy WK2

The Glebe

The Glebe Housing and Open Space Allocation

Land at the southern end of The Glebe, as shown on the Policies Map, is allocated in the adopted Local Plan for the development of about 80 dwellings and the provision of public open space on the northern part of the site. Planning permission will be granted provided that detailed proposals accord with the Development Plan and meet the following specific development requirements:

Nature & Phasing of Development

- The southern part of the site (approximately 2.9 hectares) is proposed for residential development in conjunction with the northern part (approximately 3 hectares) being laid out and made available for informal public open space. A masterplan establishing principles for the disposition of housing, open space, access points and linkages for the whole allocated area should be submitted with each application for development. Any subsequent applications for all or part of the site should also demonstrate how the proposal will accord with these principles and achieve the form of development intended by this allocation as a whole;
- A phasing plan establishing the order and location of development and infrastructure provision for all the allocated area should be produced and agreed in advance of permission being granted for any of the sites allocated. This should indicate how and when the open space provision will be made and how the housing (including affordable housing) will be programmed to achieve a suitable rate of development over time.

Access

- Provide safe vehicle, pedestrian and cycle access to the site by means of an improved A32/A334 junction, with pedestrian/cycle accesses provided at this point and to the north, on School Road and Southwick Road;
- Provide crossing arrangements to enable pedestrians and cyclists to cross School Road safely to access the village centre and facilities, along Fareham Road and Bridge Street.

Environmental

- Provide substantial landscaping to create a new settlement edge to the north and east, whilst retaining and reinforcing important trees and hedgerows within and around the edges of the site;
- Provide and lay out 3 hectares of land in the northern part of the site for public Informal Open Space and Parkland, and make Sports provision by contributing to the improvement of Wickham Recreation Ground, and provide open space within housing development (Local Equipped Areas for Play);
- Investigate the archaeology of the whole site and take the results into account in planning the future of the site, preserving in situ, excavating or recording, as appropriate, important finds so as to prevent damage to the heritage of the site.

Other Infrastructure

- Provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider;
- Include surface water management measures to ensure the risk of flooding is not increased.

POLICY

CARRIED FORWARD SITE

14.85

14.87

HOUSING ALLOCATIONS:

Area:

Wickham

Name of Site:

Location:

Located between Knowle and Wickham to the north of the FBC boundary

Size:

210 hectares

SHELAA site Reference:

N/A

Allocated Use:

Open Space/Settlement Gap

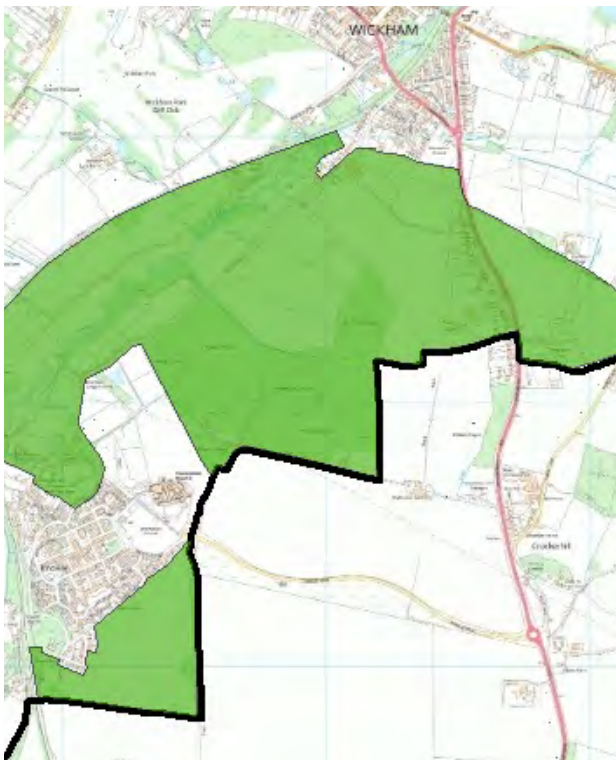
Indicative number of homes:

0

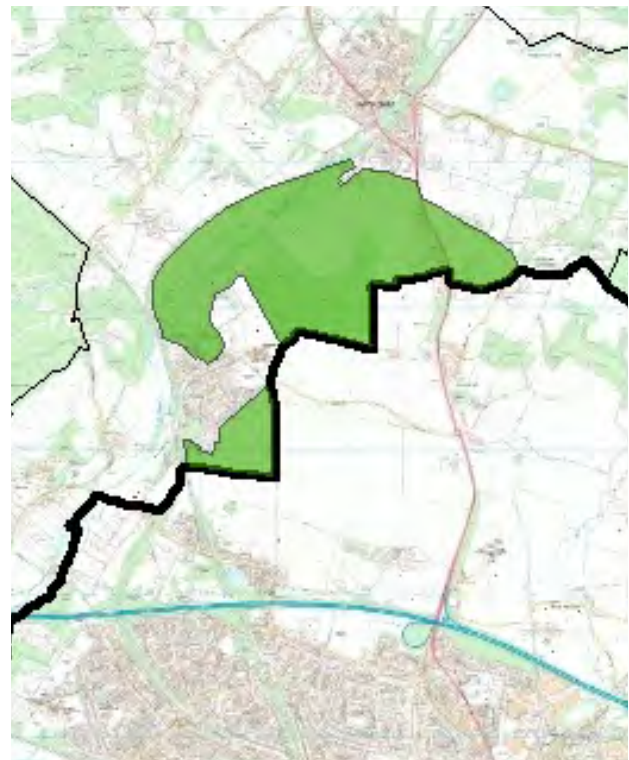
Existing use:

Agricultural / woods

Site Plan



Wider context



14.88

Supporting text:

The Welborne development to be located to the North of Fareham will comprise approximately 6,000 new homes. This development will be focused towards the City of Portsmouth and help deliver the strategic

growth required in the South Hampshire sub-region. The adopted Fareham Core Strategy (2011) and Local Plan Part 3 (2015) set out the planning framework for the development.

14.89

Although none of the built element of the SDA will be within Winchester District, the SDA is a strategic issue which the Winchester District Local Plan needs to address. The Fareham Core Strategy requires that green buffers are provided to ensure that the SDA does not coalesce with Wickham or Knowle. Some of the land involved will be within Fareham Borough, and the city council would encourage its location adjoining areas of new green infrastructure, so as to reinforce the buffer between the SDA and Knowle and Wickham. It is also necessary for this Plan to define the general extent of open land within Winchester District which should be retained as a gap between the SDA and these settlements. It may be possible to accommodate some natural green infrastructure on land within Winchester District, provided it does not include buildings and maintains the open and rural character of the land and enables its long-term management to be secured. The overriding requirement is to retain the open rural nature of this land and to prevent changes which would urbanise its undeveloped character. The uses and management of the area must help to secure an effective, viable and long-term gap between the SDA and the separate settlements of Knowle and Wickham.

14.90

Policy SH7 below sets out the planning framework for the areas within Winchester District.

Policy WK3

The city council will cooperate with Fareham Borough Council to help develop a Strategic Development Area of between 6,500 - 7,500 dwellings together with supporting uses, centred immediately to the north of Fareham. Land within Winchester District (as shown on

the plan below) will form part of the open areas, to ensure separation between the SDA and the existing settlements of Knowle and Wickham. The open and undeveloped rural character of this land will be retained through the application of Policy NE7 – Settlement Gaps.

POLICY

14.86
-
14.90

HOUSING ALLOCATIONS: RAVENSWOOD

Area:

Wickham

Name of Site:

Ravenswood

Location:

North and south of Knowle

Size:

65.78 hectares

SHELAA site Reference:

W118

Allocated Use:

Housing and agriculture, open space and recreation, nature conservation

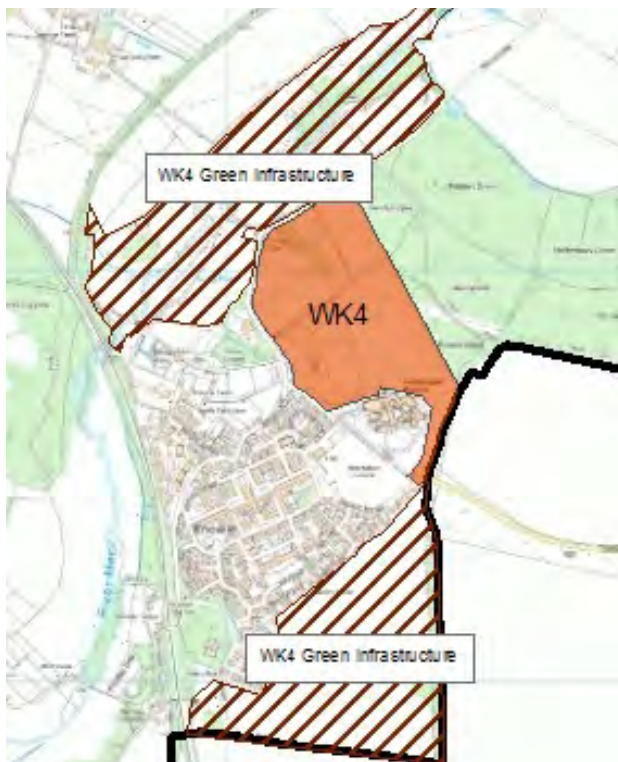
Indicative number of homes:

200 dwellings

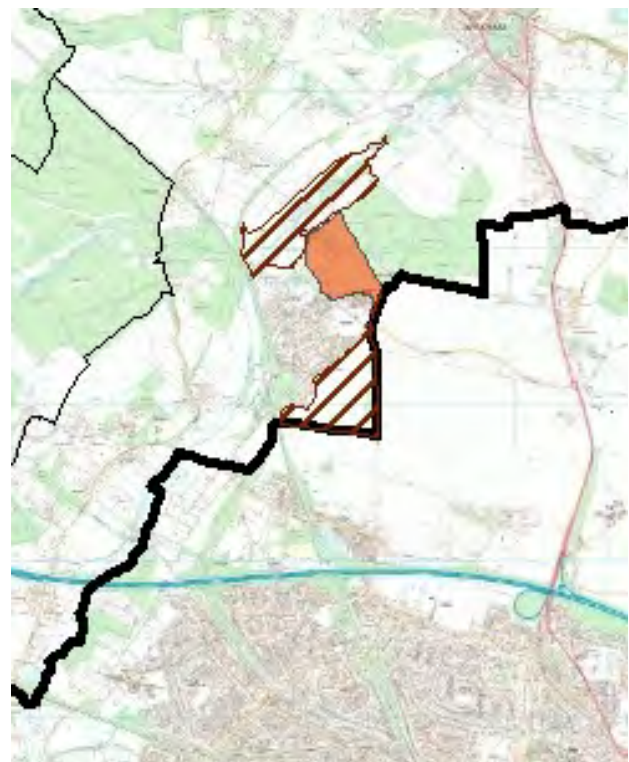
Existing use:

Currently undeveloped

Site Plan



Wider context



14.91

Supporting text:

The site is located north of the Ravenswood Hospital adjacent to the settlement of Knowle.

14.92

The site is formed of three parcels of land areas of land. Together they have been the basis of a proposal to develop part of one of the sites, with the other two parcels being made over to the parish council. This proposal was the subject of a planning application 18/01612/OUT which has delegated approval, subject to the signing of a 106 agreement. It was promoted as a community led proposal under adopted Local Plan policy MTRA3.

14.93

The main parcel north of Ravenswood House Hospital takes access from Knowle Road. In total is it 17.58ha of land. The material supporting the planning application demonstrates that 5.98 could be the focus of residential development. The site wraps around the outer tree lined boundary of the hospital from Knowle Road and occupies the land to the boundary to the northern side with Dash Wood, a wooded area.

14.94

The second parcel of 27.25ha is accessed via Mayles Lane, to the west of the main site. It encompasses an open circulatory strip of land either side of the River Meon with a large man-made lake at the north-eastern end.

14.95

The third parcel of 20.95ha is known as the Knowle Triangle and falls between the settlement of Knowle and the proposed new community of Welborne, which falls within Fareham Borough to the south.

14.96

It is envisaged that the development will be accessed via a new arm from the existing Knowle Road / Knowle Avenue roundabout.

14.97

Dash Wood lies immediately to the north east of the development site. It is ancient woodland, and is subject to potential pressures from the development envisaged at Welborne. Therefore, development should minimise the potential impact upon the woodland and not provide for additional footpath entries to the woods.

14.98

This application is in close proximity to Botley Wood and Everett's and Mushes Copses SSSI. Development proposals must demonstrate that they will not damage or destroy the interest features for which the site has been notified.

14.99

The site falls within what is currently designated as a settlement gap under adopted LPP1 Policy SHUA4. However, the planning application, and associated technical evidence, has demonstrated that development of this site will secure a much larger part of the Gap to be safeguarded for the longer term, and in that context the loss of this part of the gap is acceptable.

14.100

There are a number of nearby heritage assets within the existing settlement of Knowle, including the Grade II listed former hospital building, chapel, and farm cottages. The topography and existing development means that it is not envisaged these will prevent development of the site – but proposals should demonstrate that any impacts upon these assets are considered.

14.101

The site falls within the Solent catchment for nitrates (Policy NE16) and within the 5.6 Kilometre Zone of Influence for the Solent and Southampton Water Special Protection Area (SPA) within which additional recreational disturbance must be addressed.

14.102

Advice from the Local Education Authority regarding the planning application has indicated that this development would require an expansion of Wickham Primary School, and a suitable contribution towards the cost of provision will be required.

14.103

It will need to be demonstrated through the design process how the needs of pedestrians and cyclists, including safe and attractive routes to, from and within the site have been connected to Public Rights of Way network and to the nearest public transport stop in accordance with Policy T4.

14.104

A key aim on the council and the community has been to secure a link from the existing Meon Valley Trail through to Knowle.

14.105

Considerable discussions have been held with the community regarding this proposal, and with the Wickham Community Land Trust regarding the provision of affordable dwellings.

Policy overleaf

14.91

14.105

HOUSING ALLOCATIONS: RAVENSWOOD

Policy WK4

Ravenswood

Land at Ravenswood House, is allocated for the development of about 200 homes. Land at the Meon Water Meadows, and Knowle Triangle is allocated for amenity, open space and recreation , agricultural uses and nature conservation. Planning permission will be granted provided that details accord with the Development Plan and meet the following specific requirements:

Access

- provide a safe vehicle, pedestrian and cycle access in accordance with Policy T3 which minimises the impact on existing residential properties;
- provide satisfactory pedestrian and cycle links to Knowle centre ,
- Provision of a satisfactory link from the Meon Valley Trail through to Knowle.

Environmental

- Appropriate buffering of Ravenswood Hospital and Dash Wood
- Ensure impacts upon Dash Wood are appropriately managed

Other Infrastructure

- Provision of Knowle Triangle and Meon Water Meadows as green infrastructure.
- Open space to serve the development in accordance with policy NE3.
- provide a connection to the nearest point of adequate capacity in the sewerage and water supply network, in collaboration with the service provider.
- Identify and contribute to infrastructure needed to make the development acceptable in planning terms

NEW SITE