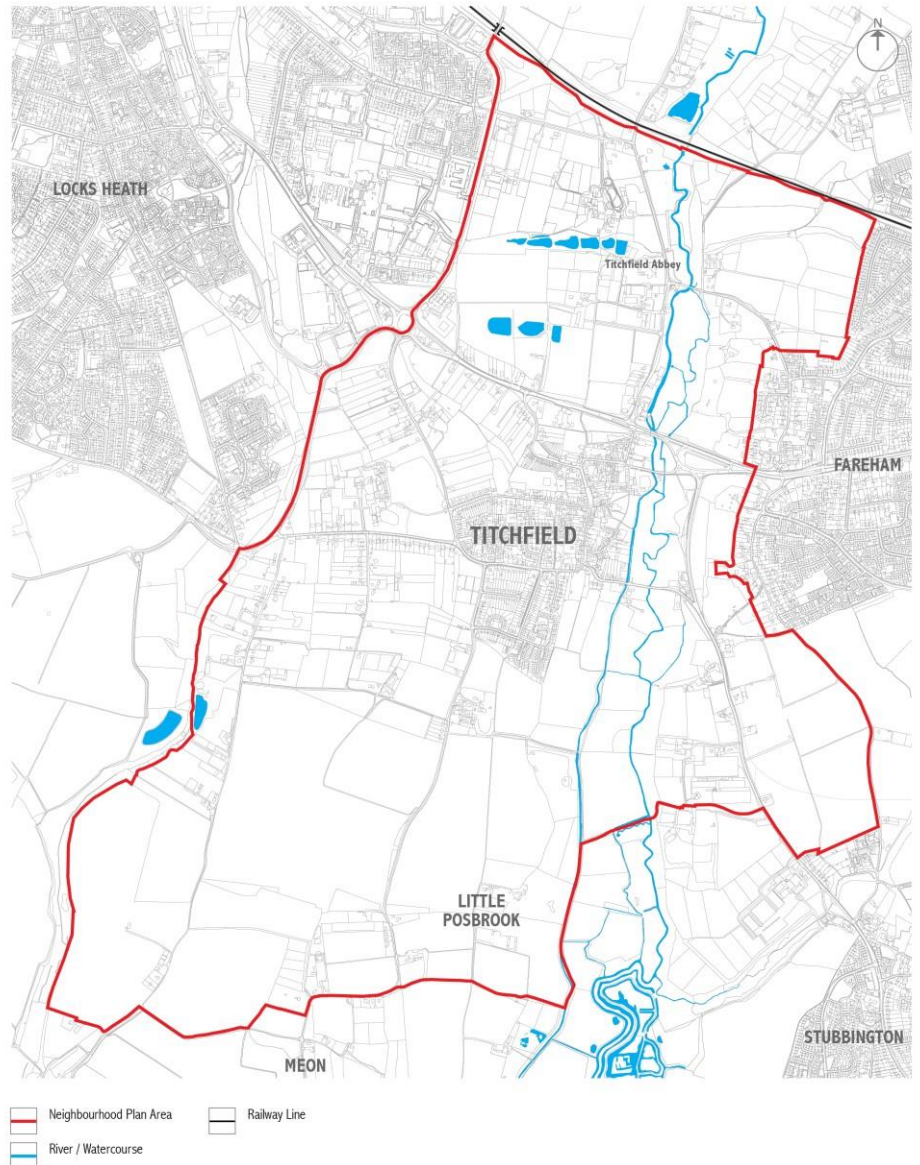


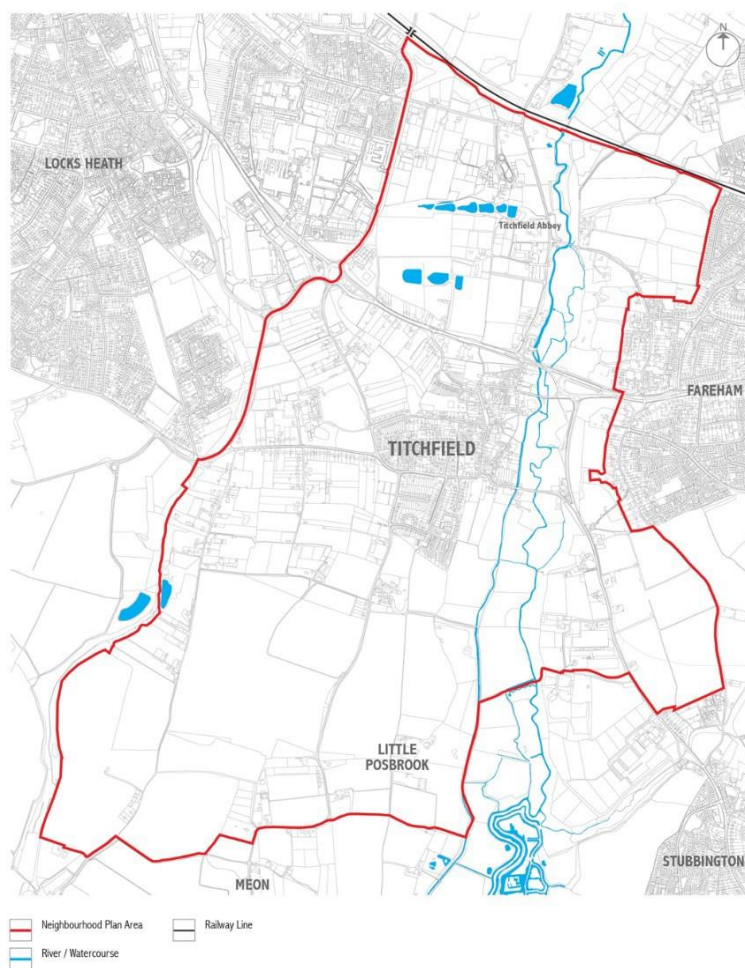
Titchfield Neighbourhood Plan 2011 - 2036

prepared by:

Titchfield Neighbourhood Forum - 2018



Titchfield Neighbourhood Plan 2011 - 2036



This Neighbourhood Plan has been
produced using the March 2012 National
Planning Policy Framework

Prepared by
Titchfield Neighbourhood Forum - October 2018

TITCHFIELD NEIGHBOURHOOD PLAN

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to the website www.titchfieldmatters.org.uk

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Titchfield Square from South Street



FOREWORD

The Titchfield Neighbourhood Forum was set up in January 2016 by a group of 25 people keen to ensure that Titchfield continues to be a good place to live, work and play and also to ensure that the area gets the appropriate type of development. With the aim of improving the Neighbourhood Plan area and delivering sustainable development over the coming years, the Forum asked residents to identify issues they felt were important to the area. These include:

- the lack of affordable housing
- traffic and parking
- maintaining the historic ambience of the village
- health and the environment, including litter
- access to the country park
- presentation and promotion of the village

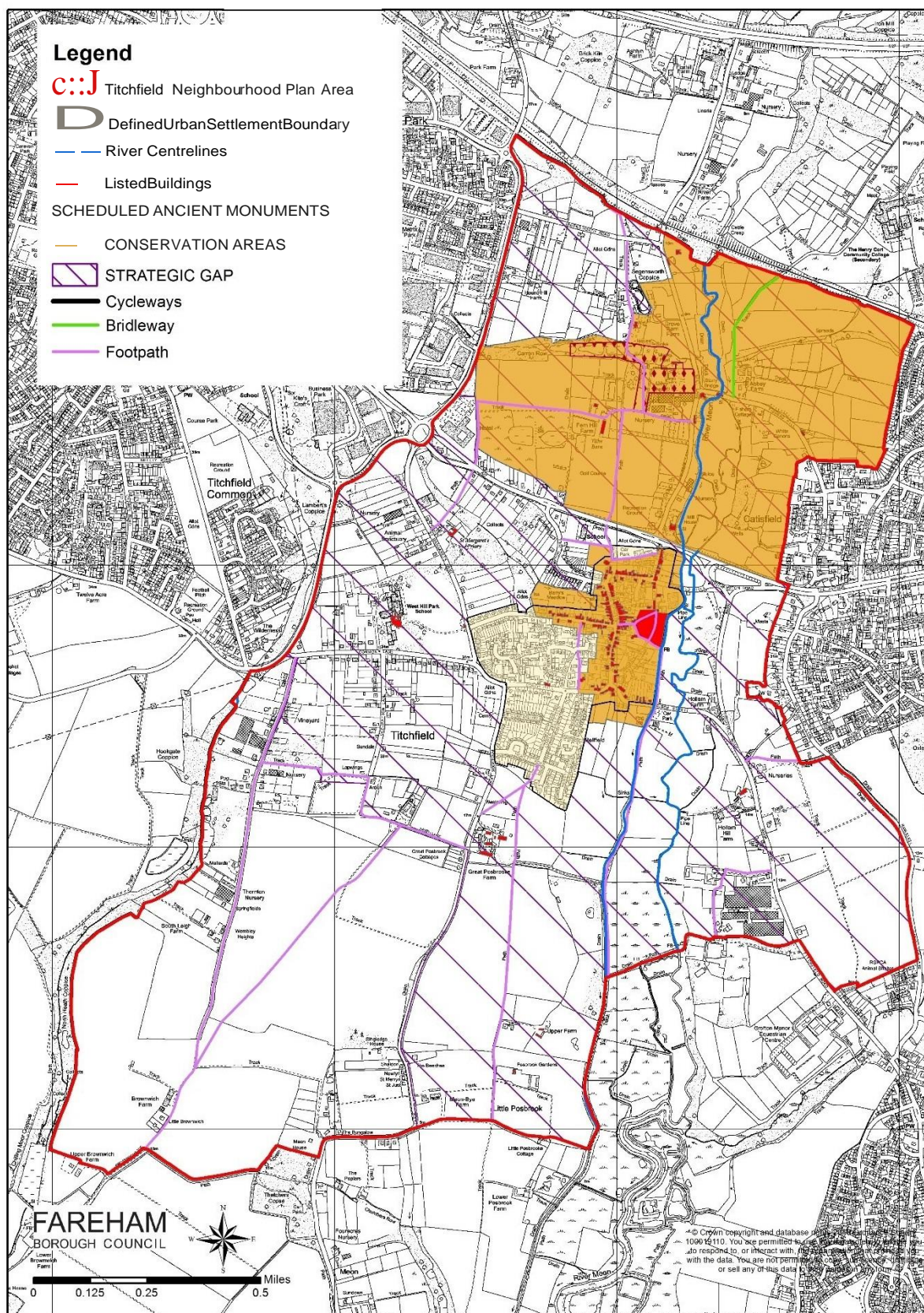
In March 2017 the Forum was designated by Fareham Borough Council (FBC) for the purpose of producing a neighbourhood plan. The Forum then produced this Neighbourhood Plan. This Plan will have no adverse effects on the current and future residents, workers and visitors. This is regardless of protected characteristics which cover age, disability, gender reassignment, race, religion or belief, sex, sexual orientation, marriage and civil partnership and pregnancy and maternity - Equality Act 2010.

The Plan has been written in an easy to read style to ensure maximum understanding for as many residents as possible. Additional information on a variety of topics has been included as appendices throughout the text. These can be accessed on our website www.titchfieldmatters.org.uk

This Plan, if agreed by residents becomes a statutory document to sit alongside the emerging Local Plan.

I would like to thank the Forum members for working assiduously in the preparation of the Plan. I also appreciate the support and help we have had from many members of the public, local businesses, Fareham Borough Council Planning Department and our planning consultants, Boyle and Summers. The Forum has also been able to draw on much valuable historic data and on contributions made by individuals and the many societies in the village.

Ann Wheal
Chair, Titchfield Neighbourhood Forum October 2018



Map 1 - Titchfield Neighbourhood Plan Area and Key Features

Chapter 1 - Summary

1.1 The Neighbourhood Plan

The Titchfield Neighbourhood Plan sets out the aims, objectives and policies for the growth of Titchfield over the period 2011 to 2036. The aim of the Plan is to conserve and enhance the local built, historic and natural environment of Titchfield and to enhance the special interest, character and appearance of the area and its historic setting.

The Neighbourhood Plan has been drawn up by the Titchfield Neighbourhood Forum following two and a half years of consultation and involvement with residents via public meetings, newsletters, questionnaires and the Forum website, titchfieldmatters.org.uk. This document sets out the land use matters relating to the community. However, during consultations the aspirations of the community have been noted and clearly marked within the Plan in Community Aspiration boxes. These aspirations are intended to be a template for the development of the village over the Plan period. They incorporate the work of Forum sub-groups that have investigated specific topics.

The health and well-being of the residents is reflected throughout, not just by policies and community aspirations, but by the accessibility audit carried out in July 2017 and the Health Day in September 2017.

If the Neighbourhood Plan is successful at referendum, it will become part of statutory development plan for the area. Consequently, decisions on whether or not to grant planning permission in the neighbourhood area will need to be made in accordance with the Neighbourhood Plan. This would be part of the statutory local development plan unless material considerations indicate otherwise.

Locality, Neighbourhood Plans, Roadmap Guide.

Throughout the Plan evidence has been supplied to underpin the inclusion of the policies.

The **key policies** contained in this document relate to:

1.2 Housing

History (FBC Emerging Local Plan 2018 - 2036, p. 32, policy H1 Strategic Housing Provision) shows us that approximately 10% of the housing demand will be met by windfall sites (see Glossary p72) within the Borough. The justification for the housing needs being partly met by windfall sites is evidenced by 18 dwellings having been completed, or under construction, on windfall sites in the last 3 years within the Defined Urban Settlement Boundary (DUSB). These sites meet the policies within the NP area.

1.3 Getting Around

Traffic policies and community aspirations are proposed. These are designed to reduce the impact of traffic throughout the Plan area so that the safety and environmental needs of pedestrians are given priority.

1.4 Commercial and Economic Considerations

The area has a thriving local economy at its centre offering employment opportunities as well as services for residents. Policies are proposed to ensure the continued success and focus of business premises in the High Street, The Square and South Street. ~~Proposals to convert business or commercial premises here into residential use will be resisted.~~

1.5 The Built and Natural Environment

Policies are proposed to ensure that Titchfield remains a village with an enhanced environment and valued open spaces.

1.6 Historic Titchfield

The objective of the Plan is to respect and preserve the history of the area for future generations whilst allowing it to continue to develop and grow.

Chapter 2 - A Brief History of Titchfield

Titchfield was established in the 6th century by a tribe of Jutes from Denmark known as the Meonwara. By the time of the Domesday Book, Titchfield was a flourishing village of 150 souls. St. Peter's Church, built in the 7th century, is still a place of worship today. Titchfield Abbey was built in the 13th century. At the Reformation it was turned into Place House by the first Earl of Southampton. Eight monarchs, from Richard II in 1393, through Henry V before Agincourt to James II in 1686 all visited the Abbey. Shakespeare may have taught at the Old Grammar School in Mill Lane, established by Henry VI after his marriage to Margaret of Anjou in the Abbey in 1445.



Titchfield Abbey



The Old Market Hall

Medieval Titchfield was an important port. The Square had a market hall - later taken down due to the poor state of repair. It was moved to Barry's Meadow but eventually was rebuilt at the Weald and Downland Living Museum, Sussex. There was a tannery (now a small industrial estate), several breweries and the area became famous for its strawberries. At the height of strawberry growing, in the early 20th century, a rail connection was built at Swanwick so that Titchfield strawberries could be shipped easily and quickly to London markets.

The historic core of the village, including the village square is part of the Titchfield Conservation Area. This area contains many Grade II listed buildings plus St Peter's Church which is a Grade I listed building. To the north of the A27, Titchfield Abbey Conservation Area includes the ruin of Titchfield Abbey (Place House), a Scheduled Ancient Monument, as well as the surviving medieval fishponds to the west - see Plan 1 on page 8.

The history and heritage of the area is such that an archaeological investigation is required prior to any development within the two Conservation Areas. A policy for this is included in this Plan, policy HT2, Historic Titchfield.

For over 100 years Titchfield carnival was famous throughout the south and attracted thousands of people to its afternoon and evening processions. Recently its future has become uncertain due to the high costs of putting on such an event.

Appendix 18 gives a brief history of Titchfield from medieval times until 1781.

Chapter 3 - Titchfield Today

A large part of the Plan area is a Conservation Area and many of the houses in Titchfield village are listed. The Abbey, controlled by English Heritage, is key to much of the history of the area. The 14th century Barn, adjacent to the Abbey, is used as a theatre concentrating mainly on Shakespearian plays.

The original medieval village consists of The Square, High Street, West Street, Church Street, East Street, Southampton Hill and South Street. The growth of Titchfield, which was a major port until 17th century, fell into decline due to the silting up of the estuary as well as the development of the town of Fareham and the major port of Portsmouth.

The expansion of the village into its present form began with the development in 1932 of the Bellfield estate to the south west of the village and the more recent Garstons estate to the west. There has been some in-filling within the Conservation Areas. The A27, a dual carriageway between Fareham and Southampton, bisects what was originally a complete village. This leaves the Abbey, the Barn, three small lakes, recreation ground plus two pubs and two garden centres on the other side of the dual carriage way. There is also a country park being developed on the land between the Barn and the Boxing Club area. Access from the south side of the village on the north side is via a pedestrian crossing and traffic lights on the A27. Some new buildings have been developed on the north side of the A27 and currently a retirement home complex is being built there. Despite the A27 dividing Titchfield, the communities are well integrated.

Today, Titchfield is a desirable place in which to live. It has a thriving community with a wide range of organisations including:

- a boxing club
- the Arts Society
- an allotment society
- community cinema
- several bridge clubs
- two WIs
- a history society
- three theatre companies
- three hairdressers
- two beauty salons
- five pubs all serving food
- two coffee shops
- a doctors' surgery
- a dentist
- car repair services
- a community centre
- the parish rooms
- an Old English bowls club



For a list of all the clubs and societies in the village see [Appendix 1](#)

Titchfield house prices are relatively high compared to other local areas and very few young people can afford to buy property here. This balance needs to be redressed.

Like most villages, Titchfield has a traffic/parking problem, especially in the rush hours, when the village is used as a traffic short-cut to Lee-on-the- Solent, Stubbington and Fareham. It is hoped that the recent improvements to the A27 will help to ease this problem.



South Street

Chapter 4 - How the Neighbourhood Plan Developed

The Titchfield Neighbourhood Forum started out as a sub-committee of the Titchfield Village Trust (TVT). In October 2015 comments, complaints, and suggestions were made by residents to TVT regarding the village and the surrounding related areas. The Trust asked a TVT member to set up a working party to look at the issues. Eight people joined the group at the first informal meeting on Thursday October 20th, 2015. They met monthly after that until December 2015 when a Neighbourhood Plan (NP) was suggested as the best way to influence current and future developments in the area.

In January 2016 a Forum was formed, consisting of 25 members from a cross-section of residents and business owners.

4.1 Neighbourhood Plan-Making and Planning

Neighbourhood planning, introduced in 2011 by the Localism Act, gives the Titchfield community direct power to develop a shared vision for the neighbourhood and shape the development and growth of the local area. The Neighbourhood Plan (NP) must contain policies which are in line with the National Planning Policy Framework (NPPF) and must be in general conformity with the Strategic policies contained in the development plan for the area of the authority.

Neighbourhood Plans must also conform to European Regulations on Strategic Environmental Assessment (SEA) and habitat Regulations. Full details are contained in Appendix 15.

The starting point was to define the area that would be covered by the Plan. This took some time but was finally agreed after discussions with FBC. The views of residents were also canvassed. Over 500 questionnaires were sent to residents, businesses and local groups. 152 questionnaires were returned. These were analysed and the results published and presented at a meeting of the Forum in February 2016 - Appendix 6.

The results of the survey have been key factors in the development of the Neighbourhood Plan. Since January 2016 there has been much activity. Sub-groups of the Forum have worked on specific topics. There have been 10 public meetings and there have been obvious changes within the village and surrounds. For example, Titchfield entered the Britain in Bloom Competition and a vibrant interest in the appearance of the village has followed. More details are to be found on the Forum's website <http://www.titchfieldmatters.org.uk>

4.2 The Forum and TVT

In January 2017 it became clear that for the NP process to continue, the NP Forum would need to be an independent organisation – no longer a sub-committee of TVT. The Forum now has its own constitution - Appendix 2 and terms of reference – Appendix 3. Having been approved in March 2017, it is a statutory body formally recognised by the Secretary of State and FBC. The finances of the Forum are separate from TVT but NP funds are held in the TVT bank account as TVT is a charitable organisation so meets the necessary criteria for grants and funding.

4.3. Consultation and Monitoring

The most important requirement of a Neighbourhood Plan is that at all stages the Forum must reflect the views of residents. To this end the Forum has:

- held 10 open meetings
- had one television interview
- given two newspaper interviews
- made presentations to local groups
- took a stand at the church fete in 2016, 2017 and 2018
- maintained a regular discussion service on its website.



Open days

Throughout the process the community has been informed by:

- bi-monthly newsletters
- articles in the parish magazine
- open meetings
- publishing information on the [Forum website](#)

4.4 Resources:

- public exhibitions, meetings and events [Appendix 4](#)
- shop window displays [Appendix 5](#)
- a questionnaire/survey sent to over 500 households [Appendix 6](#)
- housing survey, [Appendix 7](#)
- a traffic survey [Appendix 8](#)
- accessibility audit [Appendix 9](#)
- updates on the Forum website
- via Facebook
- via the Parish magazine
- contact with local businesses and groups
- smaller focus groups within the village
- consultation 'windows' during which comments have been invited on the Draft Plan documents.
- bi-monthly newsletters sent to over 700 residents via e mail [Appendix 10](#)
- FAQ leaflets distributed from September 2017, initially at the Health Day [Appendix 11](#)
- an audit trail of the key meetings is posted on [Appendix 4](#)



Chapter 5 - The Neighbourhood Plan Area

The NP area is shown on Map1 on page 8.

5.1 The Plan boundary takes the village as its focus

The Plan boundary takes the village as its focus. To the north, Titchfield Abbey Conservation Area and the railway line create a clear physical boundary. To the west, the Plan area is defined by the built-up edge of Locks Heath and Park Gate, following Cartwright Drive, Warsash Road and Brownwich Lane. Similarly, the eastern boundary is defined by the built-up edge of Fareham and housing along Abbeyfield Drive and Catisfield Lane.

There are protected public open spaces such as Chilling Woodland (Thatcher's Copse). Thatcher's Copse is a site of importance for Nature Conservation and an Ancient Woodland. Titchfield Haven National Nature Reserve is statutory designated as part of the Solent and Southampton Water Special Protection Area (SPA) and RAMSAR site - a site of Special Scientific Interest (SSI). These woodland blocks and open spaces provide a distinctive southern approach to the village, characterised by large open vistas across fields to surrounding urban areas.

The approach to Titchfield from all directions involves changing from an urban area through water meadows, valley and woodland towards the village centre.

A more detailed explanation of the Plan area is in [Appendix 13](#) and a map is in [Appendix 14](#).

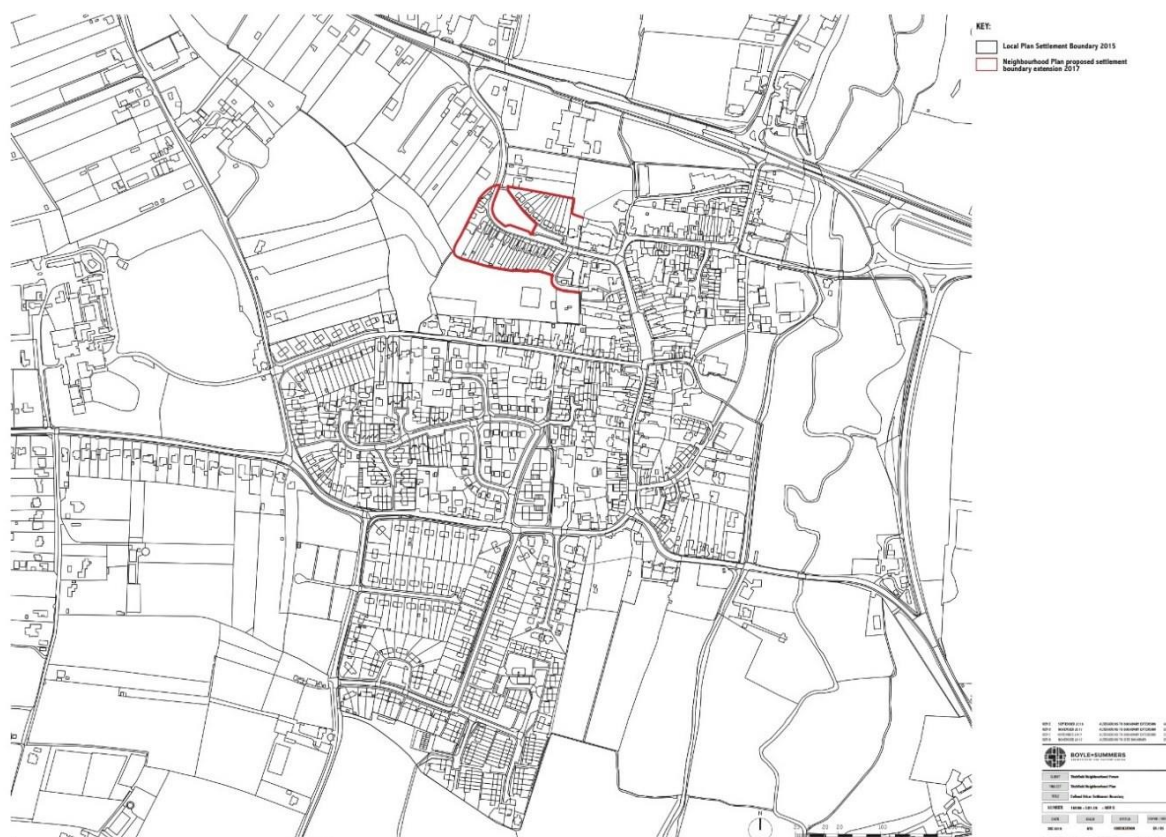
Two important considerations in respect of the Plan area relate to the Defined Urban Settlement Boundary (DUSB) for Titchfield (Core Strategy Adopted 2011) Policies CS2, CS6, CS9 and CS11 which deals specifically with Titchfield) and the Strategic Gap (Policy CS22) - see map 1, page 8.

5.2 Defined Urban Settlement Boundary

The NP Policy [H.3-DUSB.1](#) proposes extending the existing Defined Urban Settlement Boundary (DUSB) for Titchfield to include properties along Southampton Hill. On the northern side of Southampton Hill the existing Defined Urban Settlement Boundary stops at the Village Gate housing complex. On the southern side it cuts through the more recent Titchfield Meadows housing development and Jubilee Surgery.

During consultation on the Neighbourhood Plan, part of Southampton Hill was seen to form an integral part of the village footprint. The properties clearly read as part of Southampton Hill entirely in keeping with the village character and the view along the street leading to and from the village centre. Their inclusion within the DUSB for Titchfield could provide potential opportunities for small scale infill development in line with Policy CS11 (Core Strategy Adopted August 2011). The proposed new DUSB will exclude the area of green open space to the south of house numbers 5 - 21 Southampton Hill as shown on the Plan.

Map 2 — DUSB Proposed Extension to Defined Urban Settlement Boundary (DUSB) shown in Red



5.3 Strategic Gap

The Adopted Local Plan, August 2011, Policy CS22 identifies land around the village between Fareham/Stubbington and the Western Wards as the Meon Gap – a Strategic Gap. Importantly, all of this land is treated as countryside. This means that proposals for development will not be permitted, either individually or jointly, if they would significantly affect the integrity of the gap.

A recent review of the Strategic Gap designations as part of the Local Plan Review (Fareham Landscape Assessment – Part Three, 2017) has considered it critically important to retain the Strategic Gaps in the Borough. The Meon Gap, which plays a vital role in helping to maintain the separation of Titchfield from settlements to the west and east of the valley. The Meon Gap is shown on map 1 page 8.

Chapter 6 -The Vision for Titchfield

A clear vision for the future of Titchfield reflects the aspirations of the community. Beneath each vision statement has been included the policies and community aspirations to which they refer. The vision covers these core themes:

1. Ensuring that any new housing meets the criteria set out in this Plan

Policy H1, Windfall Housing Development

Policy H2, Affordable Housing

Policy H3 Local Need

Policy H4 Development Design

2. Addressing traffic and parking issues to ensure a safe and healthy environment

Policy GA1

Policy GA2

Policy P1

Community Aspirations CA 1, 2, 3, 4, 5 and 6

3. Ensuring that the local economy for employment and facilities will continue for residents and visitors -

Policy CE1

Policy CE2

Community Aspirations CEA1, CEA2

4. Having an enhanced environment

Policy BE1

Policy BE2

Policy BE3

Policy NE1

Policy NE2

Policy OS1

Community Aspirations BE1, BE2, NE1, NE2, OS1, OS2, OS3, OS4

5. Preserving village life and amenities together with conservation issues

Policy HT1 Preserving Historic Environment

Policy HT2 Archaeological Assessment

Community Aspirations HT2, HT2.2, HT2.3, HT3.1, HT3.2, HT.4, HT5, HT5.1, HT5.2, HT5.3, HT5.4, HT5.5

Chapter 7 - Turning the Vision into a Plan

From the 2015/16 survey a vision for Titchfield was formed. To enable this to become a Plan the Forum divided into sub-groups to deal with the various areas highlighted by the survey. Consultation meetings with residents were also held and used to set the agendas for the sub-groups. From this consultation, community aspirations were formed and some areas were set out in aims, objectives and policies - see Consultation Statement on how the sub-groups were formed and the topics covered.

The next stage was to ensure that the Neighbourhood Plan would comply with the Government requirements contained in the National Planning Policy Framework 2012.

7.1 Strategic Environmental Assessment

FBC, as the Responsible Authority in this matter, is required to determine whether a Strategic Environmental Assessment (SEA) needs to be carried out for this Plan.

The Council provided the Forum with a copy of the Screening Report, an Appropriate Assessment and a Screening Notice. It has been informed that at the present time, no action needs to be taken. In conjunction with Natural England, the Environment Agency and Historic England, FBC has analysed and assessed the draft Plan and the processes which led up to its production. They have decided that a SEA is not required. The full document can be seen in the audit trail, April 2015 SEA Screening decision - HNP final, [Appendix 15](#).

7.2 The Titchfield Neighbourhood Plan, the National Plans and the FBC Plan

The NPPF and Sustainable Development

The golden thread running through both plan-making and decision-taking within the NPPF is the presumption in favour of sustainable development (NPPF, para 14).

Sustainable development, which is defined as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs' (Resolution 42/187 of the United Nations General Assembly), incorporates the three inter-related dimensions of: an economic role, a social role and an environmental role.

Plans need to take local circumstances into account so that they respond to the different opportunities for achieving sustainable development in different areas and in different ways that ultimately seek to (NPPF [2012](#), paras [9](#) [and 10](#)):

- make it easier for jobs to be created in cities, towns and villages
- move from a net loss of bio-diversity to achieving net gains for nature
- replace poor design with better design
- improve the conditions in which people live, work, travel and take leisure
- widen the choice of high quality homes.

7.3 Table 1 on the following page shows Titchfield NP Support for the National Planning Policy Framework (NPPF) and Achievement of Sustainable Development.

Titchfield NP Policies	NPPF Achieving Sustainable Development								Table 1
	Building a Strong, Competitive Economy	Ensuring the Vitality of Town Centres	Promoting Sustainable Transport	Delivering a Wide Choice of High Quality Homes	Requiring Good Design	Promoting Healthy Communities	Meeting the Challenge of Climate Change, Flooding & Coastal Change	Conserving & Enhancing the Natural Environment	Conserving & Enhancing the Historic Environment
DUSB 1 Urban Area Boundary		✓		✓					
H1 Windfall Development		✓		✓		✓		✓	✓
H2 Affordable Housing				✓		✓			✓
H3 Local Need				✓		✓			
H4 Development Design	✓	✓	✓	✓	✓	✓	✓	✓	✓
GA1 Pedestrian Safety			✓			✓			
GA.2 Cycle Links			✓			✓			
P1 New Dev. Parking	✓	✓	✓	✓	✓				
CE1 Conversion of Commercial Premises	✓	✓			✓				
CE2 Access to Shops & Amenities		✓	✓	✓		✓		✓	
BE1 Energy Efficiency					✓	✓	✓	✓	✓
BE2 Water, Energy, Flood Risks						✓	✓	✓	
BE3 Landscaping and Biodiversity						✓	✓	✓	
NE1 Special Protection Areas						✓	✓	✓	✓
NE2 Non- statutory sites and initiatives						✓	✓	✓	
OS1 Open Spaces						✓		✓	
HT1 Preserving Historic Environment					✓				✓
HT2 Archaeological Assessment									✓

7.4 Support for FBC Local Plan

The statutory Development Plan applicable to the NP area currently comprises:

- Local Plan Part 1: Core Strategy (Adopted 2011)
- Local Plan Part 2: Development Sites & Policies (Adopted 2015)

FBC has committed to a review of its Local Plan (Fareham Draft Local Plan 2036) to reflect emerging housing and employment needs until 2036.

Within the adopted Local Plan, Titchfield is recognised as an important village location which is expected to maintain its role as a local centre. The Local Plan recognises that 'changes of use away from retail' will be resisted in the centre to ensure the retention of local services, vitality and viability, and wider hierarchy of centres (Strategic Objective SO4, Policy CS3). Only small-scale development is envisaged within the settlement boundary (Policy CS11). The key factors shaping future development in Titchfield are its important historic environment, which includes three of Fareham's six Scheduled Ancient Monuments, and its position in the Meon Valley separating the two main urban areas within Fareham - refer to Conditions Statement - see policy CS17 of the Local Plan, part 1.

A summary of the relationship between the NP and Key Policies of the Adopted Local Plan is set out in Table.2 on the following page.

7.5 Table 2. Titchfield NP Support for Adopted Local Plan Key Policies

Titchfield NP Policies	Fareham's 5 Key Local Plan (Part 1) Policies				
	CS1 Employment Provision	CS2 Housing Provision	CS3 Vitality & Viability of Centres	CS4 Green Infrastructure, Biodiversity & Geological Conservation	CS5 Transport Strategy & Infrastructure
DUSB 1		✓	✓		
H1 Windfall Development		✓	✓		
H2 Affordable Housing		✓		✓	
H.3 Local Need		✓			
H4 Development Design	✓	✓	✓	✓	✓
GA1 Pedestrian Safety	✓	✓	✓	✓	✓
GA2 Cycle Links	✓	✓	✓	✓	✓
PO1 Parking	✓	✓	✓		✓
CE1 Conversion of Commercial Premises	✓		✓		
CE2 Access to Shops & Amenities		✓	✓		✓
BE1 Energy and Efficiency	✓	✓	✓	✓	✓
BE2 Water, Energy, Flood Risks				✓	
BE3 Landscaping and Biodiversity		✓	✓	✓	
NE1 Special Protection Areas				✓	
NE2 Non-statutory sites and initiatives				✓	
OS1 Open Spaces		✓		✓	
<u>HT1 Preserving Historic Environment</u>			✓		
<u>HT2 Archaeological Assessment</u>			✓		

Chapter 8 - The Structure of the Plan

Aim – highlighted in lavender

Objectives – highlighted in pale green

Policies which form part of the Neighbourhood Plan– highlighted in pale blue

Community Aspirations are clearly identified in orange boxes in this Plan.

Note: Community Aspirations do not concern land use matters and as such are not part of the formal Neighbourhood Plan. However, they set out the aspirations of the community, and are a significant part of what the community is trying to achieve.



Rowans Hospice shop in a recently renovated building in the Square

Chapter 9 - Housing

9.1 Background and rationale

Map 1 on page 8 shows the main housing locations and some of the key features within the Plan area.

Housing development is mainly located to the south-west of the village centre either side of Coach Hill. These include the Garstons' estate to the north of Coach Hill and the Bellfield estate to the south. Originally the Bellfield estate was made up of rented properties but currently over 54% of the homes are owner occupied (FBC). This home ownership of properties throughout the village means there are fewer properties available to rent than previously.

Titchfield house prices are high compared with other properties in the borough and young people cannot afford to buy property here. This plan proposes to redress the balance.

9.2 Meeting future housing needs in Titchfield

Forecasting housing needs is not an exact science. When new developments occur, it is not always possible to know the quantity and type of property that will be built until the build process is completed. Market forces and planning issues can change the original plan as building is in progress.

A revised version of the NPPF was issued in July 2018 and this was further revised in February 2019. As a result it is likely that FBC will reassess the housing requirement for the borough. Also, at the time of writing, the NPPF has been under review. There are to be changes to the methodology for assessing local housing needs. In the light of these changes, it is likely that FBC will reassess the housing requirement for the borough in the future.

That said, what follows is based on the best data available at the time of writing:

A Housing Needs Assessment, Appendix 31 commissioned by the Titchfield Neighbourhood Forum in 2017. The assessment, carried out by AECOM, was financed by a grant from Locality, a government sponsored organisation.

Consultation with Fareham Borough Council

Data gathered by the Forum Housing Needs Questionnaire Appendix 7

The Forum's assessment of current housing stock Appendix 32

The Forum's Site Assessment Report Appendix 34

Data from the 2011 Census

9.3 How many additional houses are needed in Titchfield?

The Housing Needs Assessment was produced by AECOM. The report was completed in 2017 - [Appendix 31](#).

The AECOM report para 20 states “Therefore, in arriving at a final housing figure, we do not judge there is any justification to make an uplift to the figure beyond 262 dwellings for the *period*.” Neighbourhood Plan

The period covered by the AECOM Report is for 2018-2034, which at the time the report was commissioned was the NP Plan period, so the AECOM report was proposing a housing increase of 262 additional dwelling over a 16-year period - i.e. approximately 16 dwellings per year. The AECOM report used data from the 2011 census and other recent statistical information

Locality, following advice from AECOM, advised that ‘There is no reason why dwellings completed up to 2018 cannot count towards the fulfilment of your housing target’. Therefore, account has been taken of the following:

- 20 dwellings (6 houses and 14 apartments) completed since 2011.
- 86 retirement homes currently being built and due for completion in 2018, and
- 3 dwellings under construction on the old Titchfield Motors site.

So, by the end of 2018 a further 109 dwellings – approximately seven years supply - will be completed or under construction.

This leaves a requirement of 153 dwellings to be needed over the lifetime of the Plan preferably provided by windfall sites (refer to summary, p 9 and policy H1)

Note. Whilst the AECOM study was in progress the Fareham Draft Local Plan 2036 was published so the Titchfield NP period (originally 2018 - 2034) has also changed to align with FBC. This report covers the Plan period 2011 - 2036. The AECOM report was completed in 2017 whilst the Plan was in progress. The housing figures within this report therefore reflect the housing needs assessment for 2011-2036.

9.4 Types of dwellings in Titchfield

Fig 3 (below) taken from the 2011 Census shows the type of dwellings that exist within the NP area. Most are owner occupied. There is a higher proportion of rented and private accommodation compared with the rest of the Borough - but lower than national levels as shown below:

Titchfield Property Statistics

Titchfield Owned	73.3%
Share Ownership	0.2%
Affordable housing	13.0%
Private rented	12.0%

Fareham Borough Statistics

owned	84.4%
shared ownership	0.6%
affordable housing	8.1%
private rented	10.0%

Fig 3

Mix of housing in plan area

	%.	Number
Detached.	35.5	453
Semi-detached.	31.8	405
Terraced.	22.3	284
Flats, maisonettes, apartments	7.5	96
Shared homes.	1.3	20
In commercial buildings.	1.6	20

Fig 4

9.5 What sort of dwellings do we need in Titchfield?

The following extract from the Forum's own housing needs survey, [Appendix 7](#), Fig 5, shows that residents have a strong preference for 'affordable to buy' and 'social housing' (now known as 'affordable rented housing'). See policy H.2.



Fig 5

At the time of this survey residents understood 'affordable housing' to mean lower priced houses to purchase for owner occupation.

- The Forum's Housing survey shows a community preference for smaller dwellings i.e. 1, 2 or 3 bedroom houses. [Appendix 7](#)
- The community does not support the loss of smaller properties within the NP area
- This Plan requires all development to demonstrate good quality architectural and landscape design that reinforces or promotes the local character of the village and makes provision, where viable, for suitable open green spaces accessible to the public

9.6. Where will the new houses be built?

The Housing group identified, assessed and ranked a number of potential sites within the Plan area, [Appendix 34](#). Potential sites were identified but no sites fully met the NP policies or the adopted policies in the FBC Core Strategy, Adopted 2011, Policy CS11.

The Forum is therefore not specifying sites in this Plan. The justification for the policy can be found in the summary p 9 para 1.2 and is in line with the Adopted Local Plan Core Strategy 2011.

This is in line with Fareham Local Plan 2036, 5.46:

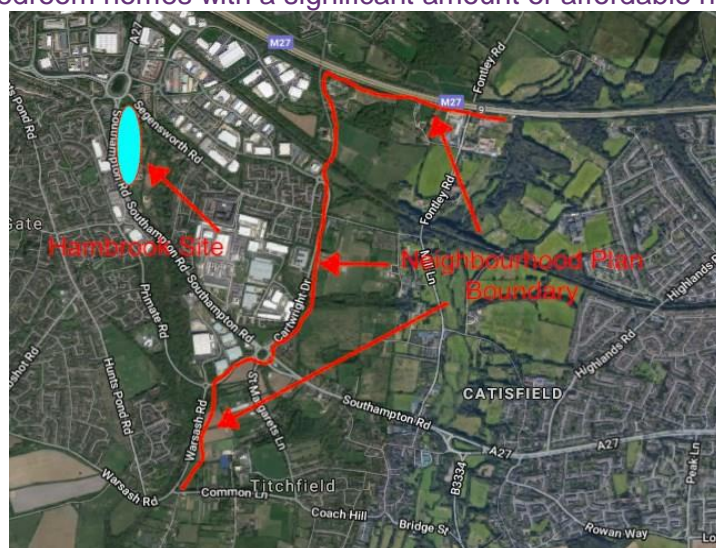
'Titchfield is a small settlement, with a rich historic character and a thriving local centre. Few development opportunities have been identified, apart from small scale infilling proposals.'

The approach is that preferably windfall development within the revised Defined Urban Settlement Boundary will meet 10% of the required housing need. See Policy H1. Windfall Development.

Community consultation showed a preference for new development to be on Brownfield sites as opposed to Greenfield sites. The re-use of previously developed land is proposed in accordance with FBC Local Plan Core Strategy C2.2.

The FBLP records that a major housing allocation at Hunts Pond Road, Titchfield Common had planning permission subject to legal agreement. Planning permissions have been granted and 310 dwellings were completed in the period 2008 to 2014. This site is just outside the NP area, adjacent to the Titchfield Ward boundary and less than 1km to the west of the Plan area. The Plan acknowledges the contribution that the nearby Southampton Road, Titchfield

Common site will make towards meeting Borough housing needs but recognises that it cannot satisfy any of the NP housing need. This development is just outside the NP area and adjacent to the Titchfield Ward boundary. It is less than 1km to the west of the Plan area. The site is allocated in the Draft Fareham Local Plan 2036 and is for 400 new homes, mostly smaller 2-3 bedroom homes with a significant amount of affordable housing.



Map 3 The Southampton Road Site, known locally as the Hambrook Site

9.7 Housing aims, objectives, policies and community aspirations

Aim

To provide for the future housing needs in the Neighbourhood Plan area in accordance with the policies set out in this Plan and the FBC Adopted Local Plan, Part 1 and 2 and [Draft Fareham Local Plan 2036. Emerging Plan 2036.](#)

Objective H1.

Future housing should meet local needs
See policy H.2. and policy H.3.

Objective H2.

New housing should be provided within the revised DUSB.
See Policy H.3.

Objective H.3

All new housing to deliver high quality standards of design in keeping with the existing character of the surrounding area.
See policy H.4.

Policy DUSB.1 Defined Urban Settlement Boundary

This Plan proposes a review of the Defined Urban Settlement Boundary for Titchfield to include properties along Southampton Hill as shown on Map 2 page 18.

Justification for the following policy is as follows:

- Site assessment sheets, see Appendix 34, shows no sites meet proposed plan policies as consulted at Forum and residents' open meetings
- Evidence shows windfall sites becoming available in NP areas. Examples of recent windfall sites are The Coach and Horses Development, Titchfield Meadows flats and Titchfield Motors site. The development at the north of the Holiday Inn was not a planned site so could also be defined as 'windfall'.

Policy H1 Windfall Housing Development:

Housing growth will be met by small scale infill development within the revised Titchfield DUSB. So far as practicable housing growth of 153 dwellings will be met by small-scale infill development within the Titchfield DUSB. To the extent that this is not practicable applications will be considered on their merits in accordance with national and local policy.

Justification for policy H.2 and H.3

Community consultation, p 29 NP para 9.5

Policy H.2 Affordable Housing

Affordable housing will be provided on sites in accordance with policy CS18 of the Adopted Local Plan 2011.

Policy H.3 Local Need

Future housing should be a mix of homes including both affordable to rent and affordable to buy to meet local need.

Policy H.4 – Development Design

Development that takes the opportunities available for enhancing local distinctiveness will be supported where it:

- a) demonstrates good quality architectural and landscape design that reinforces or promotes the character of the surrounding area and respects the existing style and scale of buildings within the area; acknowledges established building lines;
- b) replaces poor design with high quality design in keeping with the character of the surrounding area; retains as many existing trees and hedges as possible within sites and along the boundaries;
- c) bears in mind established building lines; provides adequate parking (in accordance with FBC Residential Car Parking Standards SPD, Table 1)
- d) where a conservation area is affected, bears in mind the relevant strategy and assessment;
- e) retains as many existing trees and hedges as possible within sites and along the boundaries;
- f) provides adequate parking (in accordance with FBC Residential Car Parking Standards SPD, Table 1)

9.8 Supporting Evidence

- Urban Area Boundary Proposal to FBC, Appendix 33
- Housing needs website post, Appendix 29
- Forum Housing Needs Survey, Appendix 32
- The Forum Housing Needs Questionnaire, Appendix 7
- The Forum's Site Assessment Report, Appendix 34
- Data from the 2011 Census
- FBC Core Strategy 2011 Part 1 and 2
- FBC Emerging Plan 2036



The Great Barn

Chapter 10 - Getting Around

This section deals with **Traffic, Parking, Pedestrians, Cycling and Footpaths**.

10.1 The Neighbourhood Plan and Traffic Issues

The Forum recognises that Neighbourhood Plans cannot deal retrospectively with traffic issues so much of what follows is aspirational. However, a significant concern emerging from the village survey and open consultations is the present traffic and parking situation.

Many of the community aspirations set out in this plan have been identified in the hope that, by working with appropriate stake-holders, further improvements to traffic management in the Plan Area can be made.

The Forum recognises that Hampshire County Council (HCC) is the highway authority and is responsible for the up-keep, improvement and expansion of the highway network within Hampshire borders.

10.2 Introduction

The Village survey, [Appendix 6](#), carried out by the Forum in 2016, included the question: 'What are the main problems in the village?'

Traffic and parking issues made up 72% of the responses

In answer to the question: 'What would make Titchfield a better place to work, live and play?' the top two items were:

- 20 mph speed limits
- Safer crossing places

Inadequate footpaths also endanger pedestrians using Southampton Hill (northern part) and West Street (vicinity of Gaylords Antique Shop)

10.3 Background

Titchfield has a long-standing history of traffic problems and action being taken to mitigate them. The A27 Titchfield by-pass (mid 1930s) is a prime example where the solution to a traffic issue was found by cutting a swathe through the area. More recently the change to the road configuration in South Street (circa 1960) has improved only some aspects of road safety but still South Street is a daily cause of congestion. Even more recent has been the extensive range of enhancements (and investment) to the A27 in the vicinity, aspiring to improve journey times on the A27 and reducing the need to take alternative routes.

10.4 Where we are now

Areas where traffic issues dominate are set out in detail in [Appendix 19](#) but can be summarised as follows:

- Segensworth to Stubbington and beyond
- Warsash to Fareham
- Warsash to Stubbington
- East/West traffic using Fisher's Hill

For more details see the Forum Traffic Group Report – [Appendix 20](#)

The underlying principles that the group has taken into consideration may be summarised as:

- Ways and means to improve the health and well-being of residents and businesses
- Consideration to minimise the impact on the environment including noise pollution and air quality
- The current emphasis on traffic calming engineering solutions that speak to the horizontal dimension such as road narrowing schemes vice the vertical dimension e.g. speed bumps

10.5 Pedestrians

Although traffic has increased over the years, there are only two official crossing points in the area.

- One is at the bottom of Southampton Hill - an island with a 'Keep Left' sign which enables residents to cross to the centre of the road and wait before moving on.
- The other is the pedestrian crossing at the traffic lights on the A27. Elsewhere pedestrians have to take great care and be patient when wanting to cross the road.

Crossing the Square is difficult for all pedestrians and there is a need for at least one crossing point.

People such as those in wheelchairs, using walking aids or pushing buggies are especially disadvantaged by lack of pavements, restricted access on narrow pavements, very few dropped kerbs and no safe crossing points in busy areas see [Accessibility Report, Appendix 9](#) carried out by the Forum in 2017.



Corner of Coach Hill/
South Street



Vehicles speeding through the Square in each direction had to be stopped to enable this wheelchair user to cross the Square.

A particular area of concern for pedestrians is where South Street meets Bridge Street and Coach Hill. The pavement on the north side of Coach Hill is dangerously narrow so pedestrians and wheelchair users must use the south side of the road - i.e. they must cross to the east side of South Street before crossing at the end of Bridge Street to use the pavement on the south side of Coach Hill.

A crossing point is needed here.

People walking to the recently enlarged and busy Titchfield theatre, have to negotiate St Margaret's Lane, where for the most part, there is no footpath.

10.6 Parking

When the NP traffic group met with HCC it was explained that the ratio of cars per household in Hampshire is the second highest in the country. The growth of car ownership has not been offset by any significant increase in parking facilities.

The growth of Titchfield as a business focus, together with the higher than national average of car ownership of residents, has increased pressure on parking in the older parts of the village where many houses have no off-road parking.

The village survey indicated that the majority of workers in local businesses are not village residents so use cars to commute, thereby adding to the problem. Staff in local businesses have been asked by FBC to park in the community centre car park rather than occupy places in the High Street and Square. Some have co-operated.



Lorries in the Square

The parking problem is worse when there are events in the village – and Titchfield has many events all year round.



Parking on the kerb in West Street

There are some places, e.g. Church Street, Mill Lane, West Street, where cars are parked partially on the kerb to ease movement of other traffic, but this in turn means that pedestrians have no choice but to walk in the road. For some, such as wheelchair users, this makes the street virtually impassable unless they take to the road.

Currently, there are few restrictions on roadside parking.

10.7 Car Parks in the Plan Area

- The Community Centre car park has 121 spaces. No charges apply to people using this facility and there is no time limit - but no overnight parking.
- There is a car park with 46 spaces and a 3-hour limit behind Jubilee Surgery adjacent to Barry's Meadow
- There is a car park with 15 spaces at the Bridge Street end of the village - no time limit. It is used mainly by people intending to walk the canal path. This car park is poorly lit and away from public view.
- There is also a car park (60 spaces) north of the A27 serving the boxing club, tennis courts and play area but its location means that it is not often used by visitors and shoppers.
- There will also be a car park provided off Cartwright Drive to serve the Country Park when the adjacent residential development is complete.
- The other main options for car parking may be found in The Square (some spaces have limited stay times) and the adjoining roads.

All roads that are close to The Square have a mix of resident and visitor parking. There are commuters who regularly park in the Square then car-share or take the bus to their eventual destination. In the event of a serious incident, emergency vehicles could be severely handicapped when trying to access certain areas due to parked cars partially blocking roads.

10.8 Residents' Parking

The Forum investigated the options for resident parking and controlled parking zones. Given the strength of feeling across the local village residents, this needs to be addressed.

10.9 Buses

The village is served by two bus routes X4 and X5. These services connect Titchfield, Fareham, Southampton, Portsmouth and Gosport. Only the X4 passes through the village centre. As recently as 2016 the X5 passed through the village via Southampton Hill and East Street but now the X5 travels along the A27 so is not as well used as before.



The new, larger buses passing through the village via South Street, where the road is narrow in places, regularly create difficulties and road rage incidents are commonplace. Views are equally divided, however, on the issue of 'buses passing through the Square'. [Appendix 8](#) shows the results of the traffic questionnaire completed by the residents.

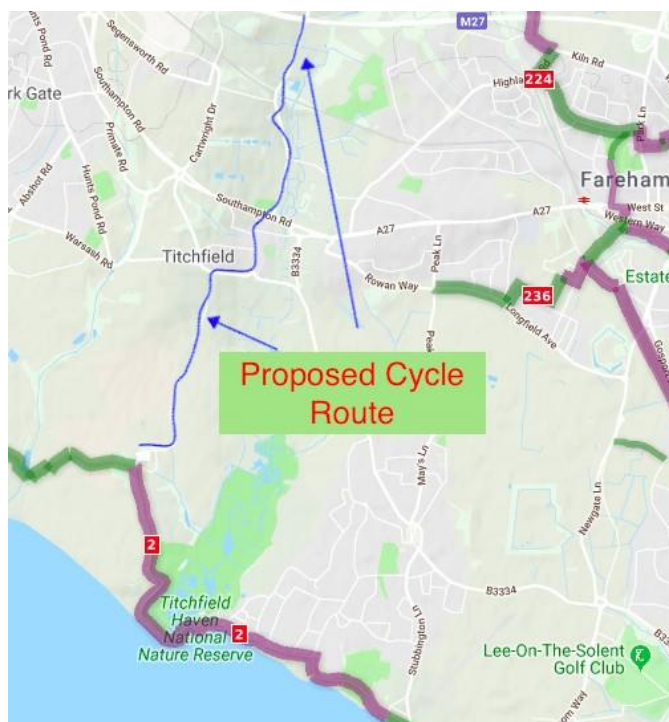
The Forum supports the retention of two bus routes, but strongly recommends that options are investigated to improve the situation within the village.

10.10 Trains

The nearest train stations are Fareham and Swanwick. From Fareham there are direct services to Portsmouth, Southampton, London, Gatwick and South Wales. Swanwick is on the Southampton to Brighton line.

10.11 Cycling and Footpaths

What follows is based on the Footpath and Cycling sub-group report, see [Appendix 24](#).



Map 4

10.12 Cycling

Cycling in and around Titchfield is difficult. There is no definable cycling route within the Boundary Plan area. Potential cycle routes to key services and facilities should be reviewed e.g. schools, shops.

Ideally there should be a definable cycle path connecting the Abbey area in the north to the canal and Titchfield Haven in the south.

The NP recommends a cycle route from Titchfield to the beach via Posbrook Lane, because it would then link with the National Cycle Network (NCN) route along the South Coast. However, Posbrook Lane is narrow and speeding cars make it very dangerous. Some cyclists therefore have taken to using the canal path despite the fact that cycling on the canal path is not allowed. The canal path is well-used by visitors and residents and is a favourite place for families to walk with their children.

It is not safe to have speeding cyclists and walkers using the canal path at the same time.

Through consultation, residents have advised that they do not favour cyclists using the canal path. The NP recommends having a designated safe route for cyclists via Posbrook Lane to link with the National Cycling Network along the South Coast.

10.13 Footpaths

Footpaths and pavements provide a vital communication link across the village and are used by people of all ages and abilities. Whilst it is essential to sustain the character of the village, maintenance (and in some cases introduction) of adequate and safe facilities is crucial. This is developed in community aspirations.

The main areas of concern are safe routes to schools and condition of pavements around the village. The Forum therefore wishes to consult and work with FBC and HCC and other parties on the improvement and maintenance of all footpaths as well as the promotion and signage of recreational footpaths.

10.14 Transport aims, objectives, policies and community aspirations

Sustainable Transport Policy: Sustainable Transport – Fareham Local Plan 2036

The FBC's Local Plan Part 1 Core Strategy states: Fareham Local Plan 2036 part 1: Core Strategy (2011) para states:

The objectives of national planning policy guidance on transport ³² are to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable travel choices both for carrying people and for moving freight. This approach seeks to support national economic competitiveness and growth, by delivering reliable and efficient transport networks. Ensuring that homes, jobs, shops and services are accessible by good quality, safe and convenient transport is essential to achieving sustainable development. Satisfying travel needs for individuals and businesses whilst reducing the need to travel, particularly by car, and promoting less environmentally damaging forms of transport is also essential to sustainability. Increasing the proportion of journeys made by public transport, cycling, and walking benefits all sections of society. It provides a means of reducing delay, costs, greenhouse gas emissions, pollution and accidents, conserving resources and sustaining balanced communities that might otherwise become restricted to those with access to a car.

Aim

The aim for traffic and parking in Titchfield is to create a pollution free traffic and parking environment that enhances the safe movement of pedestrians, vehicles, cyclists, visitors and residents. This should seek to meet the needs of all residents and visitors to the village affording full and safe access to all amenities.

Objectives

Traffic Objective T.1.

Improve highway safety for pedestrians by introducing additional pedestrian crossing points and traffic calming measures.

Traffic Objective T.2

Improve highway safety for pedestrians by widening public footpaths, providing drop kerbs as appropriate.

Traffic Objective T.3

Reduce pollution caused by traffic to contribute to the delivery of the Council's Air Quality Action Plan

Traffic Objective T.4
Enhance safe walking and cycling routes within the Plan area.

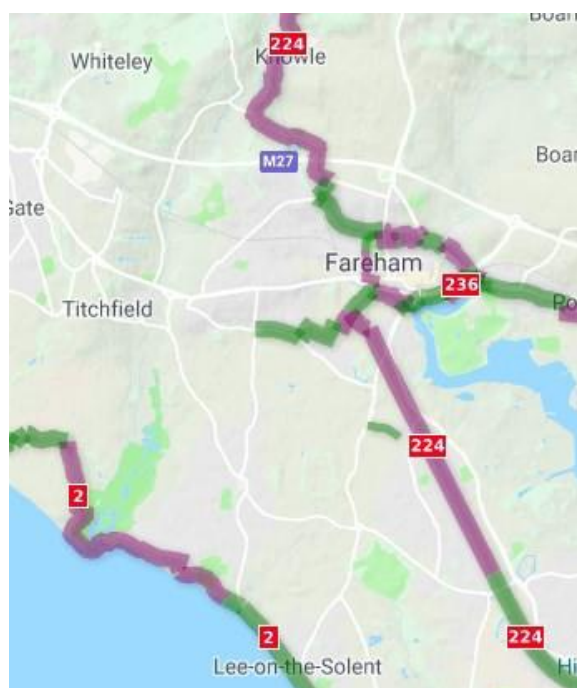
10.15 Traffic Policies and Community Aspirations

Policy G.A1 Pedestrian Safety

New development should maximise ~~seek to respond to~~ opportunities to provide new and improved safe and convenient pedestrian routes through the Plan area.

Policy G.A2 Cycle Links

New development that is likely to contribute to increased private motor-vehicle mileage should provide or support cycling routes to other areas, communities and the National Cycling Network or otherwise mitigate their traffic impact. ~~should provide cycling routes to other areas, communities and the National Cycling Network.~~ This to be in accordance with FBC Green Infrastructure Strategy and forthcoming Active Travel Strategy.



Map 5. Lack of connections
to National Cycling Grid

The Community Aspirations listed below are to be agreed with the highways authority (HCC) if connected with highways or with FBC.

Community Aspirations T.1

Work with HCC/FBC to install a pedestrian operated crossing on Coach Hill.

Community Aspirations T.2

Negotiate with HCC/FBC to put in place safe crossing points for pedestrians

Community Aspirations T.3

Negotiate with HCC/FBC to create more traffic calming measures that will reduce the speed at which traffic can flow along the roads in and around the Plan area including Mill Lane on the north side of the A27

Community Aspirations T.4

Continue to negotiate with HCC/FBC to extend the existing area covered by the 20mph limit.

Community Aspirations T.5

Investigate the possibility of providing cycle lanes within the Plan area.

Community Aspirations T.6

Negotiate with FBC/HCC for additional pavements to increase pedestrian safety – see Accessibility Audit, [Appendix 9](#)

Community Aspirations T.7

Investigate the possibility of changing parking within the Square so that cars are parked in the middle of the road leaving the area in front of pavements clear. This should make a one-way system for traffic around the Square and thus reduce traffic speed.

Community Aspirations T.2.1

To work with relevant groups, both private and public authorities, to improve and maintain the canal path and canal waterway for the benefit of walkers.

Community Aspirations T.2.2

To continue to work and consult with FBC/HCC and other parties on the improvement and maintenance and advertising of recreational footpaths.

Community Aspirations T. 2.3

To recognise and work to continually to improve the conditions to meet the needs of the various cycling communities e.g. schoolchildren and leisure cyclists.

10.16 Parking objectives, policies and community aspirations

Parking Objective 1

Provide adequate off-road parking for motorised vehicles and cycles.

Policy P.1. New Development Parking

New development within the Titchfield Neighbourhood Plan Area should include appropriate levels of parking provision in line with the adopted Residential Parking Standards SPD. ~~must comply with the residential Parking Standards (SPD) in terms of off-road parking.~~ Self-sufficiency of parking may not always be achievable or viable depending on the nature of the development and constraints of the location. Development should take account of current FBC residential and non- residential parking standards. This may not always be maximum levels, again due to site viability or site constraints. This means:

Development proposals should, wherever possible, include the maximum level of off-street parking. See FBC Adopted SPDs on residential and non-residential parking standards. See also policy H.4

To encourage cycling as a method of travel, safe accessible cycle parking facilities should be provided within residential developments and in appropriate locations and destinations within the Plan area – e.g. the village centre.

Community Aspirations PO.1

To continue to negotiate for controlled parking primarily in the Square and surrounding streets.

Community Aspirations PO.2

Negotiate with FBC/HCC for improved signage and lighting for parking areas.

Community Aspirations PO.3.

Continue to negotiate with FBC to establish additional parking provision.

Community Aspirations PO.4

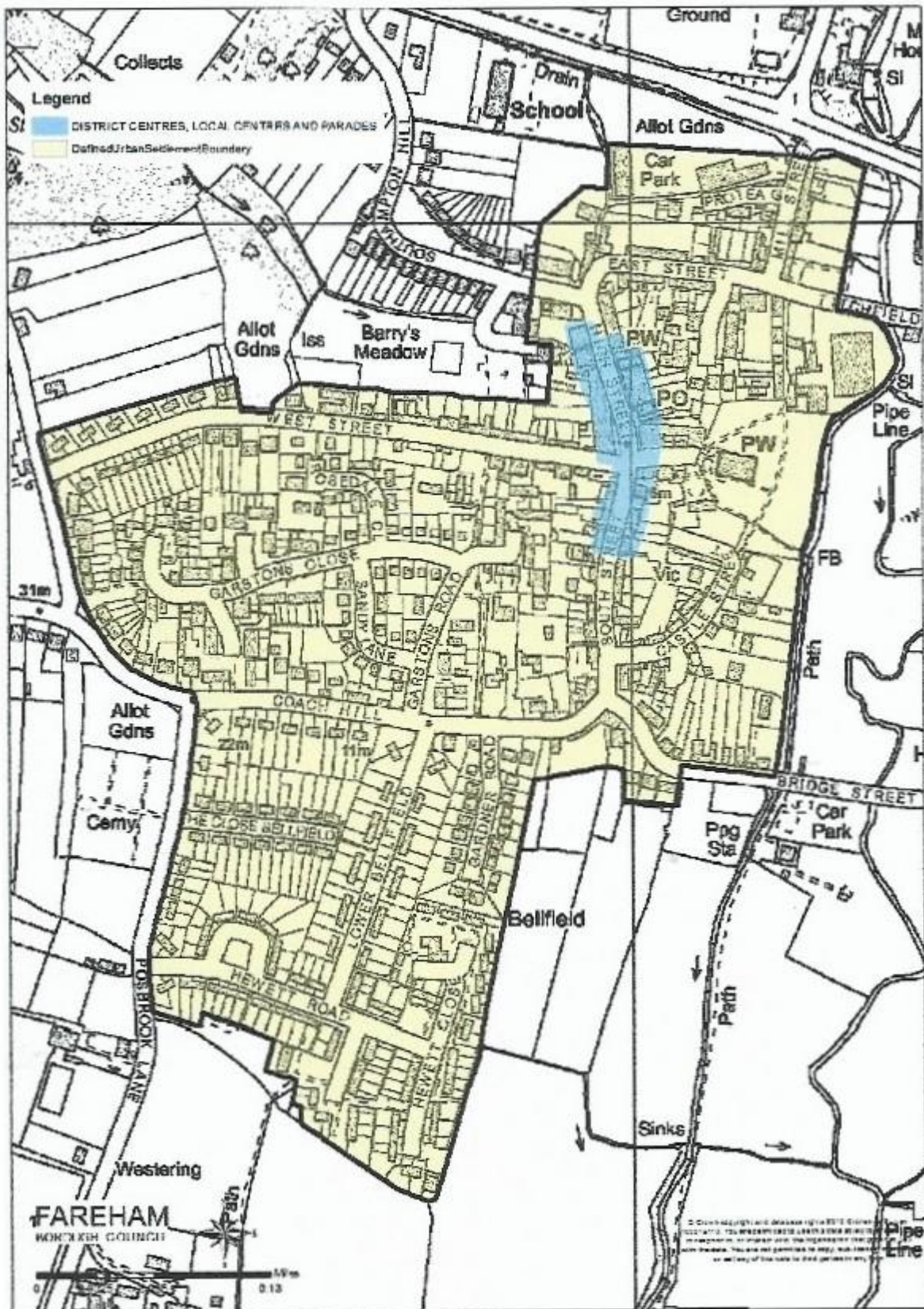
Investigate the possibility of changing the parking times in Barry's Meadow car park to enable cars to park overnight e.g. from 6.00pm - 8.00am.

10.17 Supporting evidence

- the Village Survey carried out in February 2016, [Appendix 6](#)
- the Forum accessibility report - July 2017, [Appendix 9](#)
- the initial report from the traffic sub-group to the Forum, [Appendix 20](#)
- information gathered at open meetings, [Appendix 21](#)
- an informal meeting with a HCC representative, [Appendix 22](#)
- July 2017 Open Meeting traffic questionnaire results, [Appendix 8](#)
- Estimated costs, [Appendix 23](#)
- HCC Traffic Plan, [Appendix 27](#)
- FBC Traffic Plan, [Appendix 28](#)



South Street



Map 6 Retail and Business Area

Chapter 11 - Commercial and Economic Objectives

Titchfield is mainly a residential community. There is, however, a considerable amount of business and commercial activity in the Plan area.

There are small business units in the converted tannery site. These include a carpet retail outlet, a car repair and spraying business and an IT consultancy. Also, there are smaller business activities which provide services and employment in the neighbourhood area in line with the Core Strategy, Adopted 2011. The local retail and commercial activities are valued by the residents.

11.1 Current activities within the boundary plan area:

- Retail - Two small grocer/supermarkets, butcher, chemist, sweetshop, charity shop, jeweller, emporium, two estate agents, travel agent, an antiques shop, hairdressers and beauty shops - see Map 6 page 50 for business areas
- Undertaker
- Hospitality - one hotel, five pubs, two cafes
- Agricultural - 3 garden centres
- Several farms as well as fruit and vegetable growers
- Motoring - 1 garage and 2 body shops
- The Tanneries business centre
- Building services - architects, builders, painters and decorators, plumbers, electricians
- Domestic services - cleaners, gardeners, tree surgeons, pet services
- Creative - designers, potters, glassworkers, soft furnishing providers
- Education - primary school, independent 8 - 13 years school, pre-school as well as specific types of education that take place in the Community Centre and a local public house
- Welfare services - sheltered accommodation, therapists, Earl of Southampton Trust sheltered properties and day centre, doctors' surgery, dentist,
- There are also home-based businesses



The Square from High Street

1.2 Aims, objectives, policies and community aspirations

Aim

The area needs to maintain a thriving local economy at its centre offering employment opportunities and services for residents and visitors.

Objectives

Objective CE.1 Proposals that result in the loss of retail and business units in the village centre identified by blue colouring on Map 6 will be resisted unless they result in new or improved employment opportunity. To ensure access for the residents to retail and businesses premises within the village

Policies

Policy CE 1 Conversion of Commercial Premises

Loss of retail and business premises. For the encouragement of new or improved employment opportunity, proposals that result in the loss of retail and business units will be discouraged

Policy CE 2 Access to Shops and Amenities

The Plan will support housing development in the Neighbourhood Plan area if it is planned to enable and facilitate access to local services, facilities as well as pedestrian, cycling and public transport routes.

~~Note. Walking distance is defined as 2 kilometres or 1-2 miles or 5-10 minute walk (Planning Policy Guidance – note 13 Transport 2000-2010).~~

Community Aspirations CE1

Encourage local businesses to recruit local people wherever possible in order to maintain a sustainable community. This to be done by, for example, advertising in local news and websites and posters on local boards when jobs are available.

Community Aspirations CE 2

Support any initiative that encourages the frequent use of local shops and services by residents and visitors.



Titchfield Mill

Chapter 12 - The Built and Natural Environment

The population of the Plan area is approximately 2500 residents (ref: AECOM Housing Needs Survey). The importance of maintaining the Strategic gaps between the main settlement areas in the Borough is a key planning principle at this time.

12.1 The Land

The land surrounding the village includes small scale pasture with a variable cover of trees; open floodplain pasture and complex wetlands; to the flat or gently undulating coastal plain. Wetland vegetations is a feature of the river valleys, which are particularly species rich and of high ecological value. There are areas of farmland under arable cultivation and horticultural use.

12.2 The Plan Area

The village is situated in a valley and has within it the Titchfield canal. The canal path from the village to the Meon Shore adjoins the Titchfield Haven National Nature Reserve. The Plan area also borders other sites of national and international importance. These are the Solent and Southampton Ramsar and Special Protection Area sites, relating to wetlands and assemblage of waterfowl. Within the area there are a number of sites of importance for Nature Conservation.



Brent Geese are often seen in and around Titchfield

The local population and the Haven share a common interest and responsibility to protect the area and its species. See 'Protect and where possible enhance the natural environment', [Appendix 35](#). There is a footpath along most of the canal but there is no official access for cycles and limited access for those in a wheelchair or on a disability scooter.

In times of heavy rainfall the River Meon overflows, resulting in areas adjacent to the canal being flooded. The water meadows give protection and must be retained. The canal is monitored to maintain appropriate water levels and sluice gates are adjusted as needed. Titchfield Haven staff undertake this task.

There are two Conservation Areas, one in the village and the other centred on the Abbey area. There are other listed buildings which are shown on Plan 1 p 8. The environment of the village is attractive and of historic importance and should be preserved and improved. The landscape within the whole Plan area is one of importance in respect of its character, quality, distinctiveness and its ecological and heritage features.

The area has no official cycle ways to enable cyclists to avoid the busy roads. There is a short section of bridleway from near Stony Bridge running northwards. The area also has a network of public footpaths.

12.3 Care of the Environment

The environment can be improved by energy efficiency measures. These include better insulation of existing industrial and commercial premises and to existing housing. Improvements could be achieved with higher efficiency boilers and heaters, and the appropriate use of solar panels. The Conservation Areas may restrict the use of solar panels but other housing is not restricted. The use of appropriate fuel and the reduction of open fires will also help.

Storm water run-off from existing buildings can be eased by planting trees, hedges and shrubs, and by the minimisation of paving and the provision of soakaways.

New buildings and developments should be constructed to the highest energy and water efficiency standards according to building regulations. Landscaping including the planting of trees, hedges and shrubs, and other biodiversity measures should be encouraged. The production of a Biodiversity Mitigation and Enhancement Plan (BMEP) will also be encouraged.

Two of the community aspirations will be that Titchfield should be a litter free area and should provide support for the FBC's vigilant approach to fly tipping.

12.4 Open spaces

In the Plan area there are valued open spaces whose future should to be assured. These are:

- The village green
- The 'Stones' area off West Street
- Barry's Meadow
- Southampton Hill green space
- Allotments adjacent to Titchfield Community Centre
- Allotments off West Street
- Allotments and cemetery at corner of Posbrook Lane
- Allotments at Segensworth Lane East
- The Church and cemetery
- The canal path and river banks
- Children's play area – Bellfield
- The Country Park area and lakes
- Abbey and grounds
- Water meadows
- Mill Lane recreation ground



The Village Green

These spaces are variously owned and maintained by public and private bodies including the Earl of Southampton Trust, FBC, HCC, Historic England and the Church. Some of these spaces could be protected under the Assets of Community Regulations 2012 and some classified as Local Green Spaces. Residents will be consulted and sources of funding identified to take this forward.

12.5 Aims, objectives, policies and community aspirations

The Built Environment

Aim

Protect and improve the built environment

Objective BE.1

Improve energy efficiency, alleviate flooding and air pollution

Policy BE1 Energy Efficiency

The NP supports the draft Local Plan 2036. This Plan supports the development proposals which, through design and layout, promote the efficient use of energy and water. The Plan also recommends the effective use of sustainably sourced materials, minimising waste and the reduction of CO2 emissions.

Policy BE2 Water, Energy and Flood Risk

Where proposals for new development meet the main policies of the NP it will be expected that energy and water efficiency are assessed and considered. Flood risk (Sequential Test) measures as identified in the Local Plan are also supported by the NP. ~~The Neighbourhood Plan supports the production of a Biodiversity Mitigation and Enhancement Plan (BMEP).~~

Policy BE3 Landscaping and Biodiversity

Any future development will be permitted providing landscaping and other biodiversity measures are in agreement with the Draft Local Plan 2036, policy NE1 and Policy NE2.

Community Aspirations BE1

Support initiatives to reduce litter and a vigilance to fly tipping

Community Aspirations BE2

Encourage appropriate schemes to minimise storm water run-off, landscaping and other biodiversity measures.

Community Aspiration BE3

Encourage the improvement of the energy efficiency of existing industrial and commercial premises, and to existing housing.

Community Aspiration BE4

Encourage the installation of solar panels and other appropriate renewable energy installations.

Community Aspiration BE5

Encourage the production of a Biodiversity Mitigation and Enhancement Plan.

The Natural Environment

The NP recognizes the clear commitment of FBC to maintain attractive environment and distinctive landscapes providing health and well-being to those living within the Borough. The following objectives and policies of the NP re-iterate these aims based upon the Landscape Assessment of FBC undertaken in 2016.

Aim

Protect and improve the natural environment

Objectives NE1

Protect and where possible enhance the landscape, biodiversity and geo-diversity

Objective NE2

Safeguard protected and notable species and wildlife habitats

Objective NE3

Mitigate the impact of climate change, alleviate flooding and improve air quality.

Policy NE1 Special Protection Areas

Provide support to the Solent and Southampton Water SPA and Ramsar areas, and the Titchfield Haven SSSI and NNR site.

Policy NE2 Non-Statutory Sites and Initiatives

Provide support to non-statutory sites and initiatives within the Plan area e.g. SINC's and sites identified as important to the Solent Waders and Brent Goose Strategy and Bird Aware Solent.

Community Aspirations NE1

Continue to monitor the safeguarding of protected and notable species, and wildlife habitats.

Community Aspirations NE2

Support measures to reduce invasive non-native species and notifiable weeds.

Community Aspiration NE3

Encourage and support good farming practice to maintain and enhance the natural environment and biodiversity

Open Spaces

Aim

Value and improve open spaces

Objective

Monitor, maintain and improve the areas identified as open spaces

Policy OS1 Open Spaces

Protect the existing and any new open spaces

Community Aspirations OS1

Continue to liaise with FBC to ensure residents' wishes regarding the country park are taken into consideration.

Community Aspirations OS2

Continue to work with The Earl of Southampton Trust and FBC to improve the play area and access to Barry's Meadow. Liaise with FBC on the maintenance and, when appropriate, the improvement/upgrading of the community equipment in Bellfield.

Community Aspirations OS3

Advertise and support allotments and food growing initiatives

Community Aspiration OS4

Identify funding and consult with residents to set priorities to maintain and improve public open spaces. This includes the use of the Assets of Community Regulations 2012 funds and the Local Green Spaces Classification where appropriate.

Further Reading/Resources

These can be found at the end of [Appendix 35](#)

Chapter 13 – Historic Titchfield

Introduction

For a village Titchfield has a remarkable history and heritage.

From the inception of Titchfield Neighbourhood Forum there was a clear intent to recognise and preserve the Heritage of Titchfield. A Historic sub group of Forum members was formed and, following the first public consultation, a list of key areas was identified. These are shown within the Aims, Objectives Policies and Community Aspirations in this section.

Little recent archaeological investigation has been undertaken in the area. The most recent, however, was undertaken some 10 years ago in proximity to the Great Barn and revealed a Romano British settlement. Proper archaeological assessment of proposed development sites within the Conservation Areas may help to understand the history of the Area.

There is also a very active History Society undertaking projects to add to the knowledge of the history of the village and area.

13.1 Titchfield Historic Buildings

As mentioned on page 9, A Brief History of Titchfield, the area has a wealth of historic buildings (marked in red on map 1, page 8). The importance of the heritage of Titchfield is evidenced by the two Conservation Areas, their many listed buildings, Titchfield Abbey (Place House), a Scheduled Monument and the 7th century St Peter's Church which includes a monument of national importance. This is dedicated to the Earls of Southampton. The present Lord Montagu, a descendant of those buried within the monument, is currently investigating the repair and restoration of the church monument.

Whilst it is appreciated that heritage and conservation come under specific legislation it is imperative that these buildings and areas are preserved for future generations.

The Titchfield Conservation Area was designated in 1969 and the boundary was subsequently amended to include a larger area in 1994. The village grew from a medieval core, comprising High Street, Church Street, South Street and the lower end of West Street. Its attractive character arises from the use of traditional local materials, the small scale of the buildings and the mixture of building styles which range from Tudor and Jacobean through to Georgian and Victorian.

The Titchfield Abbey Conservation Area was designated in 1994. It includes a portion of the Meon Valley, between the A27 north of Titchfield Village and the railway from Fareham to Southampton. This part of the Meon Valley has considerable architectural and historic interest and provides a setting for a number of important scheduled ancient monuments and listed buildings, most notably those associated with Titchfield Abbey. The valley provides a remarkably unspoilt rural backdrop to these historic buildings.



Weighbridge

Titchfield has seen many changes over the years. There is still evidence of this throughout the village such as the weighbridge once used to weigh the coke from the once present gasworks. Several breweries not only made beer but owned most of pubs in the area. Titchfield Mill is probably on the site of the 'King's Mill' mentioned in the Domesday Book. The present building dates from 1830.

Both Conservation Areas have issues with traffic. The setting and promotion of the Abbey could also be improved. This Plan makes proposals to address both issues.

13.2 Titchfield Abbey and Fishponds - This is a scheduled monument under the Ancient Monuments and Archaeological Areas Act 1979 as amended, as it appears to the Secretary of State to be of national importance. Historic England

13.3 The Abbey was converted and became Place House in 1537 when it was re-built into a home for the Chancellor of Henry VIII, Sir Thomas Wriothesley, who became the first Earl of Southampton, and for his successors.

Although popular with visitors, the outer environs of the Abbey are bleak. The Abbey is on a busy ~~main~~ road and is easily missed by passers-by. The presentation of the Abbey needs improvement. Mill Lane and the adjacent Fisher's Hill have traffic management issues such as speeding cars, heavy lorries and a huge number of cars especially during rush hour.

In the wall in the Abbey grounds there is clear evidence of a doorway. The owner of the land on the other side of this doorway has suggested, in consultation with English Heritage, that this entrance should be re-opened and a visitors' centre provided. This new access would not only mean that the busy road junction to access the Abbey is avoided but it would also mean that pedestrians, wheelchair and buggy users as well as children could access the Abbey safely.

The visitors' centre could also house information on other important aspects of the Neighbourhood Plan area.

13.4 The Ponds - Excavations of the Monastic ponds have shown they were constructed in the 13th century and were maintained in use after the Dissolution of the Abbey in the 16th century. Neither the Monastic ponds nor the newer ponds, which were built approximately 40 years ago, are accessible to the public but the Monastic ponds are bisected by a public footpath so one can walk by the two lower ponds. The ponds are maintained by a fishing club and landowner. Both sets of ponds are in the Strategic Gap.

13.5 The Great Barn, often erroneously referred to as the Tithe Barn, is a magnificent example of a Medieval Aisled Barn being one of the largest in the South of England. This Grade I listed building has been dendrochronologically dated 1408/09. This is just before the Battle of Agincourt and as Henry V stayed at Titchfield Abbey on several occasions around this date, there is a strong belief that the Barn was constructed to store his war goods.

Following various agricultural uses over the centuries, the Barn fell into disrepair and was purchased by the Harris family, local market gardeners, who renovated it with the assistance of grants from FBC and Hampshire County Council. It was used in conjunction with their business. In later years, the Barn was again abandoned.

The surrounding land was acquired by FBC to be designated a Country Park. Titchfield Festival Theatre acquired the Barn and created a Theatre and wedding venue. The Barn has been substantially restored to suit



these purposes. The Theatre presentations concentrate on Shakespearian productions, due to his association with Titchfield.

The entrance road to the Barn has many potholes so the road needs re-surfacing. The area surrounding the Barn needs improvement which would enhance the appearance of the barn itself.

13.6 St Peter's Heritage Church – The Church was founded in approximately 689 ad by St Wilfrid and has been the centre of the village ever since. In June 2017 it became a Heritage church indicating its significance as probably the oldest church in Hampshire and also one of the oldest churches in England.

There are many different types of architecture within the church, namely Anglo-Saxon, Norman, Early English (13th century), Decorated (1300-1350), Perpendicular (15th century), 17th century about 1670, Georgian (1776-1801), Victorian (1866-1867), Edwardian 1895 and the present day (Chapter Rooms 1989).

The interior of the Church contains significant memorials to various families including Earls of Southampton and people who have had an influence on the village down the ages, not least, the medieval memorial to William Pageham in the south chapel which is unique in England. Also, within this chapel stands the nationally important Wriothesley Monument, circa 1594.

The fact that this Church is still thriving and flourishing today indicates its significance to the village and surrounds.

13.7 Stony Bridge, also known as the Anjou Bridge, is a scheduled monument and is Grade II listed. The bridge spans the river Meon linking Fishers Hill to Mill Lane. It was the lowest crossing point of the river and also the coaching route to the village. The Stony Bridge is largely post-medieval in date but built with medieval fabric. It is associated with the marriage of Henry VI and Margaret of Anjou in 1445. Similar promotion to that for the Abbey should be provided.

13.8 The Historic Houses Project is putting together previous research by members of the History Society and adding to this body of work through further investigation into the most interesting properties and residents from the past 500 years. Titchfield has over 50 listed buildings, the oldest dating back to 14th century. Many of the houses are medieval with an early timber frame structure.

Once research is complete, the aim of the Titchfield History Society is to identify a small number of locally important sites and, in discussion with FBC conservation staff, consider a commemoration plaque. Work so far includes physical evidence found of the earlier Titchfield Rectory, documentation identifying a philanthropic resident supporting the Foundling Hospital in London and a family following the Mayflower to the New World. The History Society plan to produce a written record for each historic property in the Conservation Areas.

13.9 Titchfield canal



It is reputed that the canal was built by the 3rd Earl of Southampton in the 17th century and is believed to be the second oldest canal in Britain. Others suggest that it may have just been an irrigation channel for the water meadows. However, it does run from the village to the coast and is an integral part of the heritage of the village. Provided this does not cause harm to nature conservation, it is desirable that the canal path is upgraded to enable all-year use by pedestrians and that the water in the canal is clean and flowing. ~~It is important that the whole canal path is upgraded to enable easy access to the sea for pedestrians at all times of the year. It is also important that the canal is maintained to ensure a steady flow of clean water.~~

13.10 Archaeological survey - The archaeological significance of the village is established in Hampshire County Council and English Heritage's Extensive Urban Survey of Hampshire and the Isle of Wight's Historic Towns (1999). Together with its accompanying strategy document this has been published as part of a countywide survey of Hampshire's historic towns. It identifies areas that are of archaeological importance, and those that are of 'high archaeological importance'. Titchfield Conservation Area Appraisal & Management Strategy 2013.

It is essential that before any building development takes place in the future an archaeological survey should be carried out to ensure that buildings of historical interest are not under the ground and so lost by the proposed development.

13.11 The heritage - As part of Historic England services there is a scheme looking at streets within historical towns and villages. It looks at making improvements to public spaces without harm to their valued character, including specific recommendations for works to surfaces, street furniture, new equipment, traffic management infrastructure and environmental improvements. They have also brought uses back to our historic streets, such as markets and social spaces. The result is Streetscapes that are both more attractive and useable and that celebrate their distinctive character.

Their programme offers advice which sets out five clear goals for the improvement of historic streets:

- An inclusive environment
- Economic benefit
- A high-quality environment
- A healthy environment that supports our wellbeing and cohesion
- Public safety and ease of movement:

<https://historicengland.org.uk/images-books/publications/streets-for-all/>

As part of this work the removal of the proliferation of dull, unattractive, and often unnecessary, street signs should be considered.

A Timeline has already been produced showing many historical events throughout the ages and it is anticipated that a full record of the history of Titchfield will now also be produced.

13.12 Aims, objectives, policies and community aspirations

Aim

To preserve and protect the valued heritage assets of the Plan area

Objective HT.1

To preserve the historic and valued assets of the Neighbourhood Plan area, including the designated Conservation Areas.

Objective HT.2

To improve and upgrade the environs of Titchfield Abbey and the Great Barn

Objective HT.3

To raise the profile of the Titchfield canal as an ancient waterway

Objective HT.4

To make long-term improvement in the presentation and promotion of Titchfield and its surrounding areas in order to encourage more visitors.

Policy HT.1. Preserving Historic Environment

Development proposals that ~~harm fail to conserve or enhance~~ the historic environment of Parish and Heritage assets therein will not be permitted. The exception to this would be where harm cannot be avoided and there is clear and convincing justification for that harm, in the form of overriding public benefits from the development proposals that could not be delivered in any other way. This encompasses the special interest, character and appearance of the

Titchfield Conservation Area, Titchfield Abbey Conservation Area, the Scheduled Monument of Titchfield Abbey and the listed buildings within the Parish.

Policy HT.2 Archaeological Assessment

~~On sites where is reason to believe that there may be archaeological remains, development that may disturb those remains will not be permitted unless an archaeological assessment has been undertaken and, if merited, further investigation carried out. Due to the historical importance of the area, any proposals on sites within the Conservation Areas will not be permitted unless an archaeological assessment has been undertaken and, if merited, further investigation.~~

Due to the historical importance of the area, archaeological assessment may be required. The showing of an archaeological alert on Hampshire County Council's planning constraint map is likely to necessitate an assessment.

Community Aspirations HT.2

To co-operate and negotiate with Historic England and local businesses to create a visitors' centre and a re-opened entrance to the Abbey.

Community Aspirations HT.2.2

Work with HCC and FBC to improve traffic management of Mill Lane and Fisher's Hill in the proximity of the Abbey.

Community Aspirations HT.2.3

To investigate ways of funding the resurfacing of the entrance road and also to look at ways of improving the area surrounding the barn.

Community Aspirations HT.3.1

To support the historic houses project to ensure the historic details are not lost. It will also provide property owners with documented historical details of their properties and support the identification of some properties suitable for blue plaques. This project is a History Society project.

Community Aspirations HT.3.2

To support the local schools, FBC and the Historic Houses project in producing easy to read and understand information on the area as well. A history story book suitable for all to read has just been produced giving a flavour of life through the ages of Titchfield.

Community Aspirations HT.4

To work with all stakeholders to upgrade the continuation of the canal path beyond the NP area from the point known locally as Posbrook Bridge to the coast at Titchfield Haven. Negotiate with other relevant bodies to fund further improvements and maintenance.

Community Aspirations HT.5.1

To negotiate with HCC and FBC for the erection of new signs at the entrance to the village relating to the history of the village. These signs should contain a 'Welcome to Titchfield' message as well as a coloured historic emblem approved by the residents.

See [Appendix 12](#)

Community Aspirations HT. 5.2

To negotiate with all stakeholders to improve internal village signage and remove all obsolete signs

Community Aspirations HT.5.3

To encourage and support the continuation of community events such as the carnival

Community Aspirations HT.5.4

To use societies and media to promote the history of the Neighbourhood Plan area

Community Aspirations HT 5.5

To consult the Hampshire Historic Environment Record and the Hampshire Historic Landscape Character Assessment to inform the setting up of a list of local non-designated heritage assets.

Community Aspirations HT.5.6

A wayfarer map of historic sites should be provided on the village green and in the community centre car park to guide and inform visitors.

Supporting evidence for Historic Titchfield

The Emblem, [Appendix 12](#)

The History of Titchfield, [Appendix 18](#)

The National Heritage List for England

[Conservation Area Character Appraisal and Management Strategy for Titchfield Conservation Area](#)

[Titchfield Abbey Conservation Area Character Assessment for the Titchfield Abbey Conservation Area](#)

Chapter 14 - Monitoring and Review

The Forum recognises:

“It is important to note that Neighbourhood Forums exist to produce Neighbourhood Plans and have a designation of five years only. They do not have a formal role in the implementation of a neighbourhood plan. The members of a neighbourhood Forum may want to consider how they can stay involved and support implementation, perhaps through the creation of another type of formal group” Locality Road Map page 54

Regulation 34 (4) of the Town and Country Planning (Local Planning England) Regulations 2012 states that

‘Where a local planning authority has made a Neighbourhood Development Order or a Neighbourhood Development Plan, the local planning authorities monitoring report must contain details of these documents.’

The Council undertakes the monitoring of the Neighbourhood Plan following its making.

Titchfield,
a place to go to rather than go through

Chapter 15 - Glossary of Terms

AECOM - a consultancy organisation funded by the Government to support Neighbourhood Forums.

Backland is land that lies behind existing development and does not front a road, such as land in a large back garden or a field accessed by a way between existing housing is the process of developing on private land in a legal capacity

Biodiversity - the variety and diversity of life in all its forms, within and between both species and the ecosystems

Brownfield Land (also called previously developed land) is land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. ~~Previously developed land, or land that contains or contained a permanent structure and associated infrastructure~~

Conservation Area — land of architectural or historic interest designated as such under the Planning (Listed Buildings and Conservation Areas) Act 1990 because it is desirable to preserve or enhance its character or appearance. ~~area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance~~

FBC - Fareham Borough Council

Forum - Volunteers who have been working to produce the Neighbourhood Plan

Greenfield ~~land Development~~ All land that is not brownfield land as defined above—Land that has not previously been used for urban development. It is usually land last used for agriculture and located next to or outside existing built-up areas of a settlement.

Infill - Infill development is the process of developing vacant or under-used parcels of land within existing urban areas that are already largely developed

Neighbourhood Plan (NP) - a document drawn up by the Neighbourhood Forum with the help of the community. It helps communities decide the future of the places where they live and work.

Scheduled Monument - is a monument or site given protection under the Ancient Monuments and Archaeological Areas Act 1979 ~~nationally important archaeological site or historic building, given protection against unauthorised change.~~

Strategic Gap - relates to areas of open land/countryside that have been defined by FBC to prevent the joining up of urban areas.

TVT - Titchfield Village Trust.

Defined Urban Settlement Boundary (DUSB) - sometimes referred to as Settlement Boundary or Urban Settlement Boundary, is the boundary between the urban area of the village and the surrounding countryside. A substantial part of Southampton Hill is now included in the Urban Area Boundary for planning reasons. This urban boundary is a true representation of the village.

Windfall sites - refers to those sites which become available for development unexpectedly and are therefore not included as allocated land in a planning authority's allocation.

END

