Welcome

Crown Golf is working on proposals for a sustainable new neighbourhood on land that forms part of its Wickham Park Golf Club in Wickham.

Initially, we will be submitting an outline planning application for the wider development, and a detailed application for access arrangements. This means that many details of the scheme will be progressed at a later stage of the process, if outline planning is granted. This includes elements like detailed landscaping, architecture, exact scale and appearance.

This consultation is an opportunity for the community to take a look at early proposals as they emerge, to help shape our proposed development with your feedback and ideas. We can use this feedback for our first, outline application, but also later on as more detailed plans emerge.

Please take a look at the information available and speak with our team who can talk about the proposals and answer any questions you might have. You can offer new ideas and your thoughts for what you'd like to see.

We hope, with your help, to deliver a place that people can enjoy for generations to come.



Indicative illustration of a Crown Golf scheme

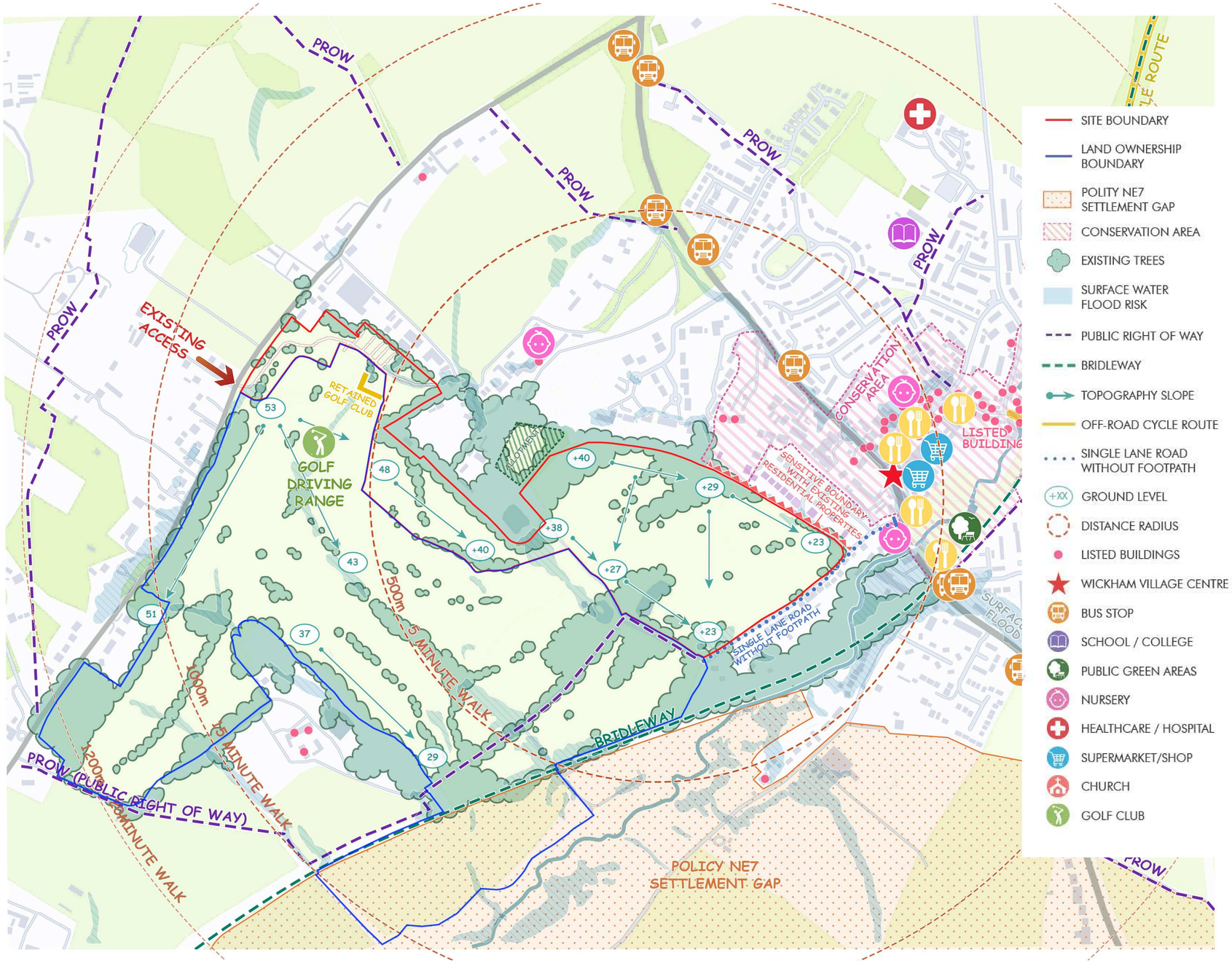
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Overview

The land on which this new neighbourhood is proposed is located at Wickham Park Golf Club, currently an 18-hole golf course, driving range, car park and clubhouse owned by Crown Golf. It is bordered by Titchfield Lane to the west, with Tanfield Lane to the east.

The site benefits from a highly sustainable location on the edge of Wickham, offering excellent access to public transport, local services and travel routes for walkers and cyclists. Its close proximity to bus stops and established footpaths means residents will be well connected to local amenities and wider destinations.

The strong network of local services ensures that the proposed development will boost the local economy and form a well-connected and sustainable extension to the village, with convenient access to day-to-day amenities and services.



Vision

The vision for Wickham Park is for a high-quality, landscape-led community that celebrates its green setting, improves local connectivity and delivers a mix of much-needed homes.

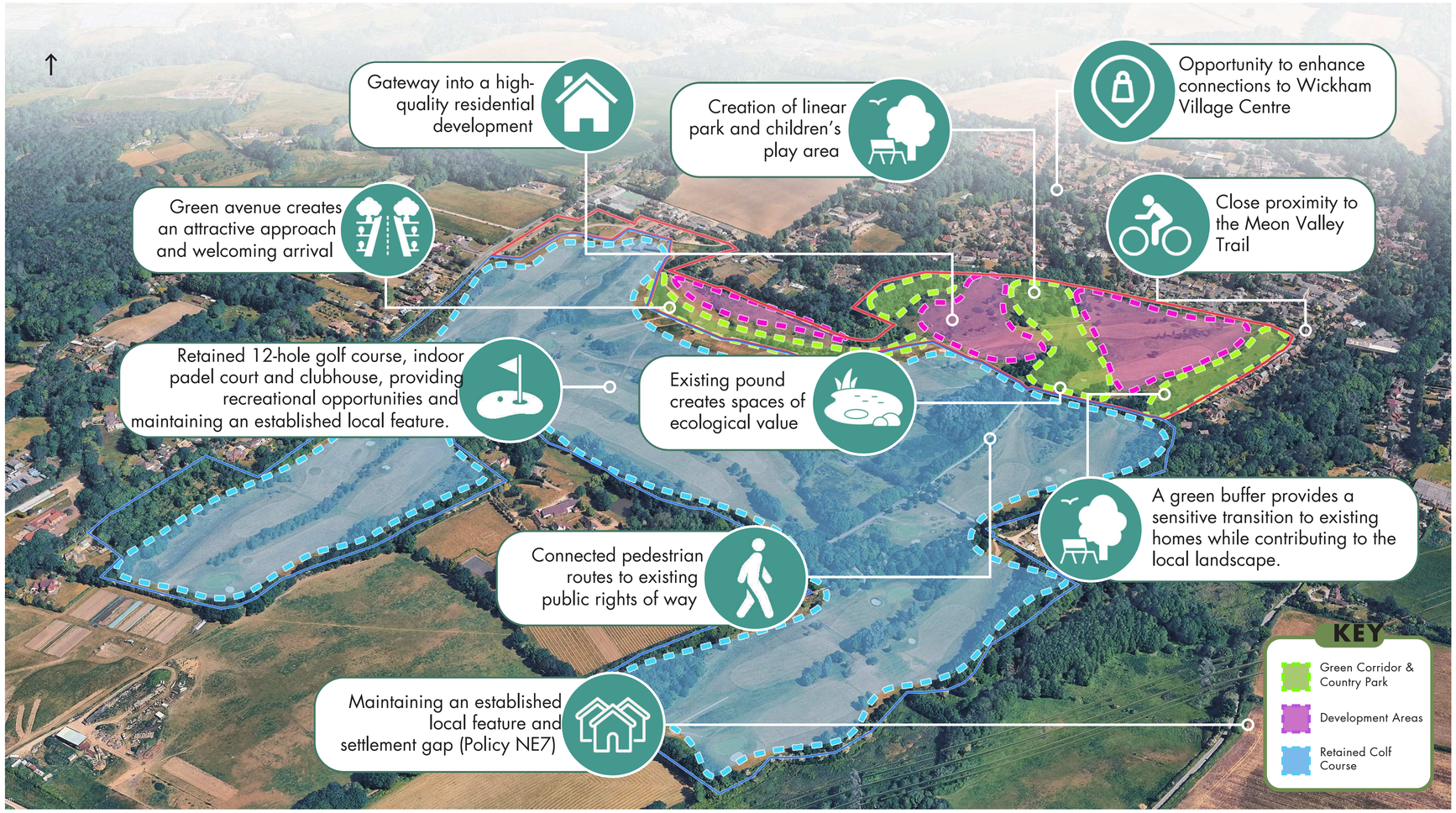
The development will integrate sensitively with the retained golf course, woodland edges and neighbouring areas to create a distinctive, welcoming place to live.

Our early plans provide an exciting opportunity to deliver new housing, including affordable homes, along with a biodiverse public linear park and new active travel routes.

The proposals will retain 12 holes of golf, the driving range and the clubhouse for the golf club.

Our key principles:

- Diverse housing mix
- Landscape-led design
- Sustainable movement
- Contextual architecture
- High-quality placemaking
- Environmental sustainability



Emerging masterplan



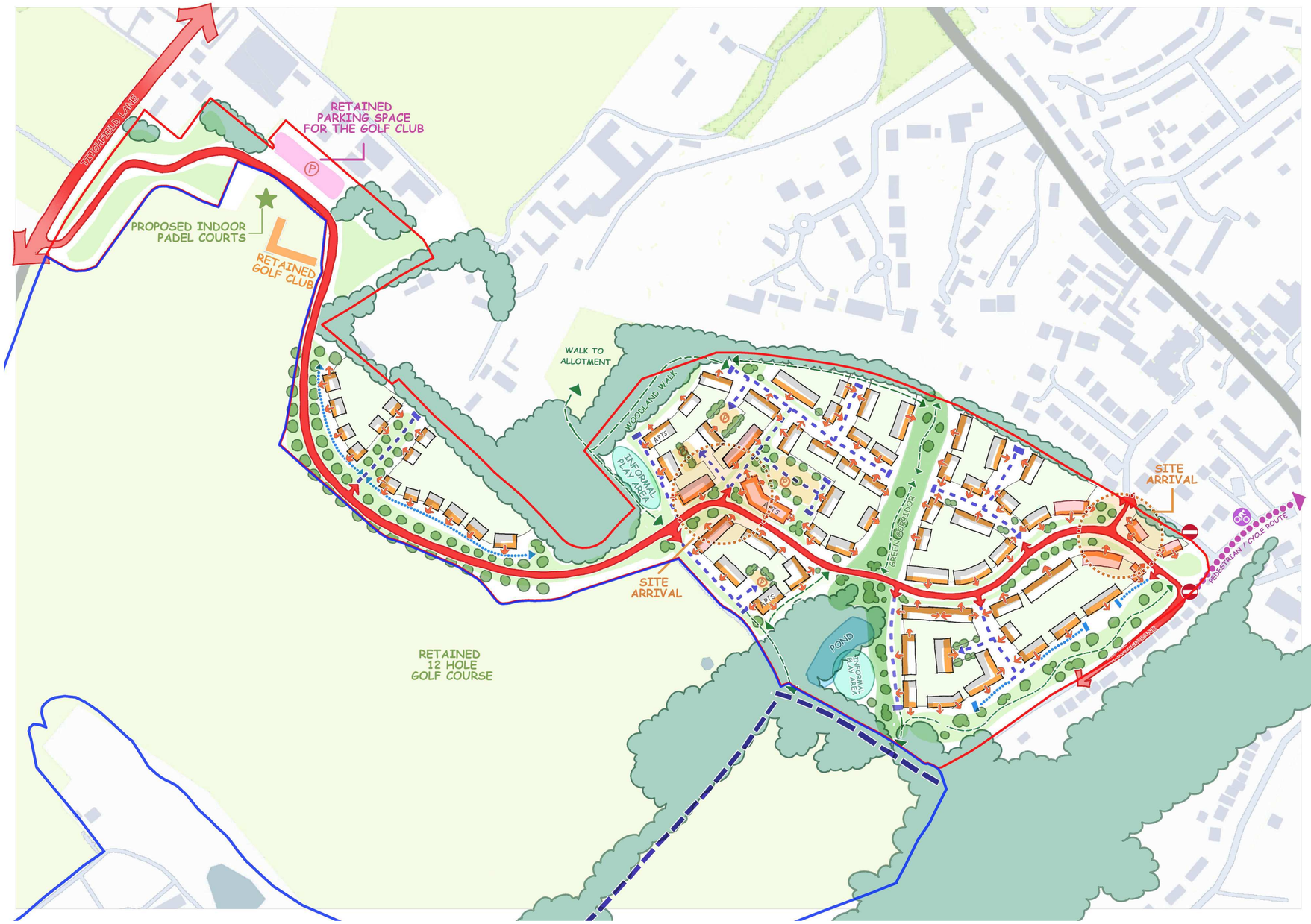
Housing mix

The scheme proposes a distinctive, high-quality residential neighbourhood that responds sensitively to local character and its landscape setting.

Up to 280 homes are proposed, supported by an appropriate level of car parking and private outdoor spaces for residents.

A diverse mix of 1 to 5-bedroom properties is proposed, across a range of tenures, including affordable homes.

Flats could make up a small proportion of the total number of new homes, and would be located within buildings no higher than 3 storeys.



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Architectural vision

Wickham's architectural identity is shaped by its historic building styles, traditional materials and rural setting.

Our proposals will respond to Wickham's local architectural character, creating a distinctive and varied neighbourhood. Our approach at this early stage considers:

- Gateway buildings marking the eastern and western entrances
- Landmark buildings creating a distinctive neighbourhood identity
- Mews character area with small clusters of homes
- Shared spaces and softer surface treatments
- Varied and intimate residential streetscape

We hope to balance local vernacular character with contemporary quality, and we are carefully considering scale and detail to make sure we create a cohesive extension to the village.

Share your thoughts!

What architectural features do you like most?

What would you like to see as part of Wickham Park?







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Landscape and green spaces

Our emerging proposals are for a landscape-led development that opens up green space, on previously private land, for more people to enjoy while remaining sensitive to our neighbours. Our guiding principles for the outline planning application:

- Retain and enhance natural assets; woodland edges, boundary trees, wildlife ponds and existing footpaths, within a connected green network.
- Provide generous open spaces, a central green corridor and new walking and cycling routes linking directly to Wickham and wider routes.
- Include play areas, informal recreation spaces and ecological enhancements across the site.
- Incorporate sustainable drainage features, including swales and attenuation areas within the western green buffer and wider open spaces.

Key features could include:

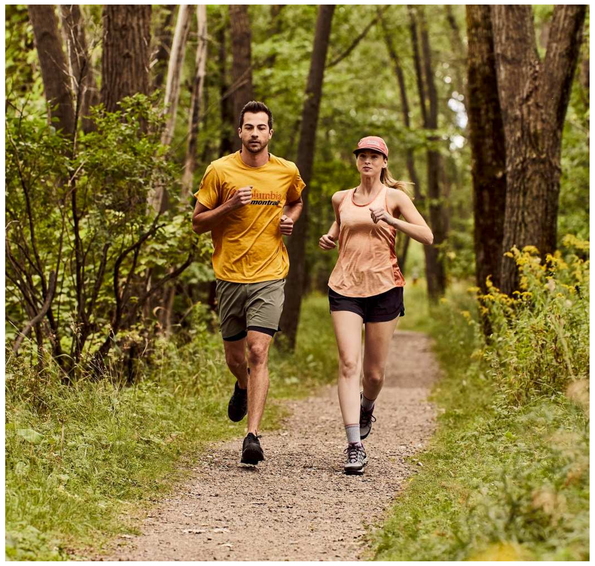
- Art trail and sensory garden supporting recreation and wellbeing
- Planting, sensory elements and artistic interventions
- Landmark sculpture creating a focal point at the northern end
- Pond and informal play area at the southern end
- Ecological benefits and opportunities for outdoor enjoyment
- Attractive setting for adjacent homes

Share your thoughts!

What would you like to see incorporated into new public green space?

What would make you and your family want to visit?







Public amenities

The golf course is an important and popular community asset. We will retain 12 holes of golf and enhance the course, the clubhouse and driving range.

We are also adding to the club's offer with our proposals for new, covered padel courts. A planning application has already been submitted for the padel courts, and we hope they will be operational by 2027.

Our assessment of other golf courses has suggested a 12-hole course has been well received and operates successfully, appealing to a new audience of golfers.



The enhanced 12-hole golf course



The proposed new padel courts







A vision for the future (first image: Mad Swans Golf)

Access and infrastructure

A pedestrian and cycle route will link the development with the retained golf course and Wickham village centre. Key features include:

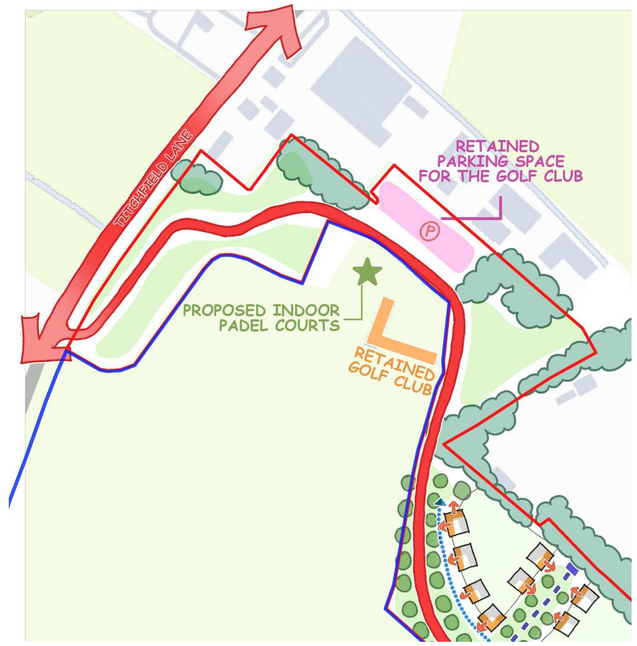
- Dedicated route within the eastern landscaped green buffer
- Safe and attractive connection to Tanfield Lane
- Improved foot and cycle routes into Wickham village centre
- Connection to the Public Right of Way to the south
- Supports recreation, active travel and everyday journey

We are proposing some changes to existing roads to make them much more accessible, welcoming and safe for walkers and cyclists, and to increase the number of public routes through the site.

This will see Tanfield Park and Tanfield Lane (west of Tanfield Park) diverted through the development. Tanfield Lane, east of the Tanfield Park junction, will be prioritised as a pedestrian and cycle route improving the connection from the new and existing community to the village centre.

Beyond the road network, we are assessing the capacity of local GP surgeries, schools and other public services, in line with planning requirements. Our conclusions will be available at a later stage. We will contribute financially to local services and infrastructure via a legal S106 commitment.





Consultation and timeline

There are feedback forms available for you to complete today or to take away.

After our community planning day, we will be hosting our consultation online for two weeks, to enable as many people as possible to take part. Information and the feedback form will be provided on our website during this time.

We plan to report back to the community once our plans have evolved, to show how things have progressed and how we have used your comments and ideas, before we submit our outline planning application.



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Share your ideas!

We want to hear your suggestions. You can use the sticky notes to jot down any ideas you might have, and stick them up on the board. Or, you can write them down on the notepaper and put them in the box. We look forward to seeing what you come up with!

Nature

Outdoor amenities

Architecture

Other