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1. Please confirm that you have read and understood the above.

(Required)

About you

Please add your personal details below. If you are acting as an agent, please also fill in your details where requested below.

The Town and Country Planning (Local Planning) (England) Regulations 2012 requires copies of all representations to be made publicly available, therefore we cannot accept anonymous representations. The Council will publish names and associated representations on its website but will not publish personal information such as telephone numbers, or email addresses.

You must fill in these details before you can submit the form.

2. What is your full name or client's name if acting as an agent?

Name of respondent (or client): (Required)

3. If you are representing an organisation or acting as an agent, please provide the name below.

Organisation/Agent:

4. What is your address?

If you are responding on behalf of an organisation, please put the organisation's address below. If you are acting as an agent, please put the company address below.

House number/name: (Required)

Street address 1: (Required)

Street address 2:

Town/area: (Required)

Postcode: (Required)

5. What is your email address?

Email address:

6. What is your phone number?

(Required)

Phone number:

7. By submitting this form I acknowledge that;

a) my response, together with supporting information, which includes my name, address and contact details will be sent to the Local Plan Examination Programme Officer and the Planning Inspectorate; and

b) my name will be published, together with my response, in the Winchester City Council Local Plan Examination website.

8. Please select the box below if you would like to be kept up to date on the developments to the Local Plan via the email you have provided?

Yes, I would like to be kept up to date with Local Plan developments

No

What area of the Local Plan would you like to comment on?

Policy and paragraph number: (Required)

SP2 & Omission Site

Do you consider the supporting text and policy are:

(Required)

	Yes	No
Legally compliant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Complies with the duty to co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please give details to support your answer above: Please be as precise as possible and include any paragraph/policy numbers that your comments relate to. (Required)

See attached submission.

Please make sure that you put in all the evidence and information needed to support your representation.

What modification(s) are necessary to make the policy legally compliant or sound?

See attached submission.

What is your suggested wording or text for the policy:

See attached submission.

The Inspector will decide on who will appear at the hearing(s). You may be asked to take part when the Inspector has identified the matters and issues for examination. If the Inspector invites you, do you consider it necessary to participate in the examination hearing sessions?

(Required)

Yes, I want to take part in a hearing session if I am invited to by the Inspector to participate

No, I don't want to take part in a hearing session

**Winchester District Local Plan 2020 - 2040
Regulation 19 Consultation**

Representation on behalf of Clayfield Developments Limited

In respect of:

**Fillditch Farm
Forest Road
Waltham Chase
Hampshire
SO32 2PL**

(Parish: Swanmore)

Site Area: 6.24 hectares

Indicative number of homes: 105 (63 Market, 42 Affordable)



Contents

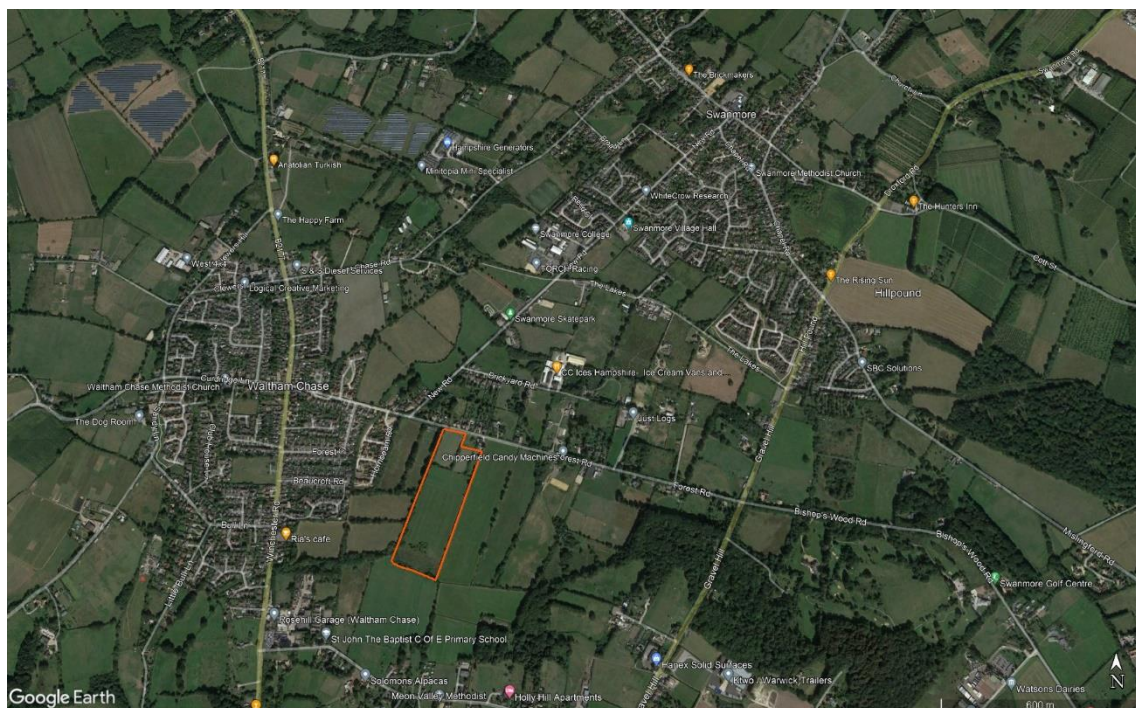
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- B. Preliminary Ecological Assessment (Ecosupport)
- C. Archaeological Desk-Based Assessment (Border Archaeology)
- D. Landscape and Visual Appraisal (RHLLA)

1. Location & Description.

- 1.1 Fillditch Farm is located within the Parish of Swanmore, approximately 1.4km of the main village settlement. While located within Swanmore Parish, the site is of closer proximity (approximately 0.5km) to the settlement of Waltham Chase (Shedfield Parish).
- 1.2 The site is located to the east of Waltham Chase. There are good shopping facilities and access to secondary schooling within a reasonable walking distance of the site. The bus service is reasonable for a rural village, serving Winchester, Fareham and villages between for employment, leisure and shopping trips.



- 1.3 The site is located to the south of Forest Road with established dwellings to its north and more recent residential development to its west (81 dwellings, 15/01106/OUT). The site adjoins the Waltham Chase Meadows SSSI to its southwest.

- 1.4 The site was identified and included within the 2020 & 2021 SHELAAs (SWA16), and in combination with SHELAA site SWA15 (Land South of Forest Road, Waltham Chase), offers a sustainable opportunity to contribute to plan area housing requirement.
- 1.5 The site is located approximately 280m from a Primary School (St John the Baptist Church of England Primary School, Waltham Chase) and approximately 650m from Secondary School (Swanmore College).
- 1.6 The site is situated approximately 2.7km from the nearest Doctor's Surgery (Bishops Waltham Surgery), however the site is well served by the X9 bus route which offers a two hourly service, and 69 bus route which offers and hourly service to Bishops Waltham, with a stop located within 300m of the site on Forest Road.
- 1.7 Located to the south of Forest Road, development of the site would not significantly erode separation between existing settlements.



1.8 The site, while not being within 800m of the District Centre of Bishops Waltham (emerging policy E3), it does benefit from good access (300m) to the X9, X10 & 69 bus services offering regular weekday and weekend services to Bishops Waltham.

2. Fillditch Farm – Site masterplanning.

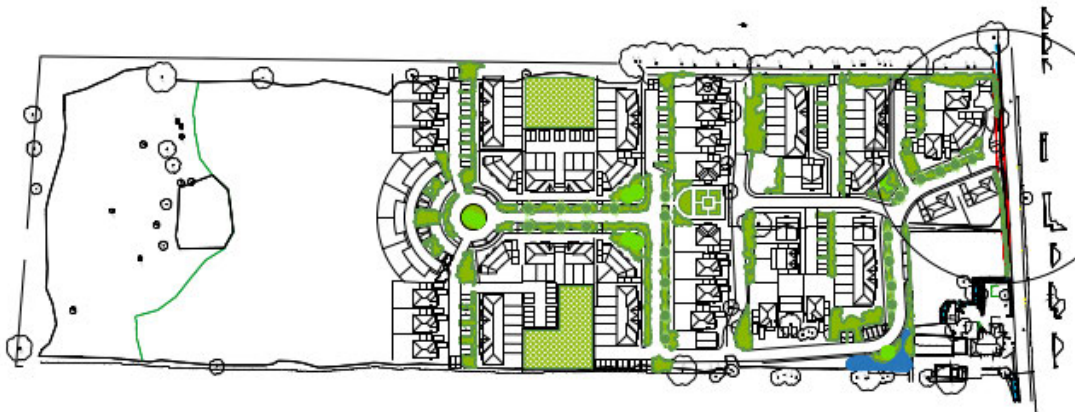
2.1 Site feasibility masterplanning has been undertaken for the 6.24ha site, with appropriate consideration given to relevant national planning policy and guidance set out within the following:

- National Planning Policy Framework (December 2023)
- National Planning Practice Guidance
- National Design Guide (January 2021)
- National Model Design Code (October 2021)

2.2 Proposals have been revised to support this submission to take account of relevant proposed policies contained within the Regulation 19 consultation draft of the Winchester District Local Plan 2020 – 2040, with particular reference to the following proposed policies:

- CN1 – Mitigating and Adapting to Climate Change
- CN2 – Energy Hierarchy
- CN3 – Energy Efficiency Standards to Reduce Carbon Emissions
- CN4 – Water Efficiency Standards in New Developments
- D1 – High Quality, Well Designed and Inclusive Places
- D5 – Masterplans
- T1 – Sustainable and Active Transport and Travel

- T2 – Parking for New Developments
- T3 – Enabling Sustainable Travel Modes of Transport and the Design and Layout of Parking for New Developments
- T4 – Access for New Developments
- NE1 – Protecting and Enhancing Biodiversity and the Natural Environment in the District
- NE3 – Open Space, Sport and Recreation
- NE4 – Green and Blue Infrastructure
- NE5 – Biodiversity
- NE6 – Flooding, Flood Risk and the Water Environment
- NE7 – Settlement Gaps
- NE9 – Landscape Character
- NE11 – Open Space Provision for New Developments
- H5 – Meeting Housing Needs
- H6 – Affordable Housing



2.3 The proposed housing mix has been developed in accordance with emerging policy H5 in respect of dwelling size and initial viability assessment indicates that the site can be delivered in conformity with emerging policy H5 in regards to dwelling tenure.

2.4 Current site feasibility masterplanning assumes provision of 40% affordable housing in accordance with proposed policy H6.

2.5 It is proposed that 42 of the 105 proposed dwellings will be affordable, with the following mix of housing mix:

P22-034 FILLDITCH FARM

	Gross internal m2	Sq ft	Number of each type	Affordable Homes
Detached 4 Bedroom 7 person Ensuite Utility.	141	1517.16	12	
Detached 4 Bedroom 7 person Ensuite Utility.	141	1517.16		4
Semi detached 3 Bedroom 5 person Ensuite Utility	109	1172.84	6	
Semi detached 3 Bedroom 5 person Ensuite Utility	109	1172.84		6
Detached 2 Bedroom 4 person Bungalow Ensuite	79	850.04	2	
End terrace 3 Bedroom 5 person Ensuite	82	882.32	8	
End terrace 3 Bedroom 5 person Ensuite	82	882.32		10
Terrace 2 Bedroom 4 person	70	753.2	20	
Terrace 2 Bedroom 4 person	70	753.2		19
Semi detached 3 Bedroom 5 person Ensuite	80	860.8	2	
Semi detached 3 Bedroom 5 person Ensuite	80	860.8		1
Semi detached 3 Bedroom 5 person Ensuite	92	989.92	2	
Semi detached 3 Bedroom 5 person Ensuite	92	989.92		1
Semi detached 3 Bedroom 4 person Ensuite	73	785.48	1	
Semi detached 3 Bedroom 4 person Ensuite	73	785.48		1
Detached 4 Bedroom 7 person Study Ensuite Utility.	121	1301.96	2	
Detached 4 Bedroom 8 person Study Ensuite Utility.	162	1743.12	2	
	113	1215.88	6	
			63	42
		TOTAL No OF UNITS	105	

2.6 Masterplanning for the site has been informed and is supported by the following commissioned reports:

- Preliminary Ecological Assessment (Ecosupport, December 2022)
- Archaeological Desk-Based Assessment (Border Archaeology, November 2022)
- Landscape and Visual Appraisal (RHLA, October 2024)

Copies of the Preliminary Ecological Assessment, Archaeological Desk-Base Assessment and Landscape and Visual Appraisal are appended with this submission.

2.7 Section 6 of the submitted Preliminary Ecological Assessment outlines a number of ecological impact mitigation and enhancement measures, including the provision of the southern portion of the site as an area of public open space, which allows scope for this to be utilised as an alternative recreational opportunity for local residents and visitors, away from the adjacent SSSI. Furthermore, sowing the southern area of the site with suitable meadow seed mixes and native scrubs will provide further opportunities for protected species utilising the SSSI, increase habitat connectivity and contribute positively towards biodiversity net gain.

2.8 An Archaeological Desk-Based Assessment of the site has been undertaken by Border Archaeology, which concludes:

"It is Border Archaeology's considered opinion that, prima facie, the archaeological potential of the site does not present an impediment to the proposed development. Given the overall Low to Moderate potential of the site, it is recommended that an appropriate programme of archaeological work, the details of which to be agreed with the Archaeological Officer of the Historic Environment Team, Winchester City Council, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site."

2.9 A Landscape and Visual Appraisal of the site and surrounding area has been undertaken by Richard Hammond Landscape Architects, which states:

“The LVA has identified that the Site provides the opportunity for residential development due to its low lying position and its relationship to Waltham Chase. Development at the Site would be perceived as a logical extension to Waltham Chase, reflecting contemporary development to the west of the Site and could be successfully integrated within the Site via retaining the existing vegetation as best as practicable and implementing a high quality architectural design which reflects valued building vernaculars.

Therefore, whilst the Site is likely to remain with the settlement gap within the emerging Local Plan, it provides an opportunity for residential development which would respond positively to Policy NE7: Settlement Gaps. This is because development of the Site would not result in the physical or visual merging of Waltham Chase and Swanmore, nor Waltham Chase and Shirrell Heath. Development of the Site would also not undermine the function of the Waltham Chase to Swanmore gap, because the Site is neither physically nor visually part of this gap, due to the Site being to the south of Forest Road.

The Site therefore provides the opportunity for new residential development within the settlement gap, reflecting the conclusions of the Strategic Housing and Employment Land Availability Assessment, which found the Site was ‘deliverable /developable’.”

3. LPA response to Regulation 18 submission.

- 3.1 The LPA’s response to the Regulation 18 submission made on behalf of Clayfield Developments is set out within the ‘Response to the Representations on the Regulation 18 draft Local Plan – Swanmore Omission sites’ document (<https://www.localplan.winchester.gov.uk/assets/attach/388/Swanmore-omission-sites.pdf>) and states:

“This site is within the Bishop’s Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath Gap identified in CP18 of the Adopted Local Plan and NE7 of the Reg 18 Draft Local Plan. The specific location of this site is along Forest Road, close to the settlement of Waltham Chase. The Settlement Gap Review found that it was particularly important to maintain a sense of separation between Waltham Chase and Swanmore, where there has been infilling and urbanisation. The conclusions of the DSSS 2024 are considered to remain sound in relation to potential development around the Swanmore area. Recommended Response: No Change”

- 3.2 A Landscape and Visual Appraisal undertaken by RHLA Limited (attached as appendix D) considered this response and concluded that development of the site would not result in physical or visual merging of Waltham Chase and Swanmore, nor Waltham Chase and Shirrell Heath, would not undermine the function of the Waltham Chase to Swanmore gap and would therefore provide an opportunity for residential development which would respond positively to proposed Policy NE7.

4. Strategic Policy SP2 – Spatial Strategy and Development Principles.

- 4.1 In determining an allocation of about 3,850 new homes for Market Town and Rural Areas the policy is predicated on ‘Windfall Development’ providing approximately 2,875 new homes to 2040. This provision is based on analysis of historical provision as set out within the published Windfall Assessment Report (February 2021).
- 4.2 The Windfall Assessment Report assesses that a potential windfall allowance of 32 dwellings per annum for a 15 year period (within the report 2023/24 to

2037/38). It further states that *"In order to provide an estimate at the individual settlement level, this total has split into general estimates for each of the 8 MTRA2 Settlements, taking account of previous windfall development and the likely capacity for ongoing windfall, as follows (although individual settlement estimates should be treated with caution): Waltham Chase - 50 (3 per annum)."*

4.3 However, that average net development of windfall sites within Waltham Chase over the seven year period from 2012/13 to 2018/19 has been 2.85 per annum. This figure itself is misleading, as there were no windfall developments in 5 of the 7 years and the demolition and redevelopment of a single dwelling in 2017-19 provided 11 of the total 20 net completions. While the median net completions is 2.85, both the median and mode are 0.

4.4 It is therefore reasonable to conclude that the allowance of 50 windfall net completions over the plan period within the settlement of Waltham Chase is unrealistic and is unlikely to be achieved, thereby Policy SP2 is **unsound**.

4.5 Policy SP2 can be made sound through the allocation of additional residential development within or adjoining the Waltham Chase settlement.

5. **Conclusions.**

5.1 Evidence is provided to demonstrate that the Council's response to our client's Regulation 18 consultation submission is incorrect and that the proposed site of Fillditch Farm (SWA16) can be accommodated without adverse impact on the Waltham Chase and Swanmore, or Waltham Chase and Shirrell Heath settlement gap.

5.2 It is contended that evidence of past windfall development within the Waltham Chase settlement area does not support the estimation of the provision of 50 net additional windfall dwellings over the plan period and therefore the proposed plan is **unsound**.

5.3 And that the plan may be made sound through the allocation of additional sites within or adjacent to the settlement.

[REDACTED]

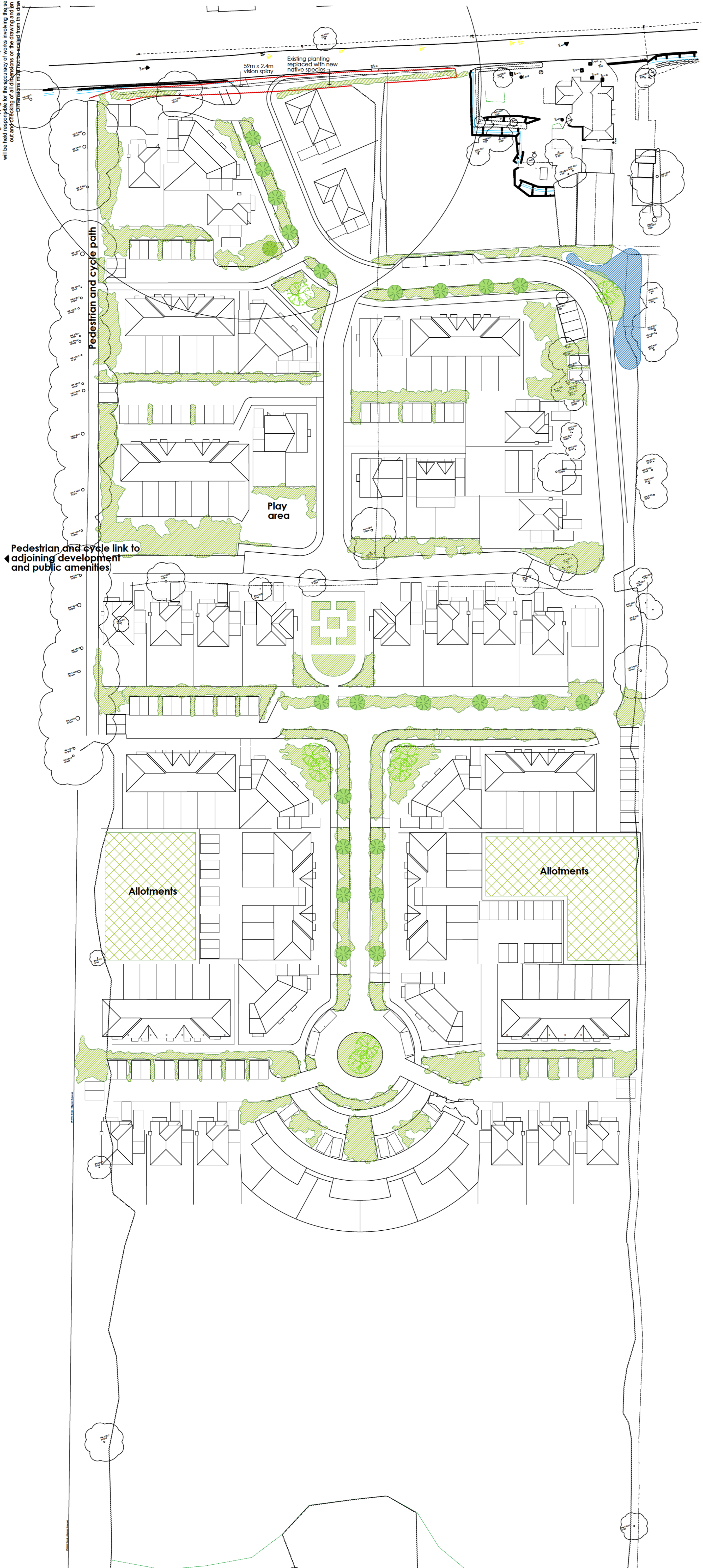
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12th October 2024

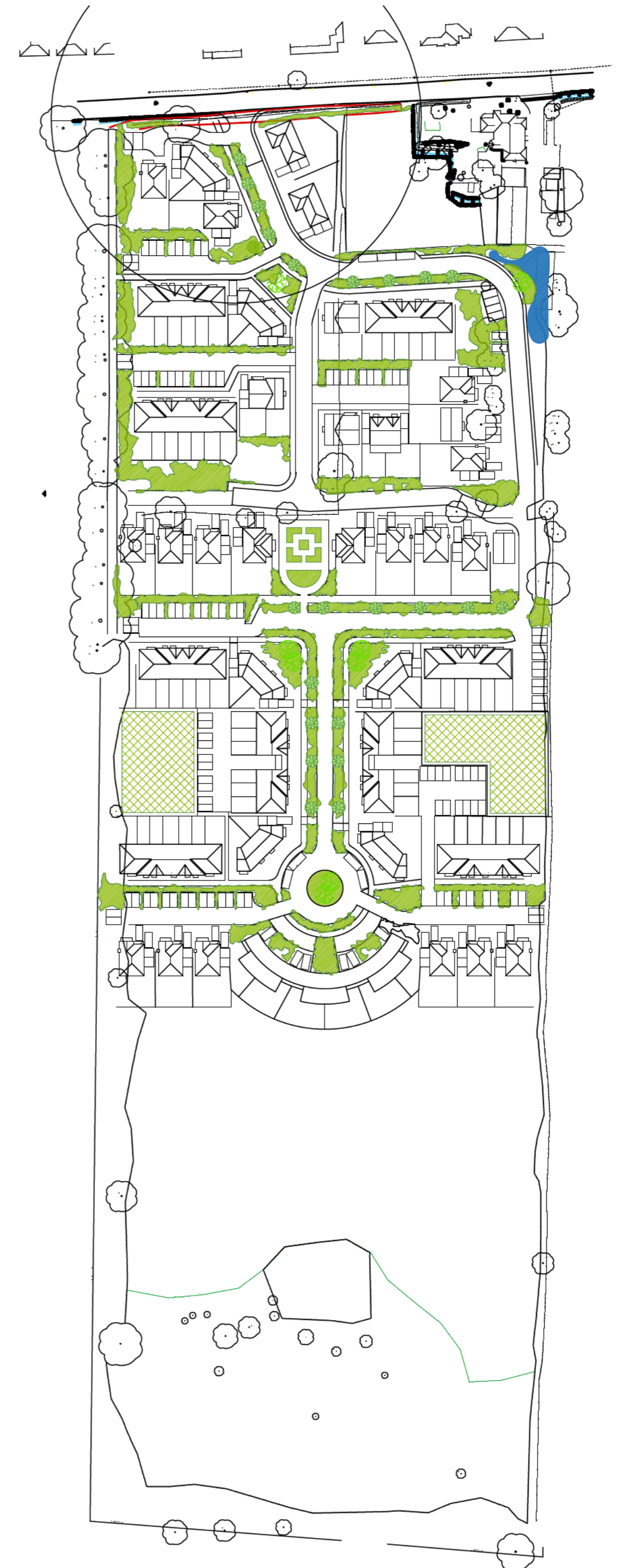
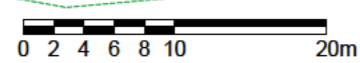
Appendix A

Site Feasibility Masterplan (Barclay+Phillips, P22-034-02-001A)

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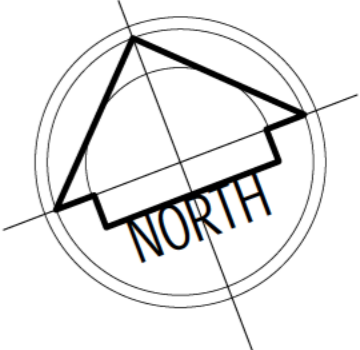


Site plan 1:500 @ A1



Site plan 1:1250 @ A1

A 21/11/2022 VISION SPLAY ADDED
 REVISIONS:
 DRAWING No: P22-034
 PROJECT: Proposed housing development at: Filditch Farm, Forest Road, Waltham Chase, SO32 2PL.
 FEASIBILITY: Site plan
 CLIENT: Clanfield developments limited
 SCALE: DATE: 1:1250 & AUG 202
 1:500 @ A1
 DRAWN BY: CHECKED E
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Appendix B

Preliminary Ecological Assessment (Ecosupport)



ecosupport
PROFESSIONAL ECOLOGICAL SOLUTIONS



ECOLOGY

TREE PROTECTION FENCING

SITE PREPARATION & CLEARANCE

HABITAT MANAGEMENT & ENHANCEMENT

Report	Preliminary Ecological Appraisal
Site Name	Fillditch Farm, Forest Road
Author(s)	Amy Johnston BSc (Hons) and Philip Hemborough BSc (Hons)
Checked By	Madison Errington BSc (Hons)
Client	Andrew Hill
Date of Issue	5 th December 2022
Status	Final Copy

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Executive Summary

Ecosupport Ltd was instructed by Andrew Hill to undertake a Preliminary Ecological Appraisal (PEA) of Fillditch Farm, Forest Road (here after referred to as 'the site') to identify any potentially important ecological features that may be affected by the proposed development. As part of this assessment, the following surveys were undertaken

- Preliminary Ecological Appraisal (November, 2022)
- Preliminary Roost Assessment (trees) (November, 2022)
- Desktop survey submitted to Hampshire Biodiversity Information Centre (HBIC) (March 2022)

The following important ecological features were identified on site / within the local area following the conclusion of the above survey work and may be subject to adverse impacts in the absence of suitable mitigation / compensation:

- Moderate potential for foraging and commuting bats
- Low potential for roosting bats in adjacent mature trees
- Moderate potential for common reptile species
- Moderate potential for GCN
- Potential for Hazel Dormouse
- Potential for foraging and commuting Badgers
- Potential for breeding and nesting birds
- Close proximity to Waltham Chase SSSI
- Recreational pressure and increased nitrogen input upon Solent SPA

In the absence of any mitigation measures, the proposed development is anticipated to result in, **potential adverse impacts** (significance level to be determined following phase II survey work where considered appropriate).

In addition to this, measures are outlined within **Section 6.0** of this document to mitigate where impacts (which includes further survey work where considered appropriate) have been identified as well as provide targeted ecological enhancements.

1.0 INTRODUCTION

1.1 Brief

Ecosupport Ltd was commissioned by Andrew Hill to conduct a Preliminary Ecological Appraisal (PEA) of Fillditch Farm, Forest Road (here after referred to as 'the site'). The purpose of this survey was to assess any ecological impacts that may arise as a result of the proposed development. The objectives of the survey were as follows:

- Assess the ecological value of the site
- Identify any signs of protected species and potential features that may support them
- Make recommendations for further survey work as appropriate.
- Make recommendations for any necessary ecological avoidance, mitigation and compensation measures where possible at a PEA stage
- Make recommendations for site ecological enhancements as per planning policy

NB: If the works do not take place within 18 months of this report¹ then the findings of this survey will no longer be considered valid and may require updating.

1.2 Site Description & Location

The site comprises of the grassland and hedgerows at Forest Road, Swanmore, Winchester, Hampshire, SO32 2PL (centered on OS grid reference SU 56772 15137) (**Fig 1**). The northern aspect of the site is bound by Forest Road, residential dwellings and associated gardens whilst all other aspects of the site are bound by further grassland habitat. The immediate surrounding environ is largely rural predominantly comprising of grassland and pasture with residential dwellings and associated gardens. The town of Swanmore is located to the east.

¹ <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>

Figure 1. Approximate redline boundary of the site (Google Earth, 2022)



1.3 Scope of Works

The current scope of work is to assess the feasibility of the site for future proposed development. The north-western grassland field is associated with planning application 21/02526/FUL which will involve the construction of a fully enclosed dog walking paddock for commercial use by general public.

2.0 RELEVANT LEGISLATION AND POLICY

2.1 Legislation

2.1.1 *The Conservation of Habitats and Species Regulations 2017 (as amended)*

The Conservation of Habitats and Species Regulations 2017 transposes the EU Habitats Directive (Council Directive 92/43/EEC) into UK domestic law. It provides protection for sites and species deemed to be of conservation importance across Europe. It is an offence to deliberately capture, kill or injure species listed in Schedule 2 or to damage or destroy their breeding sites or shelter. It is also illegal to deliberately disturb these species in such a way that is likely to significantly impact on the local distribution or abundance or affect their ability to survive, breed and rear or nurture their young.

The Conservation of Habitats and Species Regulations 2019 (EU Exit) makes changes to the three existing instruments which transpose the Habitats and Wild Birds Directives so that they continue to work (are operable) upon the UK's exit from the European Union (EU). These include The Conservation of Habitats and Species Regulations 2017 and The Conservation of Offshore Marine Habitats and Species Regulations 2017. This instrument also amends section 27 of the Wildlife and Countryside Act 1981 to ensure existing protections continue. The intention is to ensure habitat and species protection and standards as set out under the Nature Directives are implemented in the same way or an equivalent way when the UK exits the EU.

In order for activities that would be likely to result in a breach of species protection under the regulations to legally take place, a European Protected Species (EPS) license must first be obtained from Natural England.

2.1.2 *The Wildlife and Countryside Act (1981) (as amended)*

This is the primary piece of legislation by which biodiversity is protected within the UK. Protected fauna and flora are listed under Schedules 1, 5 and 8 of the Act. They include all species of bats, making it an offence to intentionally or recklessly disturb any bat whilst it is occupying a roost or to intentionally or recklessly obstruct access to a bat roost. Similarly, this Act makes it an offence to kill or injure any species of British reptiles and also makes it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy their eggs and nests (whilst in use or being built).

The Wildlife & Countryside Act (1981) states that it is an offence to 'plant or otherwise cause to grow in the wild' any plant listed in Schedule 9 part II of the Act. This list over 30 plants including Japanese Knotweed (*Fallopia japonica*), Giant Hogweed (*Heracleum mantegazzianum*) and Parrot's Foot (*Myriophyllum aquaticum*).

2.1.3 *The Countryside and Rights of Way Act (2000)*

This Act strengthens the Wildlife & Countryside Act by the addition of "reckless" offences in certain circumstances, such as where there is the likelihood of protected species being

present. The Act places a duty on Government Ministers and Departments to conserve biological diversity and provides police with stronger powers relating to wildlife crimes.

2.1.4 Natural Environment and Rural Communities Act (2006)

The Natural Environment and Rural Communities (NERC) Act 2006 requires that public bodies have due regard to the conservation of biodiversity. This means that Planning authorities must consider biodiversity when planning or undertaking activities. Section 41 of the Act lists species found in England which were identified as requiring action under the UK Biodiversity Action Plan and which continue to be regarded as conservation priorities under the *UK Post – 2010 Biodiversity Framework*.

2.1.5 Protection of Badgers Act

The Protection of Badgers Act (1992) relates to the welfare of Badgers (*Meles meles*) as opposed to nature conservation considerations. The Act prevents:

- The willful killing, injury, ill treatment or taking of Badgers and / or
- Interference with a Badger sett
- Damaging or destroying all or part of a sett
- Causing a dog to enter a set and
- Disturbing a Badger while it is occupying a sett

Provisions are included within the Act to allow for the lawful licensing of certain activities that would otherwise constitute an offence under the Act.

2.1.6 The Environment Act (2021)

The Environment Act 2021 is the UK's new legislation for environmental protection in the UK, which includes protection of water quality, clean air, and biodiversity among other key protections. This Act provides the government power to set targets to reach long-term aims relating to the environment, which will be periodically reviewed and updated. This legislation also establishes a new environmental watchdog organisation, the Office for Environmental Protection (OEP), which will hold the government accountable on environmental issues.

Part 6 of The Environment Act relates to nature and biodiversity. This section makes provision for biodiversity net gain to be a condition of planning permission in England and a requirement for nationally significant infrastructure projects. Biodiversity net gain will require maintenance for a period of at least 30 years after the completion of enhancement works to be achieved.

The legislation also includes updates to existing environmental legislation, such as the NERC Act 2006, to strengthen biodiversity enhancement rather than just conservation and includes a requirement for local, or relevant, authorities to publish biodiversity reports. Further, The Environment Act places a requirement on responsible authorities to prepare local nature recovery strategies, which will outline nature conservation sites and priorities and opportunities for recovering or enhancing biodiversity within the local area. Within England, the legislation also provides Natural England with the power to publish 'species conservation strategies' and 'protected site strategies' to identify activities that may affect a species or

site's status and outline their opinions on measures that would be appropriate to avoid, mitigate or compensate any adverse impacts.

2.2 Policy

2.2.1 National Planning Policy Framework (NPPF) 2021

Section 15 of the National Planning Policy Framework (NPPF, 2021) 'Conserving and enhancing the natural environment' states that planning policies and decisions should contribute to and enhance the natural environment. They should do this by protecting and enhancing sites of biodiversity and minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks.

The plan states to protect and enhance biodiversity plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks. This includes the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them. Plans should identify the protection and recovery of priority species and opportunities for securing measurable net gains for biodiversity.

When determining planning applications, local planning authorities should apply the following principles:

- if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact;
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

2.2.2 Local – Winchester City Council (2006 and 2013)

The site falls under the jurisdiction of Winchester City Council. The Winchester District Local Plan Part 1 – Joint Core Strategy Development Plan in 2013, with saved policies from the Local Plan 2006 also remaining applicable.

Policy *CP16 – Biodiversity* states that the Local Planning Authority will support development which maintains, protects and enhances biodiversity across the District, delivering a net gain in biodiversity, and has regard to the following:

- Protecting sites of international, European and national importance, and local nature conservation sites, from inappropriate development;
- Supporting habitats that are important to maintain the integrity of European sites;
- New development will be required to show how biodiversity can be retained, protected and enhanced through its design and implementation, for example by designing for wildlife, delivering BAP targets and enhancing Biodiversity Opportunity Areas;
- New development will be required to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated, with compensation measures used only as a last resort. Development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat or species;
- Maintaining a District-wide network of local wildlife sites and corridors to support the integrity of the biodiversity network, prevent fragmentation and enable biodiversity to respond and adapt to the impacts of climate change;
- Supporting and contributing to the targets set out in the District's Biodiversity Action Plan (BAP) for priority habitats and species.

Planning proposals that have the potential to affect priority habitats and/or species or sites of geological importance will be required to take account of evidence and relevant assessments or surveys.

2.3 Biodiversity Action Plans & UK Post-2010 Biodiversity Framework

The UK Post-2010 Biodiversity Framework (JNCC & DEFRA, 2010) supersedes the UK Biodiversity Action Plan 1992-2012 (UKBAP), setting out goals relating to nature conservation at a UK scale, for example the reduction and reversal in the decline of threatened species and improving the status of biodiversity. The specific habitats and species contained within the UKBAP continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework, and are required to be a material consideration in the planning process under the 2021 NPPF.

3.0 METHODOLOGY

3.1 Desk Study

3.1.1 Data Request

A data request was submitted to the Hampshire Biodiversity Information Centre (HBIC) in order to ascertain any records held of nature conservation designations and protected species within 1 km of the boundary of the site.

The data search covered:

- Statutory designated sites
- Non-statutory designations such as SINCs
- Records of protected and notable species.

3.1.2 Waterbodies

Any ponds located within 500m of the proposed development were searched for using Ordnance Survey maps and available aerial images.

3.2 Field Survey

3.2.1 Habitats

The field survey work which forms the basis of the findings of this report was carried out by Madison Errington BSc (Hons) and Phillip Hemborough BSc (Hons), ecologists with Ecosupport, on the 24th November 2022.

Habitats on site pre-development were identified in accordance with the categories specified for a UK Habitats survey, using Habitat Definitions Version 1.1 (UKHab Ltd., 2020). This was chosen as an appropriate habitat categorization system as it fits within the Biodiversity Metric 3.1 calculation. Where appropriate primary habitat codes were used although for some habitat types, the use of secondary habitat codes was necessary as well.

3.2.2 Badger

The site was thoroughly searched for evidence of use by Badgers (*Meles meles*), with the specific aim of identifying the presence and location of any setts. In accordance with the *Badgers and Development: A Guide to Best Practice and Licensing* (Natural England, 2011) guidance, the survey accounted for a 30m from the site's boundary (observed where possible i.e. does not conflict with private dwellings). Evidence of Badgers could include latrines, dung pits, feeding remains and foraging evidence, trails and setts.

3.2.3 Bats

A non-exhaustive assessment of any notable trees on site was undertaken by Madison Errington during the initial walkover survey (acting under the license of Tristanna Boxall NE class level 2 bat licence number 2015-14147-CLS-CLS). This followed BCT (Collins (ed) 2016) best practice survey guidelines searching for any PRFs / evidence of bat occupation and assigning a roost potential assessment as outlined in **Table 1** below.

Table 1. Guidelines for assessing the potential suitability of a built structure for roosting bats (reproduced from BCT (Collins (ed) 2016).

Suitability	Description of Roosting Habitats
Negligible	Negligible habitat features on site are likely to be used by roosting bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ² and/or suitable surrounding habitat to be used on a regular basis or by a large number of bats (i.e. unlikely to be suitable for maternity or hibernation).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

3.3 Assessment Methodology

3.3.1 Introduction

The methodology for the assessment of the likely ecological effects of the proposed development is based on CIEEM's *Guidelines for Ecological Assessment in the UK* (CIEEM 2018). Although this assessment does not constitute a formal Ecological/ Environmental Impact Assessment, the CIEEM guidelines provide a useful framework for assessing ecological impacts at any level.

3.3.2 Valuation

Features of ecological interest are valued on a geographic scale. Value is assigned on the basis of legal protection, national and local biodiversity policy and cultural and/or social significance.

3.4 Limitations

Although the survey was taken outside the optimum timing for the identification of botanical interest, it was considered that the majority of species present could be suitably identified; this was therefore not considered to represent a significant limitation to the overall assessment. Taking into consideration further survey work is recommended, an updated botanical survey is recommended to be undertaken within the optimal season to ensure the habitat assessment is updated where required. This survey does not constitute a full site assessment for invasive species, such as Japanese Knotweed (*Fallopia japonica*).

² For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

4.0 ECOLOGICAL BASELINE

4.1 Desk Study

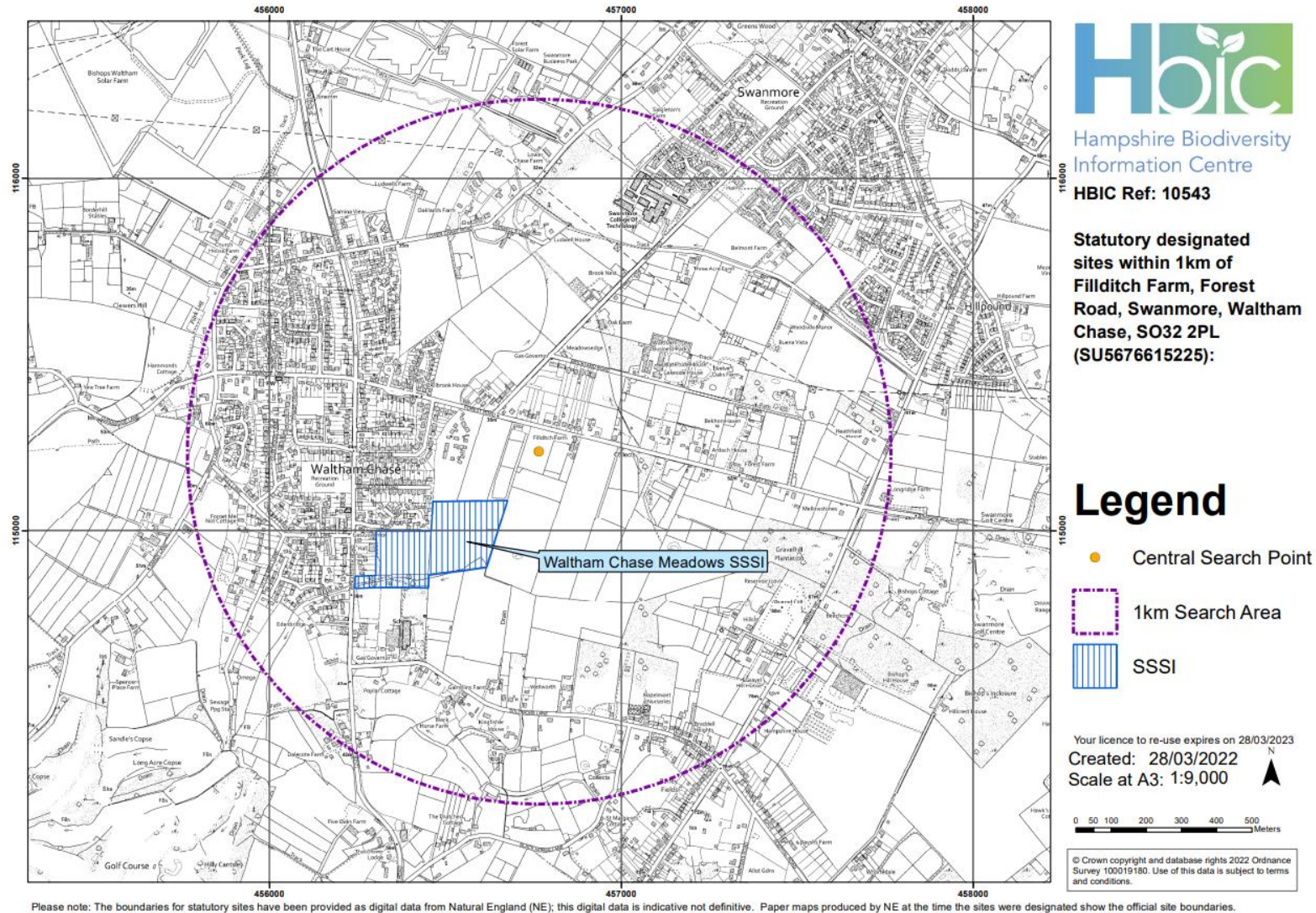
4.1.1 Designated Sites

4.1.1.1 Statutory

The HBIC data request has identified the following statutory designated site located within 1 km of the site (shown in **Fig 2**):

- Waltham Chase Meadows SSSI (*Directly adjacent to the western boundary*)

Figure 2. Map provided by HBIC which indicates the proximity of the site to the nearby statutory designations.



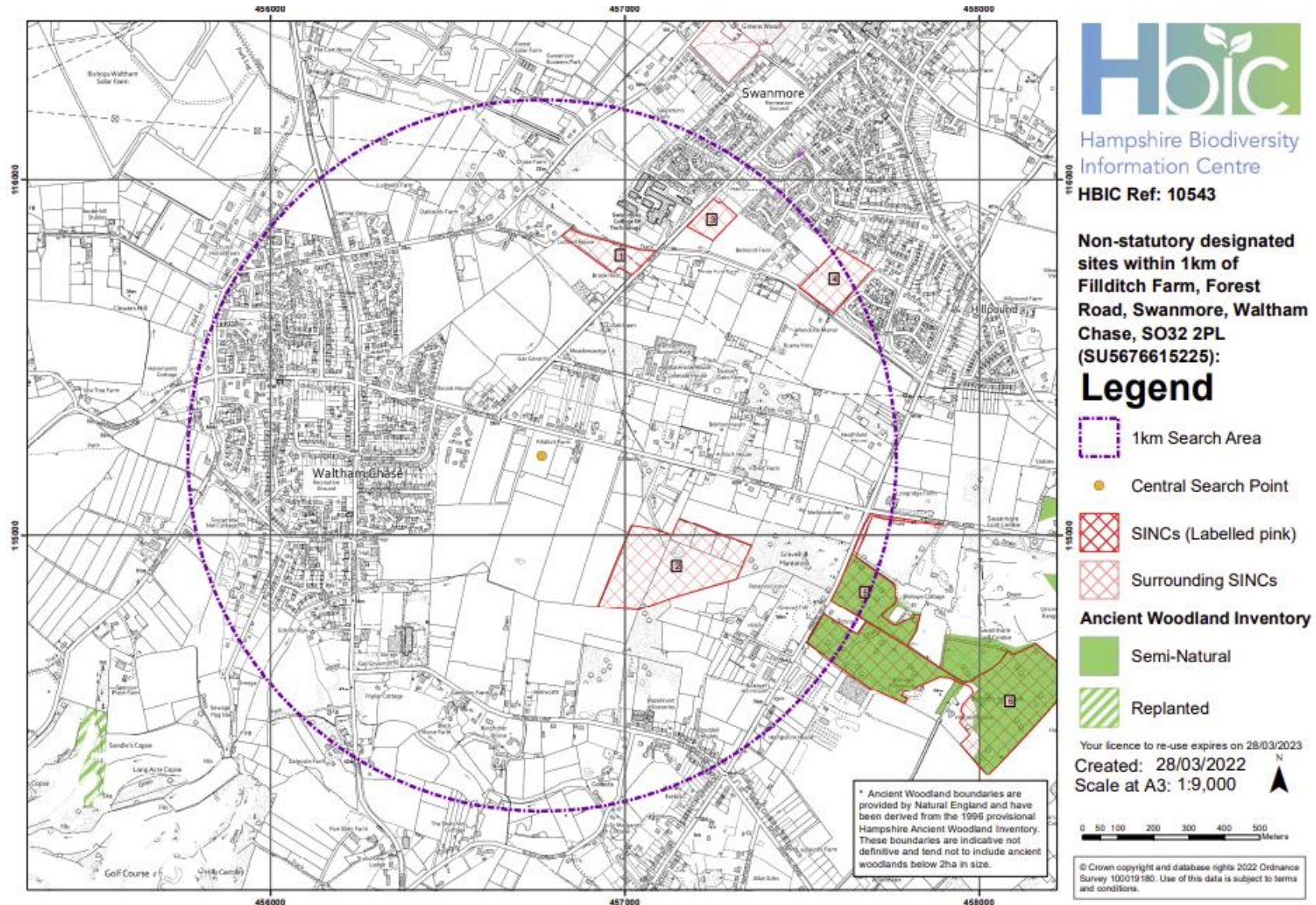
4.1.3 Locally Designated

A total of 6 SINC's were identified as falling within the 1 km search radius by HBIC (shown in Fig 3 and Table 1).

Table 2. Summary of locally designated sites within 1 km of the site as provided by HBIC and shown in Fig 3 below.

Map Label and SINC Ref	SINC Name	SINC Criteria	Species Supported that Meet Section 6 of SINC Selection Criteria
1 WC0324	Brook Meadow	2B	
2 WC0328	Gravel Hill Grasslands	2B/5B	
3 WC0333	New Road Meadow, Swanmore	2B	
4 WC0343	Belmont Meadow	2B	
5 WC0346	Bishop's Inclosure Area 2	1A	
6 WC0352	Bishop's Inclosure & Corner Copse	1A	

Figure 3. Map provided by HBIC which indicates the proximity of the site to the nearby non-statutory designations.



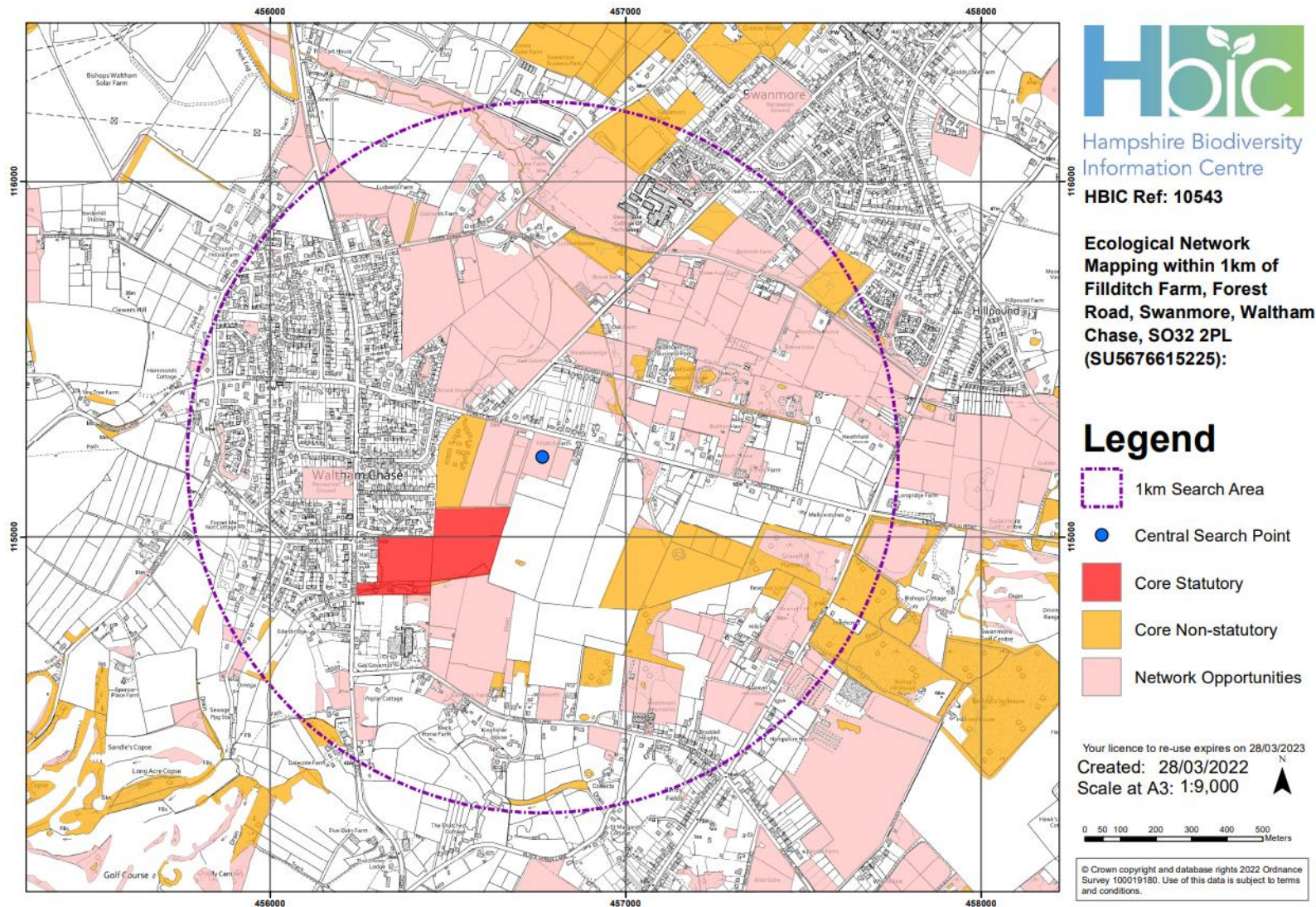
4.1.4 Ecological Network

HBIC also provide information about the local Ecological Network designations, the aim of which is to:

- Improve the quality of current wildlife sites by better habitat management;
- Increase the size of existing wildlife sites
- Enhance connections between sites, either through physical corridors or through 'stepping stones'
- Create new sites; and
- Reduce pressure on wildlife by improving the wider environment (Court & Ritter, 2016)

For this scheme, habitats included within the network within a 1 km radius are shown in **Figure 4** below with the woodland habitat falling within the 'core non-statutory' designation and the southern recreational fields noted as being an area of 'network opportunities'.

Figure 4. Screenshot from the ecological network mapping provided by DERC showing the location of the site relative to existing and higher potential ecological networks.



4.2 Vegetation Survey Results

The vegetation within the site has been described below using the UK Habs Habitat Definitions Version 1.1 (UKHab Ltd., 2020). The below species noted should not be considered an exhaustive list and instead refer to dominant, characteristic, and other noteworthy species associated with each community within the survey area. The habitat types on site comprise:

- Modified grassland (g4) – seasonally wet (secondary habitat code: 119) with ruderal / ephemeral (secondary habitat code: 17)
- Other neutral grassland (g3c) – wet (120) with natural pond (364)
- Developed land; sealed surface (u1b) with vacant / derelict land (351)
- Bramble scrub (h3d)
- Hedgerow (Priority habitat) (h2a)
- Line of Trees (w1g6)

4.2.1 Modified Grassland (g4) – seasonally wet (119) with ruderal / ephemeral (17)

This habitat on-site covered the majority of the site, including the north-western field and central fields and was assessed as seasonally wet (119) due to the presence of *Juncus* sp. and was flooded at the time of survey (**Fig 4 & 5**). It was assessed Species noted included Soft Rush (*Juncus effusus*), Creeping Buttercup (*Ranunculus repens*), Common Daisy (*Bellis perennis*), Common Dandelion (*Taraxacum officinale*), Clover (*Trifolium* spp.) in addition to Fescue (*Festuca* spp.), Common Vetch (*Vicia sativa*) and Spear Thistle (*Cirsium vulgare*). Within the north-eastern field, south of an area of derelict land there were small areas of ruderal / ephemeral (17) in the form of Thistle species, Teasel (*Dipsacus fullonum*), Nettle (*Urtica dioica*) and Cleavers (*Galium aparine*) (**Fig 6**).

Figure 4. View of the modified grassland present on site, the flooding on site is notable from this picture (taken November, 2022).



Figure 5. View of the modified grassland present on site within the central field (taken November, 2022).



Figure 6. View of the ruderal / ephemeral present on site within the north-eastern field (taken November, 2022).



4.2.2 Other neutral grassland (g3c) – wet (120) with natural pond (364)

The southernmost portion of site consisted of other neutral grassland which is considered to be wet for the majority of the year (120) due to the large presence of Common Reed (*Phragmites australis*) and *Juncus* spp., Sedges (**Fig 7**). Additionally, a pond is present within this portion of site (364), the exact boundary of the pond could not be established due to the presence of flooding within this portion of site (**Fig 8**). Species comprised of Perennial ryegrass (*Lolium perenne*), Annual Meadow Grass (*Poa annua*), Water Hyssop (*Bacopa monnieri*),

Willow (*Salix spp.*), Cleavers (*Galium aparine*), Broad-leafed dock (*Rumex obtusifolius*), Nettle (*Urtica dioica*), Wild Angelica (*Angelica sylvestris*), Wild Basil (*Clinopodium vulgare*), Lesser Water Parsnip (*Berula erecta*).

Figure 7. View of the other neutral grassland present on site, the flooding on site is notable from this picture (taken November, 2022).



Figure 8. View of the other neutral grassland present on site, the pond on site is notable from this picture (taken November, 2022).



4.2.3 Developed land; sealed surface (u1b) with vacant / derelict land (351)

In the north-eastern of corner of the site, an area of developed land; sealed surface which is considered as vacant / derelict land (351) due to presence of refuge and spoil heaps (**Fig 9**). Species in this habitat was limited to Nettle (*Urtica dioica*) and Cleavers (*Galium aparine*).

Figure 9. View of the developed land; sealed surface present on site (taken November, 2022).



4.2.4 Bramble Scrub (h3d)

There were two large dense patches of Bramble (*Rubus fruticosus* agg.) scrub present on site, namely adjacent to the north-eastern field (**Fig 10**) and the southernmost other neutral grassland.

Figure 10. View of the bramble scrub present on site (taken November, 2022).



4.2.5 Hedgerow (Priority Habitat) (h2a)

Hedgerows bound the north-western field to the west and south, alongside the eastern and southern boundaries of site (**Fig 11**). Species within the hedgerows comprised Hawthorn (*Crataegus monogyna*), Willow (*Salix spp.*)m Ash (*Fraxinus excelsior*) Dog Rose (*Rose canina*), Holly (*Ilex aquifolium*), Blackthorn (*Prunus spinosa*), Bramble (*Rubus fruticosus* agg.), Ivy (*Hedera helix*) and Cleavers (*Galium aparine*).

Figure 11. View of the hedgerow present within the north-western field on site (taken November, 2022).



4.2.6 Line of Trees (w1g6)

A single line of mature Ash (*Fraxinus excelsior*) trees are present within the north-eastern part of the site, adjacent to the Bramble scrub habitat described within Section 4.2.4. Additionally, the northern and western boundaries of site are bound by a fence line which provides a barrier between a mature line of trees with Bramble scrub (Fig 12). Species within these lines of trees comprise of Oak (*Quercus robur*), *Prunus* spp., Blackthorn, Hawthorn (*Crataegus monogyna*) and Hazel (*Corylus avellana*).

Figure 12. View of the line of trees present adjacent to site (taken November, 2022).



4.3 Bat Survey Results

4.3.1 Pre-existing Data

HBIC have returned the following records from within 1 km of the site (Table 3).

Table 3. Bat records using a 1 km search radius as provided by HBIC.

Taxon Name	Common Name	No Records	of	Max Abundance
Chiroptera	Bats	4		100
<i>Eptesicus serotinus</i>	Serotine	13		1
<i>Myotis</i> spp.	<i>Myotis</i> Bat species	20		2
<i>Myotis bechsteinii</i>	Bechstein's Bat	1		1
<i>Myotis brandtii</i>	Brandt's Bat	1		1
<i>Myotis nattereri</i>	Natterer's Bat	2		1

<i>Nyctalus noctula</i>	Noctule Bat	9	1
Pipistrellus spp.	Pipistrelle Bat species	9	1
<i>Pipistrellus nathusii</i>	Nathusius's Pipistrelle	6	1
<i>Pipistrellus pipistrellus</i>	Common Pipistrelle	57	8
<i>Pipistrellus pygmaeus</i>	Soprano Pipistrelle	22	2
Plecotus spp.	Long-eared Bat species	13	7
<i>Plecotus auritus</i>	Brown Long-eared Bat	3	3

4.3.2 Trees

During the walkover of the site, a number of trees that are adjacent to site were considered to have potential to support roosting bats (however a thorough assessment was not carried out at this stage as it is not known which trees are to be impacted upon). The PRF's noted and potential of these trees is listed below.

NB: It is not understood at this stage whether the mature trees on site will be impacted by the proposed works, however if remedial works will affect these trees (either removal or crown reduction), a detailed ground-based assessment will be required.

- Tree 1: A mature Oak located within the line of trees along the western boundary of site (**Fig 12**) was recorded to have a woodpecker on the eastern face of the tree (**Fig 13**). This tree was therefore considered to have **Low potential** to support roosting bats.
- Tree 2: A mature Oak located within the line of trees along the western boundary of site (**Fig 12**) was recorded to have a woodpecker on the eastern face of the tree (**Fig 14**). This tree was therefore considered to have **Low potential** to support roosting bats.

Figure 13. Tree 1 located within the line of trees to the west of site (left) with a woodpecker hole located on the eastern face of the tree (right) (taken November 2022)



Figure 14. Tree 2 located within the line of trees to the west of site (left) with a woodpecker hole located on the eastern face of the tree (right) (taken November 2022)



4.3.3 Foraging and Commuting Habitat

The mature tree lines, hedgerows and areas of dense scrub provide a continuous linear corridor for local commuting bats along all boundaries of site. In addition, the grassland habitats and mature trees within the bounding tree line will support a rich supply of invertebrates for local foraging bats. Based on the nature of the habitats on site and immediately surrounding the site, this site is considered to be of **Moderate Potential** for foraging and commuting bats.

4.4 Badgers

4.4.1 Pre-existing Information

3 records of Eurasian Badger were returned by HBIC, the closest and latest of which was recorded approximately 1.2km to the south of the site in 2019. The closest record was recorded approximately 734m to the southwest of the site in 1993.

4.4.2 On Site Suitability

During the walkover, several mammal trails were identified throughout the grassland on site. It cannot be ruled out that Badgers may use these for foraging and commuting, although no evidence of Badgers (i.e. snuffle holes, latrines etc) were noted on site. Furthermore, the on-site habitats are of value to local foraging mammals including Badgers and European Hedgehogs (*Erinaceus europaeus*). In addition, the site forms part of wider grassland habitat that is favoured by Badgers. Therefore, the site is considered to hold **potential** of foraging and commuting Badgers.

4.5 Reptiles

4.5.1 Pre-existing Information

5 records of Slow Worm were returned by HBIC, the latest of which was recorded approximately 800m to the northeast of the site in 2016. The closest record was recorded approximately 213m to the west of the site in 2013. 1 record of Grass Snake was returned by HBIC, which was recorded approximately 813m to the west of the site in 2009.

4.5.2 On Site Suitability

The grassland and boundary hedgerows on site provides the required structure and heterogeneity favoured by reptiles. Additionally, the dense areas of Bramble scrub offers limited structure and would lack the variety of thermal niches typically required by reptiles. Notwithstanding this, taking into consideration the adjacent optimal reptile habitat it the dense scrub can be considered as sub-optimal for reptiles due to its dense understorey in the form of refuge. Therefore, taking all of this into consideration, the site is considered to hold **Moderate – High potential** for common reptile species.

4.6 Great Crested Newt

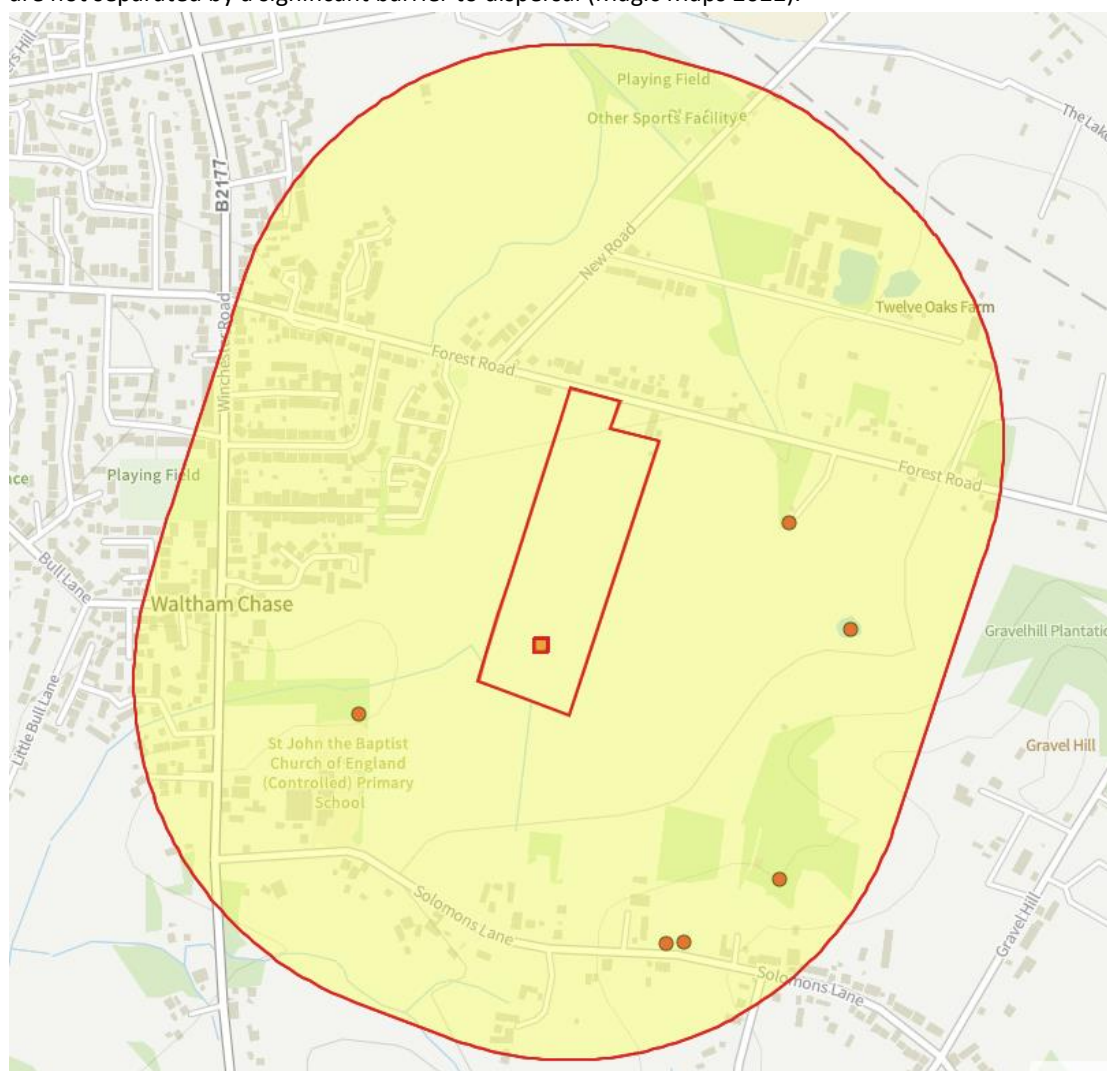
4.6.1 Pre-existing Records

2 records of GCN were returned by HBIC, the latest and closest of which was recorded approximately 773m to the northeast of the site in 2016.

4.6.2 Waterbodies Within 500m

The nearest waterbody to the site is located on site, within the southern portion of site which provided connectivity to the ditch adjacent to the south-western corner of site (**Fig 15**). Further to this, 7 further waterbodies were identified within 500m of the site not considered to be separated by any significant barriers to dispersal. These waterbodies were located as next closest as 175m to the south-west and the furthest pond as 385m to the south-east. Additional waterbodies were present to the north of Forest Road, however this is considered to be a significant barrier to dispersal.

Figure 15. Map provided which indicates the proximity of the site to waterbodies within 500m which are not separated by a significant barrier to dispersal (Magic Maps 2022).



4.6.3 Site Assessment

Similar to reptiles, the grassland, boundary hedgerows and scrub habitat on site provides the required structure and heterogeneity favoured by GCN. Additionally, several waterbodies were identified within 500m of site including a pond present within the southern portion of site. Taking into consideration the presence of GCN records within 1km, and all of the above, the site is considered to be of **Moderate Potential** for GCN.

4.7 Hazel Dormouse

4.7.1 Pre-existing Information

HBIC did not return any records of Hazel Dormouse presence from within the 1 km search radius.

4.7.2 Site Assessment

The mature tree lines, bramble scrub and connecting hedgerows on site offer ideal habitat for Dormice as they include a number of species of importance for Dormice (such as Oak, Holly, Hazel, Bramble) (as per Bright et al., 2006). Therefore, it is considered the site holds **potential** of supporting Dormice.

4.8 Notable and Birds of Conservation Concern (BoCC)

HBIC have returned records for a total of 21 'notable and protected' bird species including a number of NERC S41 listed species and Birds of Conservation Concern (BoCC). The hedgerows, mature tree lines and bramble scrub on site can be considered to provide a suitable habitat for a range of bird species. Therefore, the site is considered to have **potential** to support breeding and nesting birds. However, at this stage, it is not yet known whether these habitats are to be removed or retained as part of proposals.

5.0 LIKELY ECOLOGICAL IMPACTS IN ABSENCE OF MITIGATION

5.1 Introduction

The CIEEM guidelines (CIEEM 2018) require that the potential impacts of the proposals should be considered in absence of mitigation. In order for a significant adverse effect to occur, the feature being affected must be at least of local value. However, in some cases, features of less than local value may be protected by legislation and/or policy and these are also considered within the assessment. Although significant effects may be identified at this stage of the assessment, it is often possible to provide appropriate mitigation.

5.2 Site Preparation and Construction

5.2.1 Impacts to Habitats

It is not yet understood what habitats are to be directly / indirectly affected by the proposals on site. However, should it involve the loss of the areas of modified grassland and scrub site they are considered to be of the **site** level of importance. However, should it involve the loss of the areas of hedgerows, the pond to the south and the other neutral grassland, these habitats are considered to be of **local** level of significance. Additionally, the development could take place adjacent to mature tree lines along the northern and western boundaries (with these features to be of **local** value). Therefore, there would be a **certain adverse impact at the site - local level**.

In the absence of mitigation, the construction works could result in adverse impacts to the Waltham Chase SSSI through pollution. Therefore, **a minor adverse impact is possible** at the **National Level**.

5.2.2 Impacts to Wildlife

At this stage, a full impact assessment of the potential impacts of the development phase of the scheme upon protected species is not possible as phase II surveys have not yet been undertaken to identify what species are present on-site.

A number of trees on site were noted to have PRF's for bats. Works on site could result in damage and disturbance to these trees (i.e from vehicles or due to light spill and high noise levels associated with works). Should bats be present this could result in the harm, disturbance or even death of bats. Therefore an **adverse impact is possible** (scale of significance to be determined following additional recommended survey work).

The proposed works involve groundworks and the creation of some excavations. This may lead to the potential for Badgers and Hedgehogs becoming trapped or injured during the works. Therefore, in the absence of mitigation an **adverse impact is possible** at the **Local level**.

5.3 Site Operation

5.3.1 Impacts to Wildlife

The development may result in an increase in lighting within the general area from street lights and external lights on the new houses. This can affect the behavior, particularly foraging, of nocturnal wildlife. Therefore, an **adverse impact is likely** on Badgers, Hedgehogs, bats and Hazel Dormice (if present).

5.3.2 Impacts to Designated Sites

The site is located adjacent to the Walton Chase Meadow SSSI, there is a risk of disturbance from an increase in visitor numbers, recreational and environmental disturbance. As such, in the absence of mitigation the operational phase of the development would have a **possible adverse impact** to features of **National Value**.

Should the proposed development include an increase in dwellings on site this will take place within the 5.6 km 'disturbance zone' for the Solent and Southampton Water SPA and Ramsar. It is Natural England's advice that all net increases in residential development within the 5.6km 'Zone of Influence' are likely to have a significant effect on the SPA either alone or in combination with other development. As such the increase in visitor numbers would have an **adverse impact** to features of **International Significance**.

In addition, should the proposed development include an increase in dwellings on site then the site will result in an increase in nitrogen input into the WwTW, which is within the watershed draining into the Solent. Natural England has stated there is uncertainty as to whether new growth will further deteriorate designated sites due to an increase in nutrient inputs from wastewater. Therefore, an **adverse impact is possible** on the Solent and Southampton Water SPA, a site of **International Significance**.

6.0 RECOMMENDATIONS

6.1 Introduction

The below sections outline a number of recommendations for further survey work required to fully assess the potential ecological impacts of the development and ensure and proposed mitigation and compensation appropriate and proportionate. In addition to this, measures are outlined to protect the existing features of value and provide enhancements post development.

6.2 Protection of Retained Trees and Hedgerows

All existing trees that will be retained will be protected from damage during the works. All the site boundaries outside the area of impact will be fenced using Heras fencing or similar to prevent access by machinery. Where large mature trees are present, they will be protected using standard arboricultural tree protection measures which include protection of the canopy and prevents root compaction.

6.3 Bats

6.3.1.1 Foraging and Commuting

Based on the moderate assessment for foraging and commuting bats, 2 static bat detector deployments will be undertaken per month as per the BCT guidelines (Collins (ed) 2016) shown in Table 5. Given the moderate to potential for foraging and commuting bats, the retention of much of the boundary habitat and the proposed the static survey work, it is considered that 1 walked transect per month will be sufficient to inform the mitigation strategy. recommend the following level of activity survey work is undertaken (Table 4).

Table 4. Guidelines on the number of bat activity surveys recommended to achieve a reasonable survey effort in relation to habitat suitability (as per Collins, 2016)

Survey Type	Low Suitability Habitat for Bats	Moderate Suitability Habitat for Bats	High Suitability Habitat for Bats
Transect / spot count / timed search surveys	One survey visit per season (spring – April/May, summer – June/July/August, autumn – September/October) in appropriate weather conditions for bats. Further surveys may be required if these surveys visits reveal higher levels of bat activity than predicted by habitat alone	One survey visit per month (April – October) in appropriate weather conditions for bats. At least one of the surveys should comprise a dusk and pre-dawn (or dusk to dawn) within one 24 hr period.	Up to 2 surveys visit per month (April – October) in appropriate weather conditions for bats. At least one of the surveys should comprise dusk and pre-dawn (or dusk to dawn) within one 24 hr time period.

AND			
Automated/static bat detector surveys	One location per transect, data to be collected on five consecutive nights per season in appropriate weather conditions for bats	Two locations per transect, data to be collected on 5 consecutive nights per month in appropriate weather conditions for bats	Three locations per transect, data to be collected on 5 consecutive nights per month in appropriate weather conditions for bats.

NB Recommendations for sensitive lighting will be provided within the bat surveys report upon completion of those (when a better understanding of which bat species are using the site will have been obtained).

6.3.1.2 Roosting

Although a full inspection of the trees on site was not undertaken, a number of trees adjacent to the site were noted to have PRF's. Once tree protection / removal plan for the site is available (and a better understanding of which trees will need to be felled), an updated ground level roost assessment should be undertaken. This should be done over winter when the trees are not in leaf (and the PRFs are more visible). If any trees that require removal have been identified as supporting PRFs, emergence / dawn re-entry surveys will be required to ascertain if they support any bat roosts.

6.4 Badgers

During construction, any excavations on site should be covered nightly and/or include a suitable escape ramp for the protection of wildlife e.g. Badgers and Hedgehogs (a suitable escape ramp can be created using wooden planks placed at a 45-degree angle or provision of a sloping end wall). Any temporarily exposed open pipe systems should be covered.

6.5 Reptiles

Habitats within the site have been assessed as suitable to support reptiles. These include the areas of grassland, bramble scrub and boundary hedgerows which provide suitable habitat for supporting common species of reptile. ***It is recommended that a suite of reptile presence/likely absence surveys be completed.*** This would involve the laying of artificial refugia within areas of suitable habitat and checking the refugia on seven occasions between March and mid-October (optimal survey season April, May and September) with July and August typically not considered appropriate) in suitable weather conditions. Should reptiles be present it is recommended that suitable habitats are retained and protected during works, with exclusion fencing used if necessary to ensure reptiles cannot enter the construction area. Translocation of reptiles out of construction area may also be necessary.

6.6 GCN

With a number of ponds identified as falling within 500m of the site, these should ideally be subject to a formal Habitat Suitability Index (HIS) assessment (as per ARG, 2010) the results of which will inform the need for any further investigations (such as taking an eDNA sample).

6.7 Hazel Dormouse

Given the presence of scrub, tree line and hedgerow habitats on site with linear linkages to the wider area within the local area, **it is recommended that a nesting tube survey will be set up** following the methodology within Bright et al (2006). This survey will establish the presence / likely absence of Dormice on site and inform any required mitigation/compensation. Surveys would require the erection of 50 nesting tubes (that may require access into the adjoining habitats) in suitable habitats with these then checked from April - November (in order to achieve an adequate survey effort score as per Bright et al (2006)).

6.8 Avoidance of Impacts to Breeding and Nesting Birds

In order to avoid disturbance of breeding and nesting birds or damage to their nests, any maintenance or tree / hedge trimming works, on site will be undertaken outside of the bird nesting season (typically March – August, dependent on weather). If this is not possible, the area to be trimmed should be thoroughly checked by an ecologist immediately prior to clearance. If any active nests are found, they will need to be left undisturbed with a suitable buffer of undisturbed vegetation (ca. 5m) until nestlings have fledged and departed from the immediate area.

6.9 Solent SPA ‘Zone of Influence’ for Recreation

The site lies within the vicinity of the recreational zone of influence for the Solent & Southampton Water SPA. In order to mitigate for the likely increases in residential pressure upon this SPA, due to the high densities of wildfowl and waders for which the area is predominantly protected, the Solent Recreation Mitigation Strategy (SRMS) has been introduced in collaboration with Natural England, comprising a partnership of all local councils. Mitigation towards the SPA must be provided for all new recreational developments within the 5.6km disturbance zone of the SPA.

The simplest method of providing a necessary suitable and appropriate level of mitigation towards the SPAs associated with the Solent is via financial contributions. These contributions are used to enable the continued use of the coastline in a way that reduces the risks to the bird species of international importance that use the area, for example funding a team of rangers and implementing initiatives to encourage responsible dog walking (Solent Recreation Mitigation Partnership, 2014). It is considered that the contribution, in compliance with the recommendations presented within the SDMP, provides a suitable level of mitigation for the potential adverse impacts associated with the proposed scheme upon the Solent SPA.

In April 2022, the standard rates were updated to the following:

Number of bedrooms	Amount	5% monitoring fee	Administration fee	Total
1	£390	£19.50	£23	£432.50
2	£563	£28.15	£23	£614.15
3	£735	£36.75	£23	£794.75
4	£864	£43.20	£23	£930.20
5+	£1,014	£50.70	£23	£1,087.70

Therefore, a contribution will be made either prior to planning permission being granted, by completing the Agreement and sending the completed form along with mitigation contribution to the Planning Agreements Officer at the Local Planning Authority or by completing a Unilateral Undertaking before planning permission is granted with the per dwelling payment made before the development is implemented.

6.10 Nitrogen Mitigation in Solent

The site is likely to result in an increase in nitrogen run-off to the Solent through added waste to the wastewater treatment works due to the addition of new dwellings. Natural England has laid out guidance for calculating and mitigating any increased nitrogen from new development (Natural England, 2020). A nitrogen budget calculation will be completed to measure the amount of increased nitrogen from the development and mitigation will be required to offset this.

6.11 Biodiversity Net Gain

A biodiversity net gain assessment will be undertaken for the site using the latest Defra 3.1 metric. This will be provided as a separate document (the Excel workbook).

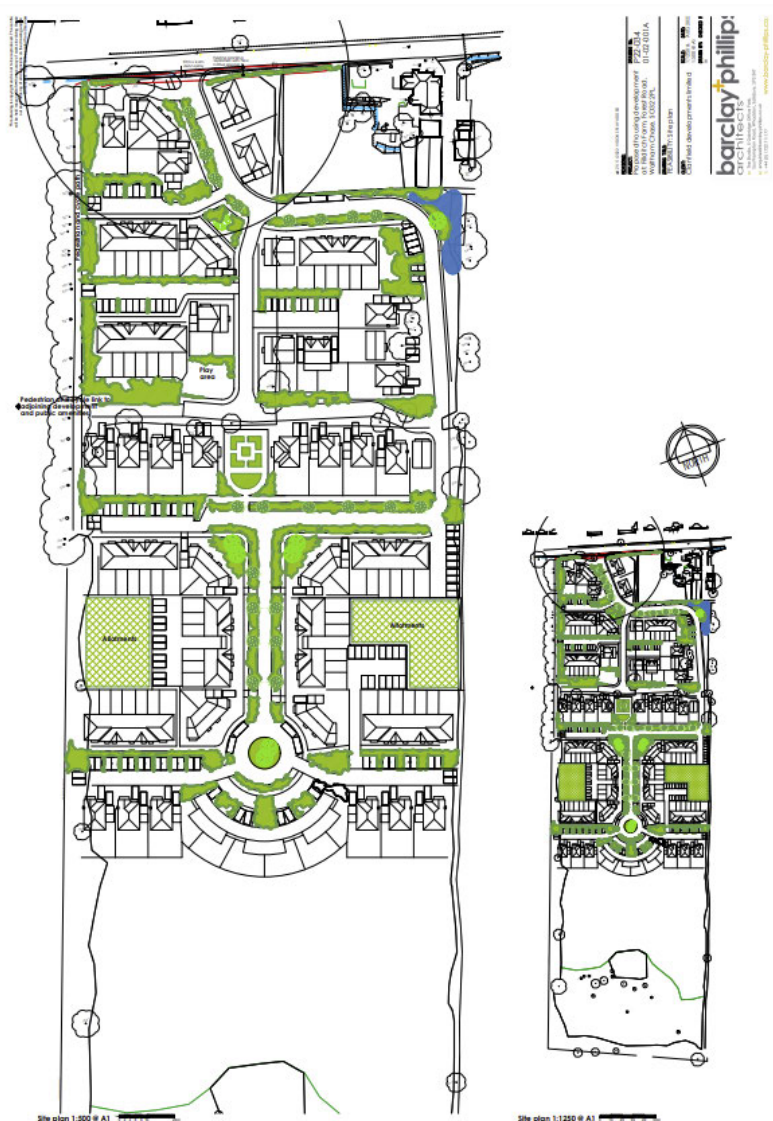
6.12 Waltham Chase SSSI

Due to the close proximity of the Waltham Chase SSSI, a CEMP will be produced to ensure that there are no adverse impacts of the construction works on the SSSI.

Waltham Chase SSSI is designated for its lowland neutral grassland habitat and requires mitigation against the possible adverse impacts from the increase in visitor numbers, recreational and environmental disturbance the southern portion of the site will be retained and enhanced under current proposals (**Fig 17**). The provision of the southern portion of site as an area of public open space allows scope for this to be utilised as an alternative recreational opportunity for local residents and visitors, away from the adjacent SSSI. Furthermore, sowing the southern area of site with suitable meadow seed mixes and native scrubs will provide further opportunities for protected species utilising the SSSI, increase habitat connectivity and contribute positively towards biodiversity net gain.

As a general enhancement, this area of site can have information boards detailing the on-site walking routes available to users, connections with the wider footpath network, facilities available on site, information detailing the ecological interest and importance of the network of habitats present on site and information detailing the ecological importance of the nearby sites designated for their nature conservation value and ways in which they should be respected and protected. Raised boardwalks could be constructed to ensure safe access within this area of site which is prone to flooding and has a pond present, as detailed within **Section 4.2.2 & 4.6.2**, as well as permitting the enhanced/created habitats to successfully establish.

Figure 16. Proposed housing development feasibility site plan on site (Provided by Barclay + Phillips Architects, August 2022).



6.13 Enhancements

6.13.1 Birds

To act as biodiversity enhancement, 50% of the newly built dwellings will incorporate one Swift brick. The 'CJ Wildlife Swift maxi nesting box' (**Fig 17**) with entrance via a CJ Wildlife 'Cambridge Swift full-face brick' (The Cambridge System is a concept comprising an entrance piece and a nest box embedded in the cavity and inner leaf. It is particularly suited to gable ends at roof-space level). If this model is not suitable for the building specifications, an alternative swift box with internal floor space exceeding 400cm squared must be used. A list of swift boxes can be found on the RSPB website via the following link (<https://www.rspb.org.uk/globalassets/downloads/about-swifts/swift-bricks.pdf>) however it is worth noting that some of these do not have an internal floor space exceeding 400cm squared and are therefore not considered appropriate.

Figure 17. A schematic of how the Cambridge full face Swift brick leads into a cavity created by the prior installation of the Swift maxi nesting box.



6.13.2 Bats

Half of the newly built dwellings will also have Ibstock bat bricks (**Fig 18**) integrated within the external brick work. These features are entirely self-contained and available in a variety of different colours to match different construction materials. They should ideally be placed on an elevation which will benefit from some degree of sunlight exposure and be located away from windows.

Figure 18. Ibstock bat brick 'B' which will be integrated into the half the new dwellings on-site.



6.13.3 Hedgehogs

To ensure permeability for small mammals across the site, the garden fences of the properties will ensure at least 2 gaps are present within the gravel boards / bases of each fence line to allow for movement of Hedgehogs between gardens and into the wider area. The gaps should be at least 15 cm high by 15 cm wide with permeability for small mammals.

Small signage could be installed at these points to ensure they remain open upon completion of the development. The People's Trust for Endangered Species provide such signage, the purchase of which also supports conservation efforts (**Fig 19**).

Figure 19. Example of Hedgehog Highway signage to be placed above fence gaps provided to allow movements between gardens.



6.13.4 Planting

As a general enhancement, any new landscape planting will aim for a minimum 70:30 ratio in favour of native species over non-natives and ornamentals (in line with the CIEEM guidance outlined within Smith & Day (2012). Species that can be considered within any planting include Rowan (*Sorbus aucuparia*), Alder (*Alnus glutinosa*), Hazel (*Corylus avellana*), Holly (*Ilex aquifolium*), Silver Birch (*Betula pendula*), Small-leaved Lime (*Tilia cordata*) and Willow (*Salix* spp.). Non-natives and ornamentals should only be given a bias in formal locations where aesthetics is a priority

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Appendix C

Archaeological Desk-Based Assessment (Border Archaeology)

Archaeological Desk-Based Assessment

Fillditch Farm,
Forest Road,
Waltham Chase,
Swanmore,
Hampshire.
SO32 2PL

On behalf of

Clayfield Developments Ltd

November 2022

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DATE

November 2022

Cover: Ordnance Survey 6-inch map of 1910 showing site outline (red).

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1 Executive Summary

Border Archaeology was instructed by Clayfield Development Ltd to carry out an Archaeological Desk-Based Assessment with regard to the proposed housing development at Fillditch Farm, Forest Road, Waltham Chase, Swanmore, Hampshire SO32 2PL. The assessment results can be summarised as thus:

Prehistoric: *The potential for encountering evidence of buried remains of prehistoric date has been assessed as **Low to Moderate**. This assessment reflects the presence of prehistoric artefacts within the study area whilst also considering the absence of archaeological features or deposits of prehistoric date within the general vicinity. The presence of prehistoric artefacts within the study area, the closest of these from a site just over 300m NW of the development site, suggests a low-level prehistoric presence within the wider landscape.*

Romano-British: *The potential for encountering evidence of Roman activity within the site has been assessed as **Low**. This assessment reflects the general absence of sites, features, deposits and artefacts of this period within a 1km radius of the site though Roman roads, a Romano-British site and a possible industrial site evidenced by the large volume of kilns identified within the Shedfield House Estate, to the SW of the site, suggest a Romano-British presence in the wider vicinity.*

Medieval: *The potential for encountering remains associated with medieval activity has been assessed as **Low** reflecting the site's location in an area with little recorded medieval activity. It is likely that the site was either woodland at the time or unenclosed agricultural land which likely formed part of the bishopric of Winchester.*

Post-Medieval: *The potential for encountering buried archaeological assets of a post-medieval date has been assessed as **Low**. This reflects the sites' location within an area of undeveloped agricultural land, the general area remaining as undeveloped enclosure fields or under plantation until the early 20th century, including the village of Waltham Chase which didn't fully develop until the 19th century with the establishment of a brickworks industry. The site itself has remained undeveloped to the present-day aside from the establishment of Fillditch Farm adjoining the NE corner of the site in the 19th century. The creation of sub-plots within the development site in the later 19th century may have left traces of field boundary ditches in the underlying natural substrate. There may also be evidence for some post-medieval/modern dated ridge and furrow if the land has been subject to arable farming, which is suggested by some modern aerial photographs of the site.*

Overall Conclusion: The archaeological potential of the site has been assessed in overall terms as **Low to Moderate**, with a **Low to Moderate** potential to encountering archaeological remains of prehistoric date. The potential to encounter remains of Roman, Medieval and Post-medieval date is assessed as **Low**.

It should be noted that whilst there have been very few archaeological interventions recorded in the vicinity of the site and the majority of the archaeological evaluations or watching briefs which have occurred have found little archaeology, it is difficult to draw definite conclusions regarding the nature and depth of significant archaeological deposits in this area.

Recommendations: It is Border Archaeology's considered opinion that, *prima facie*, the archaeological potential of the site does not present an impediment to the proposed development. Given the overall Low to Moderate potential of the site, it is recommended that an appropriate programme of archaeological work, the details of which to be agreed with the Archaeological Officer of the Historic Environment Team, Winchester City Council, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site.

2 Introduction

Border Archaeology (BA) was instructed by Clayfield Developments Ltd to produce an Archaeological Desk-Based Assessment (ADBA) in connection with a proposed housing development at Fillditch Farm, Forest Road, Waltham Chase, Swanmore, Hampshire SO32 2PL (NGR: SU 56751 15100 (centre)) (Fig. 1).

This ADBA assesses the impact of the proposed development on buried heritage assets (archaeological remains) and forms an initial stage of site investigation enabling the Archaeological Officer, Tracy Matthews, of the Historic Environment Team, Winchester City Council to formulate an appropriate response.

3 Site Description

The site of the proposed development is located to the E of the village of Waltham Chase, on the S side of Forest Road within the Meon Valley, in the parish of Shedfield, Hampshire, and within the district of Winchester. The site lies to the SW of the South Downs National Park.

The N of the site is bounded by Forest Road, with Fillditch Farm, sited to the NE of the development area. A ribbon development pattern exists on the N side of Forest Road with fields adjoining and lying to the rear of the properties. North of, and parallel to Forest Road, lies Brickyard Road, the placename likely associated with local brickworks. Beyond the fields lying N and NE of Brickyard Road is the village of Swanmore. Agricultural undeveloped fields and woodland (Gravel Hill Plantation) are located to the E of the site bounded by Gravel Hill Road. Lying to the S of the site are more agricultural undeveloped fields extending as far as Solomons Lane which runs parallel to Forest Road and links both Winchester Road to the W with Gravel Hill Road to the E. A ribbon development pattern also exists on the N side of, and fronting onto, Solomons Lane to the S of the site. The site is bounded to the W by Oakfields Stables, an L-shaped stables building with horse paddocks to the rear. Beyond that is a large housing development on Hornbeam Close, with a number of housing developments extending W to Winchester Road (B2177), all of which form part of the village of Waltham Chase.

The topographical elevation is recorded at 40m AOD in the northern extent of the site, at 44m AOD within the central area, and at 43m AOD towards the S extent of the site.

The site lies within the Shedfield Heathlands Landscape Character Area (Winchester City Council, 2013, 2). This is defined as a low-lying, gently undulating area of poor drainage with minor streams on the underlying clay. The landscape features straight boundaries, hedges and roads formed by formal enclosure in Victorian times, predominantly pasture and arable with some small-scale paddocks with associated smallholdings, and generally little woodland except some assorted semi-natural ancient woodland of Dirty Copse and Bishop's Enclosure (Inclosure).

The Waltham Chase Meadows Site of Special Scientific Interest (SSSI) abuts the residential developments on the E side of Winchester Road and to the S of the residences on Beaucroft Road and Hornbeam Road. The E boundary of

the SSSI abuts the W boundary of the southern half of the development site. The SSSI is described as 'one of the best examples in the county of dry neutral unimproved pasture'.

The Historic House and Gardens of Shedfield House lies to the S of Waltham Chase and the Historic Deer Park of Bishop's Waltham lies to the NW of it.

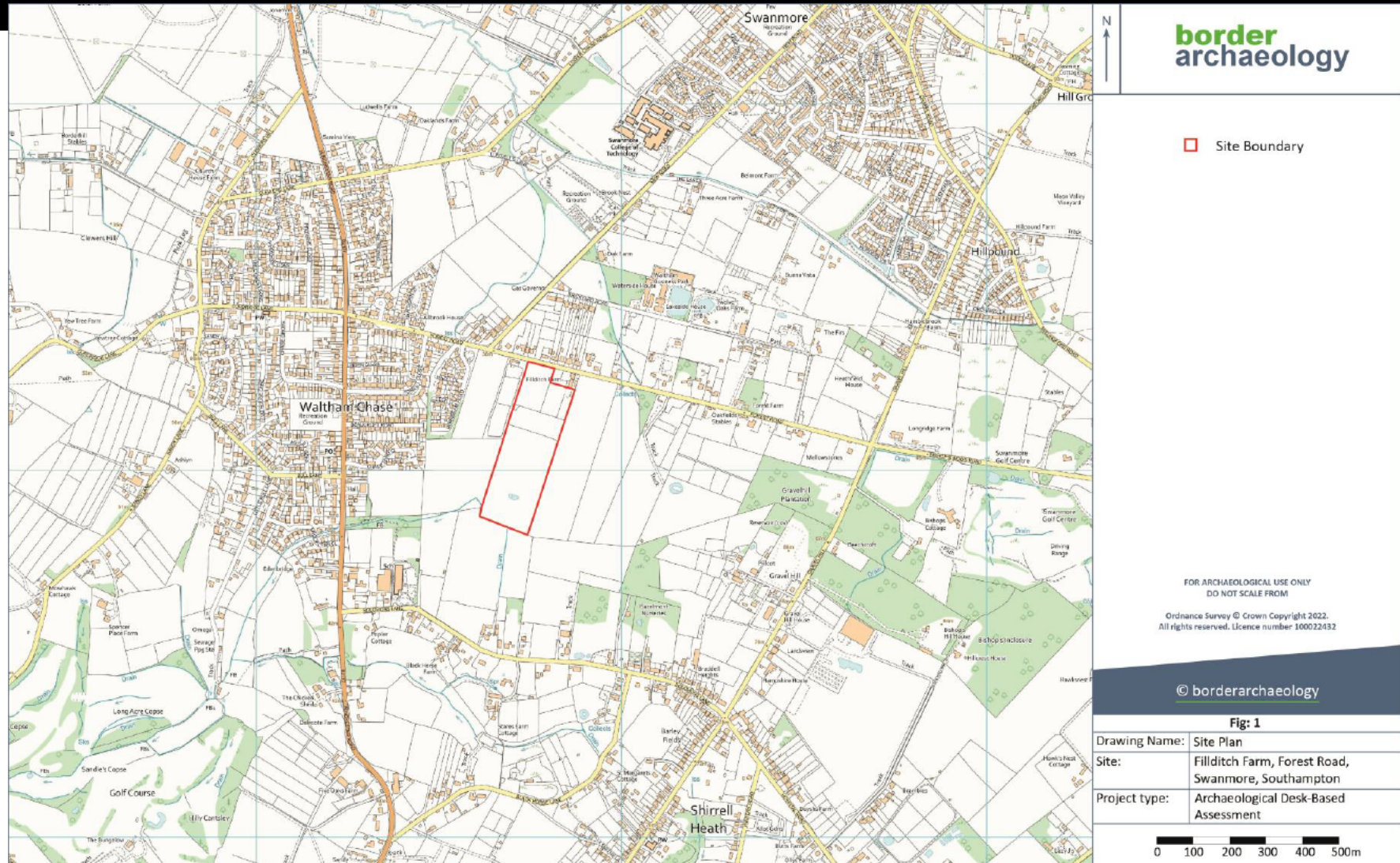
The site itself does not lie within a Conservation Area (CA); the nearest Conservation Area being located at Bishop's Waltham. There are no known Scheduled Monuments, designated heritage assets (listed buildings) or Conservation Areas within Waltham Chase and within a 1km study area of the site.

The proposed development site did not fall under consideration for development within Winchester District's Local Plan Part 1 (LPP1) (2013) with the area defined as a designated settlement gap under policy CP18, although the fields lying between Hornbeam Road to the W of the site and the western field boundary of the development site itself were under consideration. These fields were assessed as having no constraints regarding historic designations.

4 Soils & Geology

The British Geological Survey (BGS) lists the underlying solid geology as the London Clay Formation (clay and silt) comprising sedimentary bedrock formed approximately 48 to 56 million years ago in the Palaeogene Period in a local environment previously dominated by deep seas. No superficial deposits are listed for the area. The Shedfield Heathlands Landscape Character Area defines the area as a low-lying, gently undulating area of poor drainage with minor streams on the underlying clay (Winchester City Council, 2013, 2).

The nearest historic borehole data recorded on the BGS is located to the NE of the site at Forest Lodge Swanmore (BGS Ref: SU51NE31; NGR SU 57200 15300). Drilled to a depth of 13.72m London Clay was recorded over Reading Beds and Upper Chalk. Directly N of Forest Road off Brickyard Road at the former Swanmore Salvage Depot site, a borehole drilled in 1983 (BGS Ref: SU51NE14/B; NGR SU 57100 15500) recorded a deposit of soft yellow-brown/grey mottled slightly silty clay to a depth of 2m below ground level (bgl) overlying a stiff dark brown and grey mottled fissured and blocky slightly silty clay to 4.9m below ground level (bgl) overlying London Clay to 8m bgl. No geotechnical investigations are recorded on the BGS for within the site or the adjoining properties.



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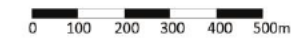
□ Site Boundary

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Fig: 1

Drawing Name:	Site Plan
Site:	Fillditch Farm, Forest Road, Swanmore, Southampton
Project type:	Archaeological Desk-Based Assessment



5 Methodology

5.1 Aims and Objectives

This ADBA seeks to identify any known or potential archaeological and built-heritage assets (both designated and undesignated) in the vicinity of the specific study area and to establish the importance of these archaeological and built heritage assets (including an assessment of their character, extent and quality) within a local, regional and national context.

5.2 Criteria for Assessment of Potential and Importance of Heritage Assets

- Potential

This assessment contains a record of the known and potential archaeological and built-heritage assets in the vicinity of the proposed development. The potential for encountering a particular resource in the vicinity of the site has been assessed according to the following scale:

Low – Very unlikely to be encountered;

Moderate – Possibility that features may be encountered in the vicinity of the site;

High – Remains highly likely to survive in the vicinity of the site.

- Importance (Value)

The criteria used to determine the importance of archaeological and built heritage assets in the vicinity of the proposed development (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (revised January 2020) and informed by relevant Historic England guidance regarding the assessment of archaeological assets, including: *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 2nd Edition* (Historic England 2017), *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019) and *Preserving Archaeological Remains* (Historic England 2016).

BA is also cognisant of general guidelines on the assessment of heritage assets within the *National Policy Planning Framework* Chapter 16, in particular paragraph 194 stating that *...in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance* (Ministry of Housing, Communities & Local Government 2021).

This ADBA also reflects local and regional planning policy guidance regarding the assessment of the historic environment and heritage assets contained in the Winchester District Local Plan Part 1 (LPP1) Joint Core Strategy (2013) and in the Winchester District Local Plan Part 2 (LPP2) Development Management and Site Allocations (2017). Policy CP20 of LPP1 outlines the main considerations regarding heritage assets whilst policies in LPP2 provide detailed guidance on specific aspects of the historic environment (with specific reference to policies: DM25 Historic Parks and Gardens, DM26 Archaeology, DM29 Heritage Assets, and DM32 Undesignated Rural and Industrial Heritage Assets). As there are no Listed Buildings or Conservation Areas within the study area, the policies pertaining to those heritage assets are not included in the aforementioned list.

Table 1: Factors for assessing the importance of archaeological and built heritage assets

Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
Medium	Designated or undesignated assets that contribute to regional research objectives.
Low	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest.
Unknown	The importance of the resource has not been ascertained.

5.3 Consultation of Archaeological Records

In order to understand the full archaeological and historical context of the site, information was collected on the known cultural heritage features within a 1km radius, the results of which are shown on a series of maps and tables (Figs. 2-3; Tables 2-3). These maps show the location of known archaeological and built heritage features (including archaeological events and monuments) and previous archaeological interventions within the study area, which are listed in the gazetteer and referenced in the text.

The research carried out for this ADBA consists of the following elements:

- Winchester City Council Historic Environment Record (HER): Information from past investigations, findspots, documentary & cartographic sources and aerial photographs. A total of 9 archaeological monuments and 8 archaeological events, 1 Historic Parks and Gardens and 1 Historic Deer Park were recorded within a 1km radius of the site;
- Historic England: Information on statutory designations including SAMs, Registered Parks and Gardens and Listed Buildings along with identified Heritage at Risk;
- The National Record of the Historic Environment database (<http://pastscape.org.uk>);
- British Geological Survey (BGS): Solid and drift geology digital map \ geological borehole record data;

- The British Library and the National Archives. Historic maps, illustrations and relevant primary & secondary sources;
- Internet sources: Including the Local Planning Authority Local Plan and information on the Historic Landscape Character Area.

6 Archaeological Assessment

6.1 Previous Archaeological Investigations

Eight archaeological events are listed for the study area which include three historic survey's pre-dating the 1980's, three sites which have had archaeological watching briefs/evaluation undertaken and two archaeological sites identified via aerial photography and Ordnance Survey mapping.

Three surveys are recorded within the designated study area. The first of these was undertaken over 400m SW of the site in 1969 in relation to the A333 (HER: EWC4063; *Fig. 3 E2*), though no information pertaining to the survey and its findings are recorded on Winchester City Council's Historic Environment Record (HER). A survey near Black Horse Farm in 1978 around 540m SW of the site (HER: EWC4064; *Fig. 3 E3*), and one undertaken in 1942 of a sandpit near Black Horse Lane some 700m to the SE of the site (HER: EWC4065; *Fig. 3 E1*), recovered prehistoric artefacts, though no information as regards the circumstances of the finds is reported.

An archaeological watching brief undertaken in 2006 along the route of a water mains renewal scheme routed to the NE and E of the site (HER: EWC11926; *Fig. 3 E4*), around 700m at its closest point, revealed no archaeological features or deposits. A recent (2017) archaeological evaluation at Sandy Lane, Waltham Chase (HER: EWC12318; *Fig. 3 E5*), around 800m to the W of the site in advance of a new housing development revealed no archaeology at that location either, with natural clay being encountered between 57.13m OD and 54.48m OD across the site beneath a 0.50m thick deposit of topsoil and subsoil.

An archaeological watching brief on the Northbrook Nitrates Blending Main S591, located to the N of the site and extending beyond the limits of the study area to the NW, recovered small quantities of late medieval and modern pottery, ceramic building material (CBM) and a single flint flake from topsoil at the southern end of the route, that closest to the site, close to known Iron Age and Romano-British features and deposits recorded during the construction of an earlier pipeline. Details pertaining to these prehistoric and Roman dated features and deposits from a previous pipeline scheme are not however provided on the Historic Environment Record.

Surprisingly, the closest events to the proposed development site, two archaeological evaluations undertaken by Cotswold Archaeology for Bargate Homes Ltd in 2017 at land south of Forest Road and north of Forest Road. The site on the southern side of Forest Road is now occupied by residences on Hornbeam Road and Hazel Close, whilst the one on the northern side is now occupied by residences at Hawthorn Grove. Neither is recorded on Winchester City Council's Historic Environment Record, though both reports are available online. The southern site lies less than 150m to the W of the proposal site. Nineteen evaluation trenches were excavated and all trenches were

found to be archaeologically sterile – no archaeological finds, features or deposits were encountered. The natural geology at the site was recorded as a firm yellow/brown silt/clay. The topsoil had been stripped in advance of the evaluation owing to a separate planning condition related to a disturbed reptile survey, though the topsoil was deemed to have been shallow with no substantial subsoil deposit. It was also concluded that any archaeological features, had they been present, would have been readily visible within the natural substrate (Cotswold, 2017a, 8). The northern site, located just over 300m to the NW had 13 trenches excavated. Aside from unstratified topsoil finds of prehistoric date within a single trench, the site was also deemed archaeologically sterile (Cotswold, 2017b, 8).

6.2 Prehistoric

The HER records the locations of only two findspots for artefacts of prehistoric date within the designated study area. A flint axe with an expanded, ground, cutting edge of Late Neolithic type is provenanced near Blackhorse Farm (HER: MWC4064; NGR: SU 56300 14400; *Fig. 2 No. 1*) close to the Firs and Heather Cottages, some 500m SW of the proposed development site. To the SE of this findspot along Black Horse Lane (HER: MWC4065; NGR: SU 56800 14100; *Fig. 2 No. 2*), some 700m SE of the proposed site, a Bronze flanged axe was discovered in 1942. The axe is on display in Winchester City Museum though the circumstances of its discovery is unknown.

The archaeological evaluation at the aforementioned northern site on Forest Road, just over 300m to the NW of the proposal site, recovered stray topsoil finds in a single trench comprising a single fragment of probable prehistoric pottery and a single worked flake flint which could not be closely dated.

No sites, features or deposits of prehistoric date have been as yet revealed within the designated study area. Within the wider landscape, Mesolithic occupation has been identified at Palace Stables, Bishop's Waltham, 2.5km NW of the proposal site, and Bronze Age funerary activity is evidenced by the presence of two Scheduled Monuments, earthworks of bowl barrows at Hoe Farm, Hoe Road (NHLE ref: 1013078; NGR: SU 56880 17359) (Cotswold, 2017a, 5) over 2km N of the site.

Conclusion: The potential for encountering evidence of buried remains of prehistoric date has been assessed as **Low to Moderate**. This assessment reflects the presence of prehistoric artefacts within the study area whilst also considering the absence of archaeological features or deposits of prehistoric date within the general vicinity. The presence of prehistoric artefacts within the study area, the closest of these from a site just over 300m NW of the development site, suggests a low-level prehistoric presence within the wider landscape. Should any artefacts or deposits relating to this period be encountered during the proposed development these would be considered of **High** significance and would certainly contribute to our understanding of the landscape and land use during this period in the Waltham Chase area. Any archaeological findings could also contribute to specific regional research priorities for this period for Hampshire as set out in the Solent-Thames Research Framework.

6.3 Romano-British

During the Roman period the site likely fell into the wider rural hinterland of *Venta Belgarum* (Winchester), and the general area was dissected by a network of Roman roads. The course of a Roman road, over 1.5km to the W of the site, connecting Wickham to *Venta Belgarum* was likely a key influence in the development of local rural settlement patterns.

No Romano-British sites or features are recorded within the 1km study area on the HER though Shedfield House and Gardens, the northern part of the estate being located at the SW edge of the study area has revealed evidence for Roman activity (see *Fig. 2*). Excavations undertaken within the estate in 1874 revealed 23 Roman kilns and in 1982, the owners, the Phillimore's, uncovered a Romano-British site. The course of a Roman road also runs through the estate.

Conclusion: The potential for encountering evidence of Roman activity within the site has been assessed as **Low**. This assessment reflects the general absence of sites, features, deposits and artefacts of this period within a 1km radius of the site though Roman roads, a Romano-British site and a possible industrial site evidenced by the large volume of kilns identified within the Shedfield House Estate suggest a Romano-British presence in the wider vicinity. Should any archaeological features or deposits of Roman date be encountered during the groundworks for the proposed development these would be considered of **High** importance and could contribute to specific research priorities for rural Roman land-use and settlement in the Solent-Thames Research Framework.

6.4 Medieval

Little Medieval activity is noted on the HER for the area. The main focus of settlement during this period was the town of Bishop's Waltham, some 2-2.5km NW of the site, its name deriving from the Anglo-Saxon words meaning forest 'wald' and settlement 'ham', sited along a long-established route between Winchester and Portsmouth and on the left bank of the river Hamble. The Domesday Survey references the Manor of Bishop's Waltham which formed a parcel of lands of the see of Winchester from the year 904 when King Edward the Elder effected an exchange of lands with Denewulf, bishop of Winchester (BHO, 2022). The palace of Bishop's Waltham was originally built by Henry de Blois bishop of Winchester during the 12th century. The earliest reference to a market at Bishop's Waltham was during the reign of Edward I which suggested that the market at Bishop Waltham was a joint one, with the market of Titchfield. A new grant was issued by Queen Elizabeth in 1602 allowing the right to hold a market each Friday (*ibid*).

The Deer Park of Bishop's Waltham (HER: MWC45; *Fig. 2* No. 4), extending to the S and W of the Bishop's Palace, originally extended for over 1000 acres. The Deer Park, located within the NW edge of the study area on the W side of Clewers Hill Road some 940m from the site, survives in places as a bank ('Lug') and shallow internal ditch, with an external ditch evident in places. Hedgerow analysis within the park suggests that the 'Lug' may date to the Late Saxon period. Excavation of the external ditch in 2013 in connection with a development at Pondsides Lane, Bishop's Waltham demonstrated that the existing park 'Lug', visible as a low bank and shallow external ditch at

this location, was a substantial feature, being 2.8m wide and 0.75m deep with primary deposits within the ditch associated with the collapse and erosion of an associated bank on the W side of the ditch.

Little mention of Waltham Chase, which stretched to the S and E of the Deer Park, is found in the documentary records and although it was likely that the land was probably included in the original 10th century grant to the bishop, it is only specifically mentioned at the time of its acquisition by the Lord Treasurer in the 16th century (ibid). The site of a medieval gibbet (HER: MWC30; NGR: SU 56100 16000; *Fig. 2 No. 3*), an execution site, is recorded on the HER in the vicinity of the present-day junction between Clewers Hill and Winchester Road, some 980m NW of the proposal site, though no information is given other than to say there are no traces of the remains of the gibbet on the site.

The aforementioned site of Shedfield House and Gardens on the edge of the study area to the SW of the proposal site was part of the Bishopric of Winchester, with a 13th century farmhouse on the lands which was noted on the 1575 Saxton map as Shidfelde.

Conclusion: The potential for encountering remains associated with medieval activity has been assessed as **Low** reflecting the site's location in an area with little recorded medieval activity. It is likely that the site was either woodland at the time or unenclosed agricultural land which likely formed part of the bishopric of Winchester. Should any features or finds of medieval date be encountered throughout the groundworks for the proposed development these would be considered to be of **High** importance as they could indicate the chronology and nature and extent of land-use within the area of Waltham Chase. Any findings may also contribute to the specific research priorities outlined for the Early and Late Medieval periods in the Solent-Thames Research Framework.

6.5 Post-medieval

As aforementioned, the land known as Waltham Chase was probably included in the original 10th century grant to the bishop, though it is only specifically mentioned at the time of its acquisition by the Lord Treasurer in the 16th century (BHO, 2022). It appears to have formed an outlying portion of the Forest of Bere, and was originally the hunting-ground of the bishops. In the 18th century the Black Act of George I was passed in 1722, though never enforced it had been instigated to discourage a gang of deer thieves whom became famous during this period as 'The Waltham Blacks' due to their faces being painted black. The area was not restocked with deer following the fall of numbers due to hunting and thieving (ibid). The Chase was enclosed (inclosed) in 1870 with the Enclosure Acts, and the forest cut down, though the area is still often referred to as Waltham Forest, also inferred by the aptly labelled road bounding the site, Forest Road.

The Ordnance Survey 6-inch map of 1870 (*Fig. 5*) shows the site in appreciable detail. It shows two buildings positioned in the NE corner of the Fillditch Farm site and a 'well' is also labelled on the map. The site is represented by a single field showing no sub-division. No buildings have yet been established on either side of Forest Road in the vicinity of the development site and field plots are depicted both E and W of the site.

This contrasts with the Ordnance Survey 25-inch map of 1898 (*Fig. 6*) which shows that the development site has now been sub-divided internally, with over six plots depicted. An orchard has been planted to the S of Fillditch Farm, this area extending into the site at the NE corner along the eastern site boundary. Further buildings have been erected within the Fillditch Farm site, closer to the road frontage with more defined yard spaces established there too. The field plot to the E of the site has been removed and absorbed into a much larger field/area labelled as 'Allotment Gardens' on the map. The field plots to the W of the site have also been further sub-divided creating more enclosure paddocks.

The Ordnance Survey 25-inch map of 1909 (*Fig. 7*) shows greater sub-division of the fields lying N of Forest Road as well as the fields to the S of Forest Road, both E and W of the site. No change is noted within the proposed development site with a small change to the layout of the yard space to Fillditch Farm noted to the NE of the site. The fields on the N side of Forest Road, to the E of the New Road, have been sub-divided into plots, most of which by this time contain residences fronting onto Forest Road. Only one other building is depicted on the S side of Forest Road, to the W of the site, at the NW extent of the map area depicted. The fields to the W of the site have been enlarged again into larger, longer plots whilst the allotment gardens to the E of the site have been removed and the land reinstated again into large, long plots, as depicted to the W of the site. The Ordnance Survey 6-inch map of 1910 (*Fig. 8*) shows no change.

The etymology of Brickyard Road and Gravel Hill suggest much quarrying activities in the vicinity of the site. The village of Waltham Chase was originally established to provide homes for workers of the local brickworks; hence the village is mainly comprised of early and mid-Victorian brick buildings. The village of Swanmore, located to the NE of the site and within the designated study area, also developed in the 19th century after the 1855 Enclosure Act and a thriving brick industry using local valley clay deposits was established (Winchester City Council, 2013, 5).

The HER also notes other monuments of interest in the study area. The location of a milestone for the A333 (HER: MWC4063; *Fig. 2 No. 5*) is recorded c. 380m W of the site. The site of a former post-medieval dated windmill, Sheer Hill Mill (HER: MWC4069; NGR: SU 57000 14100; *Fig. 2 No. 6*) is recorded off Black Horse Lane around 800m to the SE of the proposal site. There are no extant remains of the windmill visible at the site, possibly destroyed extracting sand from the summit of the hill.

A possible banked enclosure feature is visible as a curvilinear cropmark feature measuring 57m by 49m, on aerial photographs and satellite photos (HER: MWC7749; *Fig. 2 No. 7*) lying over 700m to the SW of the site, though a more modern origin for the feature cannot be ruled out.

On the N side of Forest Road over 680m NE of the proposal site are traces of post-medieval ridge and furrow cultivation or drainage ridges (HER: MWC7854; *Fig. 2 No. 8*), which are visible on aerial photographs in an area marked as allotment gardens on Ordnance Survey maps dated between 1895 and 1910.

The medieval farmhouse at the site of the aforementioned Shedfield House and Gardens on the edge of the study area was rebuilt in the 17th century and the estate underwent development during this period.

There are no designated Heritage Assets listed within the study area.

Conclusion: The potential for encountering buried archaeological assets of a post-medieval date has been assessed as Low. This reflects the sites' location within an area of undeveloped agricultural land, the general area remaining as undeveloped enclosure fields or under plantation until the early 20th century, including the village of Waltham Chase which didn't fully develop until the 19th century with the establishment of a brickworks industry. The site itself has remained undeveloped to the present-day aside from the establishment of Fillditch Farm adjoining the NE corner of the site in the 19th century. The creation of sub-plots within the development site in the later 19th century may have left traces of field boundary ditches in the underlying natural substrate. There may also be evidence for some post-medieval/modern dated ridge and furrow if the land has been subject to arable farming, which is suggested by some modern aerial photographs of the site.

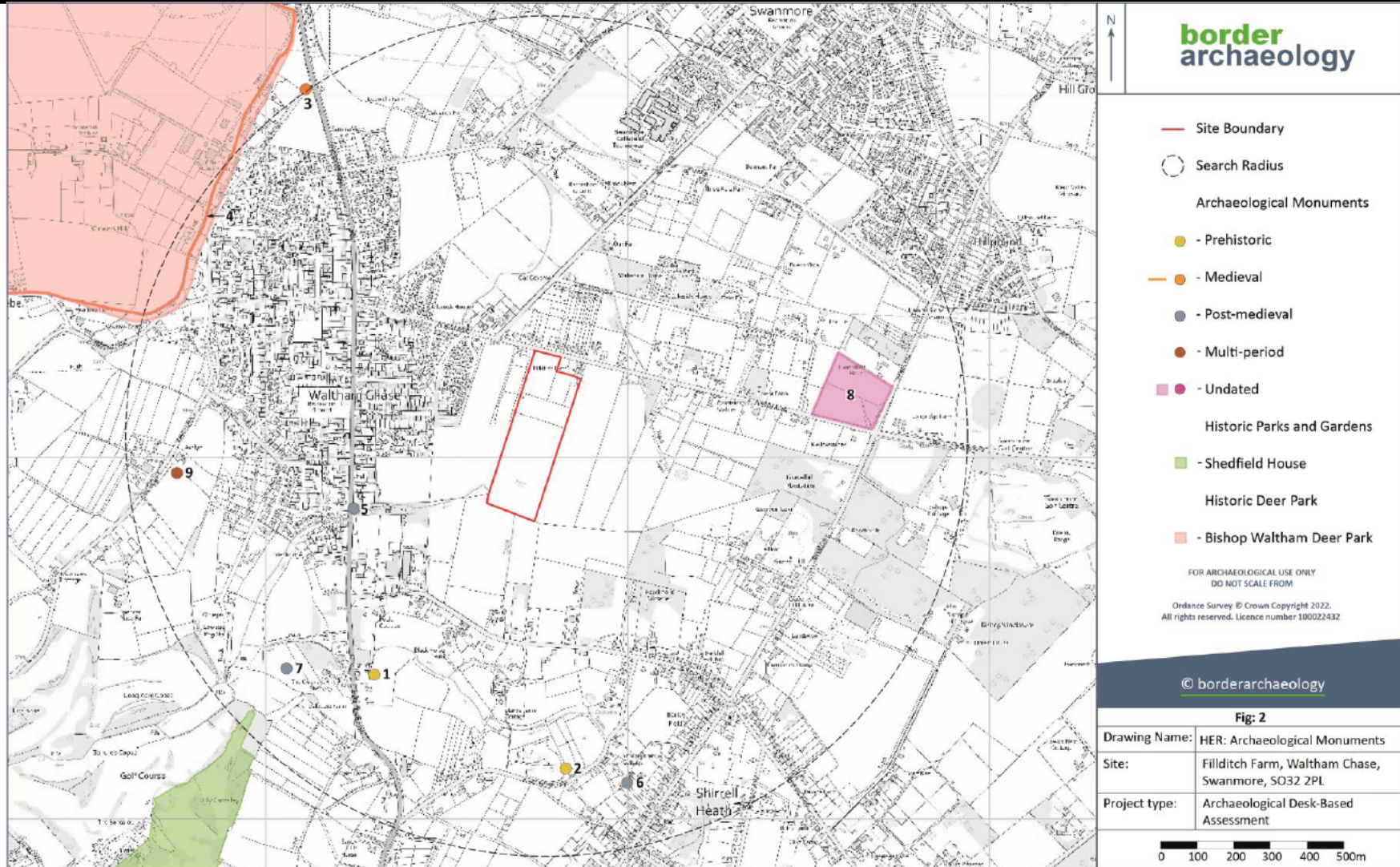
7 Historic Environment Record Gazetteers and Maps

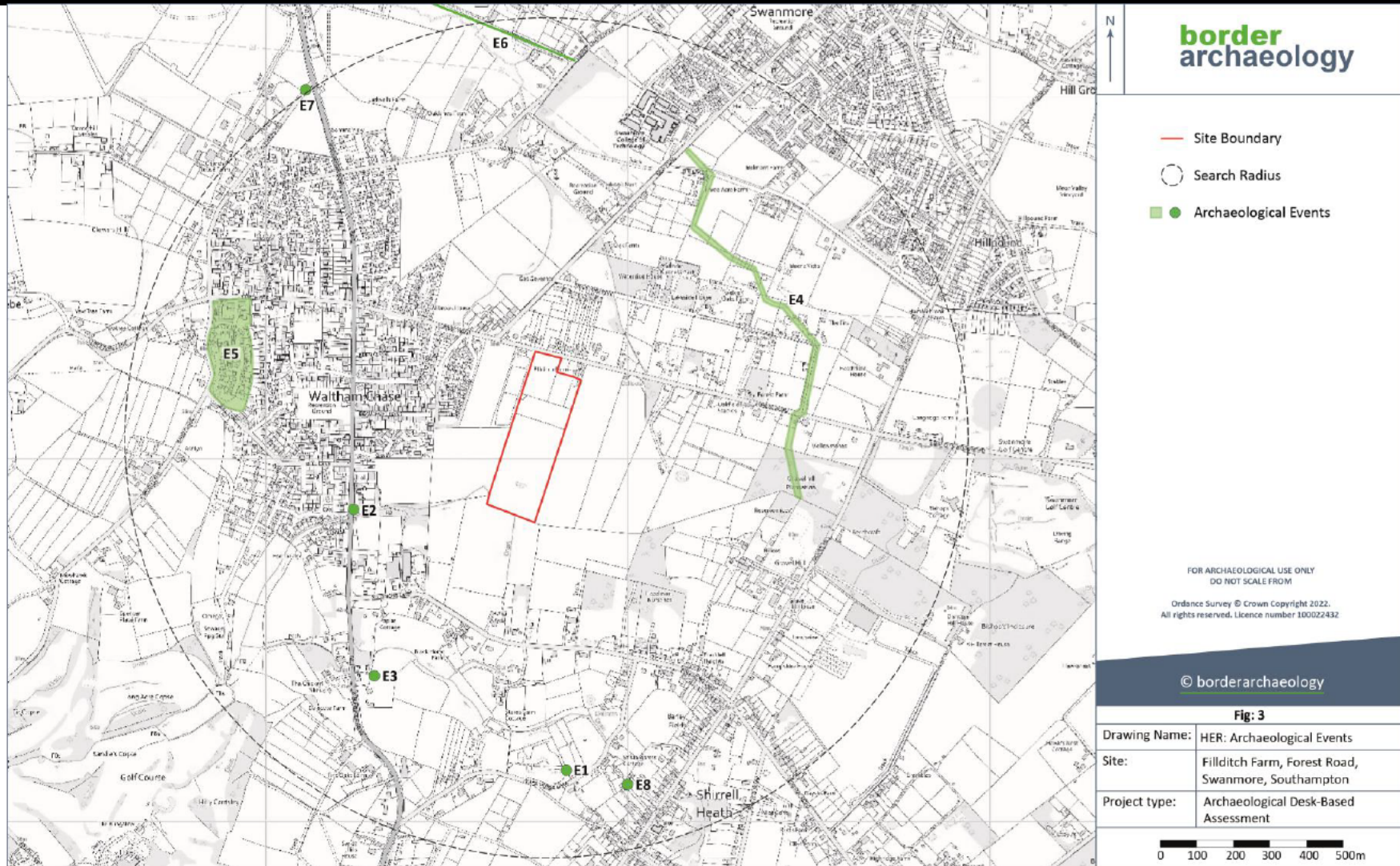
#	MonUID	PrefRef	Name	Period	NGR
1	MWC4064	MWC4064	FLINT AXE: Near Black Horse Farm	Prehistoric	SU 56300 14400
2	MWC4065	MWC4065	FLANGED AXE: Sandpit Black Horse Lane	Prehistoric	SU 56800 14100
3	MWC30	MWC30	GIBBET: Site of Gibbet	Medieval	SU 56100 16000
4	MWC45	MWC45	LINEER EARTHWORK: Bishops Waltham Deer Park boundary - Park Lug	Medieval	SU 54780 16900
5	MWC4063	MWC4063	MILESTONE: A333	Post Medieval	SU 56240 14860
6	MWC4069	MWC4069	WINDMILL: Sheer Hill Mill	Post Medieval	SU 57000 14100
7	MWC7749	MWC7749	CURVILINEAR ENCLOSURE? Curvilinear enclosure 155m west of the Black Dog PH, Shedfield	Post Medieval	SU 56050 14410
8	MWC7854	MWC7854	RIDGE AND FURROW, ALLOTMENT AND CULTIVATION MARKS: north-west of Longridge Farm, Swanmore	Multi- period	SU 57620 15170
9	MWC6309	MWC6309	BUILDING: Forest Farmhouse, Waltham Chase, Winchester Road	Undated	SU 55750 14950

Table 2: Gazetteer of archaeological monuments recorded within a 1km radius of the Site based on consultation of the Winchester Historic Environment Record (HER).

#	EvUID	Record Type	Name	Date	NGR
E1	EWC4065	SURVEY	Sandpit Black Horse Lane	1942	SU 56800 14100
E2	EWC4063	SURVEY	A333	1969	SU 56240 14860
E3	EWC4064	SURVEY	Near Black Horse Farm	1978	SU 56300 14400
E4	EWC11926	WATCHING BRIEF	Mains Renewal Route at The Lakes, Swanmore, Hampshire	2006	SU 57481 14885, SU 57169 15859
E5	EWC12318	EVALUATION	Evaluation trenching at Sandy Lane, Waltham Chase, Hampshire	2017	SU 55906 15293
E6	EWC12093	WATCHING BRIEF	Northbrook Nitrates Blending Main S591 - archaeological watching brief	2008 to 2009	SU 56788 16126
E7	EWC30	INTERPRETATION	Site of Gibbet		SU 56100 16000
E8	EWC4069	INTERPRETATION	Sheer Hill Mill		SU 57000 14100

Table 3: Gazetteer of archaeological events recorded within a 1km radius of the Site based on consultation of the Winchester Historic Environment Record (HER).





8 Site Assessment

The site is currently undeveloped agricultural land to the W and S of the pre-existing Fillditch Farm, Forest Road.

The proposed development involves the construction of a proposed housing development to include a mix of residential properties with private gardens, car parking and associated landscaping. The development also includes a pedestrian and cycle path to be positioned along the western boundary of the site, a children's play area in the central part of the site and allotments located in the central south area close to the western and eastern site boundaries. Access to the site is from Forest Road.

Consultation of aerial photographs of the site available online show no signs of any cropmarks for earthworks or other such features within the footprint of the site although the southern extent of the site is currently under scrub so it is difficult to ascertain if there are any features located in that part of the site. Though it appears from the feasibility study plan (*Fig. 4*) that this area will be unaffected by the development.



Fig. 4

Proposed Feasibility Site Plan
(Reproduced courtesy of the client).

Site plan 1:1250 @ A1 0 10 20 30 40 50m

9 Conclusions

9.1 Potential Impacts

Full details of the groundworks required for the proposed development were unavailable at the time of writing.

It is considered that potential impacts on sub-surface remains from the construction phase, in broad terms, will include the bulk excavation for the foundations, excavation for new services (including drainage and electricity) and any associated landscaping.

9.1.1 Topsoil removal

It is assumed for the purposes of this report that topsoil would be removed across the majority of the site (possibly excluding the southernmost extent) as part of the preliminary site works. Removal of topsoil is a potential impact as (in the addition to loss of any residual evidence it contains) it would expose any archaeological remains that may be present immediately below the surface of the topsoil. These may then be affected by movement of vehicles and plant involved in construction activities.

We know from the findings of an archaeological evaluation of the site at Hornbeam Road and Hazel Close some 150m to the W that topsoil there was very shallow with no substantial subsoil deposits.

9.1.2 Foundations

The foundation design is unknown at this stage though it likely that sub-structure foundations for the buildings could include standard strip or pad foundations, or mat (raft) foundations for shallow foundations and piled foundations where deeper foundations are a requirement.

Standard strip or pad foundations would entail the removal of any archaeological remains within the footprint of each excavated strip or pad to a typical depth of 1.0m - 1.5m below existing ground level as assumed for the purposes of this assessment. It is possible that the bases of archaeological features such as pits or ditches could remain intact beneath these impact levels but their context could be lost.

9.1.3 Landscaping and other ground works

The excavation of new service trenches, drains and other landscaping features, may extend to a depth of at least 1.0m - 1.5m below existing ground level as assumed for the purposes of this assessment. It is possible that the bases of archaeological features such as pits or ditches could remain intact beneath these impact levels but their context could be lost.

9.2 Overall Conclusions

The archaeological potential of the site has been assessed in overall terms as **Low to Moderate**, with a **Low to Moderate** potential to encountering archaeological remains of prehistoric date. The potential to encounter remains of Roman, Medieval and Post-medieval date is assessed as **Low**.

It should be noted that whilst there have been very few archaeological interventions recorded in the vicinity of the site and the majority of the archaeological evaluations or watching briefs which have occurred have found little archaeology, it is difficult to draw definite conclusions regarding the nature and depth of significant archaeological deposits in this area.

Recommendations: It is Border Archaeology's considered opinion that, *prima facie*, the archaeological potential of the site does not present an impediment to the proposed development. Given the overall **Low to Moderate** potential of the site it is recommended that an appropriate programme of archaeological work, the details of which to be agreed with the Archaeological Officer of the Historic Environment Team, Winchester City Council, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the site.

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11.1 Cartography

(All maps were obtained from the National Archives unless otherwise stated).

1870: Ordnance Survey 6-inch map.

1897: Ordnance Survey 25-inch map.

1909: Ordnance Survey 25-inch map.

1910: Ordnance Survey 6-inch map.

12 Appendix 1: Historic Maps

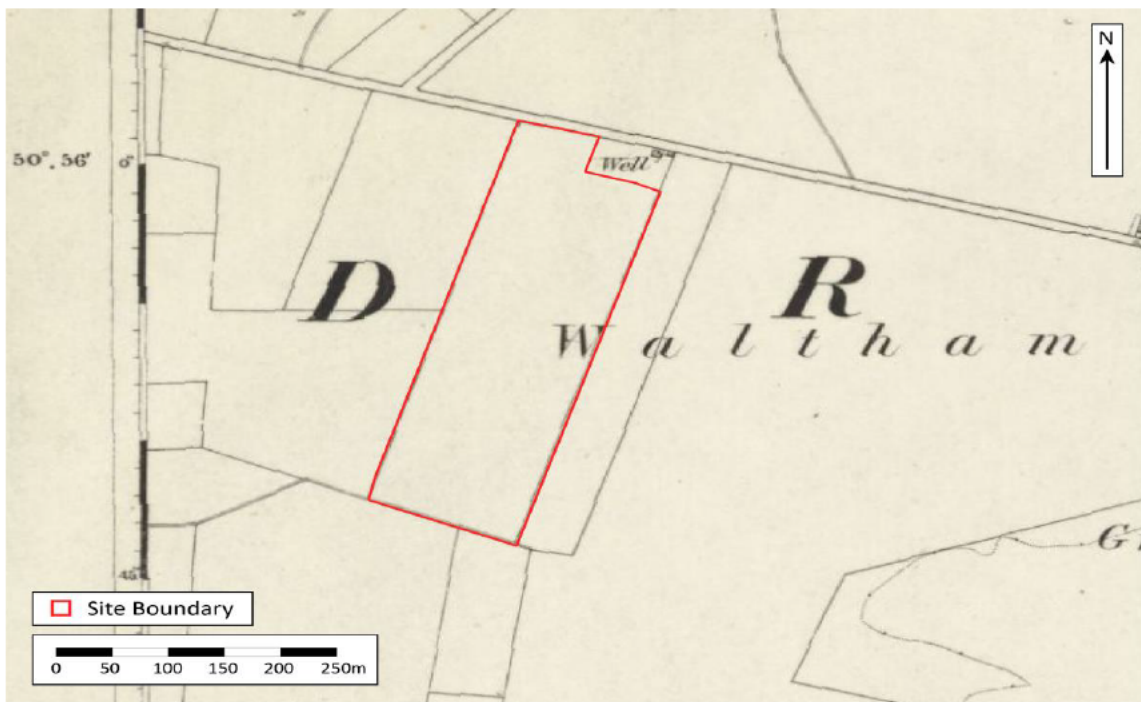


Fig.5: Extract from the Ordnance Survey 6-inch map (1870) showing the site (marked in red)
(Reproduced by courtesy of the National Archives)

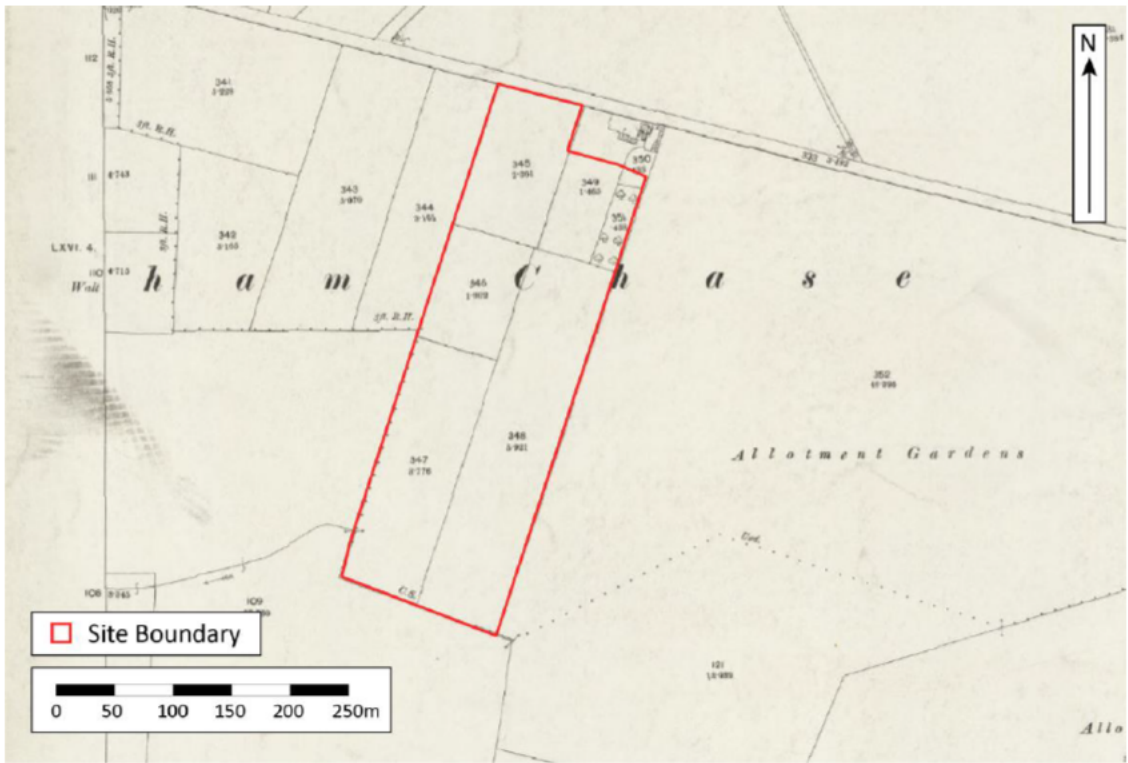


Fig.6: Extract from the Ordnance Survey 25-inch map (1897) showing the Site (marked in red)
(Reproduced by courtesy of the National Archives)

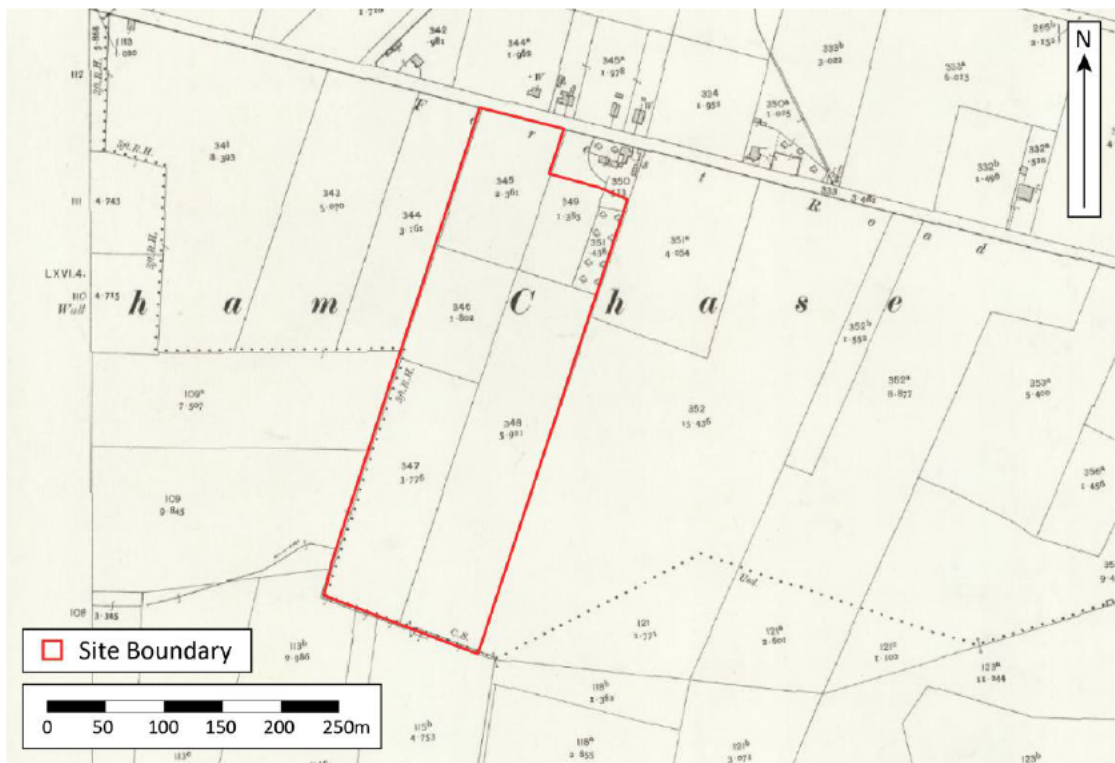


Fig.7: Extract from the Ordnance Survey 25-inch map (1909) showing the Site (marked in red)
(Reproduced by courtesy of the National Archives)

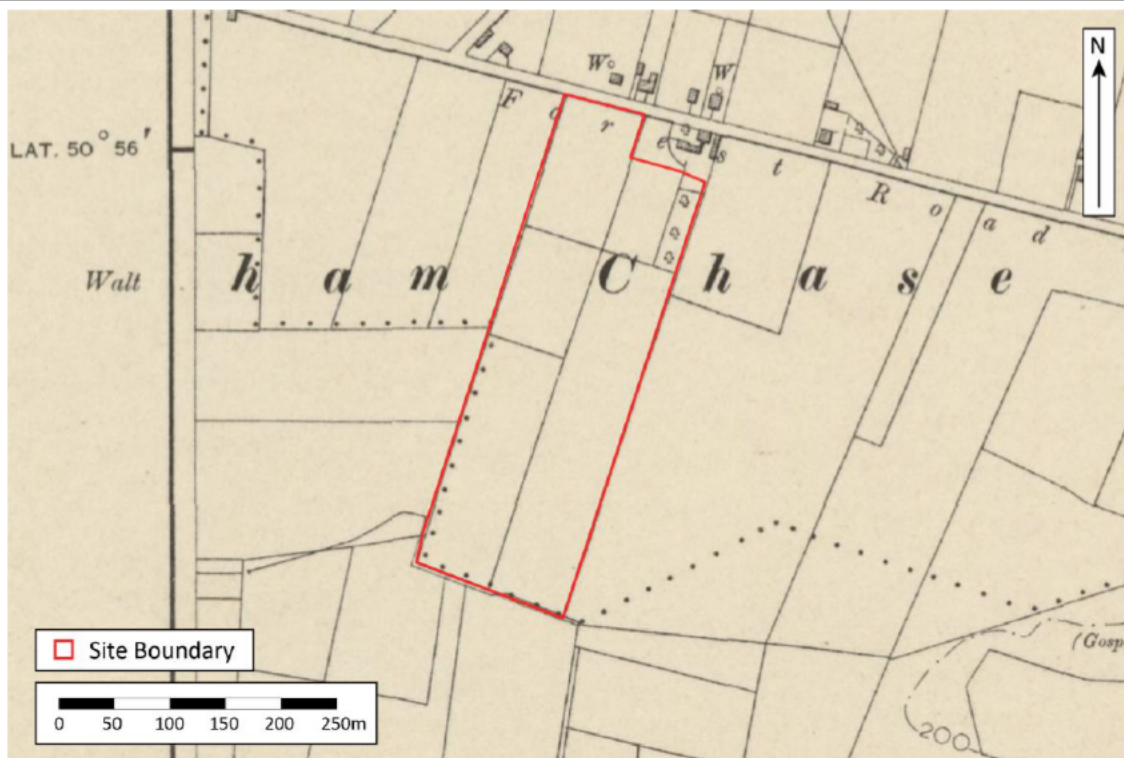


Fig. 8: Extract from the Ordnance Survey 6-inch map (1910) showing the Site (marked in red)
(Reproduced courtesy of the National Archives)

Document Title		Document Reference	
Archaeological Desk-Based Assessment: Fillditch Farm, Forest Road, Waltham Chase, Swanmore, Hampshire. SO32 2PL		BA22129FILL	
Compilation	[REDACTED]		
Artwork	[REDACTED]		
Issue No.	Status	Date	Approved for issue
1	Final	November 2022	[REDACTED] [REDACTED]

Appendix D

Landscape and Visual Appraisal (RHLLA)

LANDSCAPE AND VISUAL APPRAISAL

LAND AT FILLDITCH FARM



Prepared for Clayfield Developments Limited

October 2024

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I.0 INTRODUCTION

- I.1 RHLA Ltd were appointed by Clayfield Developments Limited to undertake a Landscape and Visual Appraisal (LVA) of land at Fillditch Farm ('the Site') as part of the representations to the Winchester District Local Plan 2020-2040 consultation ('the Regulation 19 Local Plan').
- I.2 With reference to **Figure I**, the Site is located to the south of Forest Road and to the east of Waltham Chase. The Site is not covered by any landscape and visual designations and was assessed as '*deliverable / developable*' in relation to new residential development by the 2023 Strategic Housing and Employment Land Availability Assessment.
- I.3 The Site is within a Settlement Gap, which is a planning designation. Development is not precluded within a Settlement Gap and there are related landscape and visual matters to the analysis of the '*strength*' of a settlement gap and the ability for development to be successfully accommodated, without undermining the function of the gap.
- I.4 As part of the evidence base to support the Regulation 19 Local Plan Policy NE7: Settlement Gaps, Winchester City Council (WCC) have commissioned LUC to undertake a Settlement Gap Review¹ (July 2024), which includes the Site as part of the Bishop's Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath Gap settlement gap.
- I.5 The LVA therefore reviews the existing landscape and visual context of the Site and the methodology and conclusions of the Settlement Gap Review to ascertain whether its findings are justified (i.e. an appropriate strategy as an evidence base), as well as whether development at the Site can be accommodated without undermining the function of the gap.

¹ Winchester City Council, Settlement Gap Review, <https://www.winchester.gov.uk/planning-policy/winchester-district-local-plan-2018-2038-emerging/local-plan-2038-evidence-base/>

2.0 THE SITE AND ITS CONTEXT

Location and Boundaries

2.1 With reference to **Figure I**, the Site ('the red line boundary') is a rectangular area of land, consisting of small to medium scale arable fields, divided by hedgerows and trees. The Site is bound by:

- Forest Road and Fillditch Farm (a residential property) to the north;
- Fields to the east and south; and
- Fields, residential land uses at the western edge of Waltham Chase and a Site of Special Scientific Interest (SSSI) to the west.

Landform and Hydrology

2.2 The Site is situated at around 40 metres (m) Above Ordnance Datum (AOD). To the north of the Site, the landform remains at a similar elevation to the Site across residential land uses between Forest Road and Brickyard Road, before falling gradually towards the southern edge of Swanmore at The Lakes (c.660m to the north-east of the Site), at around 35m AOD. The landform then rises across Swanmore, to around 45m AOD at the northern edge of Swanmore.

2.3 To the east of the Site, the landform is undulating adjacent to Forest Road, whilst rising across Gravel Hill, and up to 75m AOD at the northern edge of Shirrell Heath (c.475m to the south-east of the Site).

2.4 To the south of the Site, the landform rises towards Solomons Lane (c.330m to the south of the Site), which is situated between 42m AOD and 75m AOD, reflecting the underlying pattern of rising landform across Gravel Hill. To the south of Solomons Lane, the landform then falls towards Shawfords Lake, at around 50m AOD, before rising up to around 60m AOD across Shedfield Common, c.1km to the south-east of the Site.

2.5 To the west of the Site, the landform falls very gradually to around 38m AOD, at the junction of Forest Road, New Road and contemporary development at Hornbeam Road, 140m to the west of the Site. The landform then rises gradually across the remainder of the Waltham Chase, to around 53m AOD at the western edge of the village.

2.6 The Site is therefore in a low lying position in relation to the wider landscape, due to being at the base of Gravel Hill. The Site is at the same topographic position as surrounding residential land uses, both along Forest Road and at the eastern edge of Waltham Chase.

Settlement Pattern and Land Use

2.7 With reference to **Figure I**, the Site is part of a landscape with a variety of land uses, with the Site forming part of the arable land which extends between Forest Road and Solomons Lane. Like the Site,

this area of land consists of rectangular shaped fields bound by hedgerows and trees, situated across low lying to rising land, with the extent of woodland increasing across Gravel Hill.

- 2.8 The settlement boundary of Waltham Chase is 135m to the west of the Site, along the alignment of contemporary two storey residential land uses adjacent to Hornbeam Road. Waltham Chase is characterised as a clustered settlement pattern, extending west to east, between Sandy Lane / Clewers Hill and the junction of Forest Road and New Road, c.100m to the north-west of the Site.
- 2.9 Swanmore's settlement boundary is c.660m to the north-west of the Site, along the alignment of The Lakes, a narrow road which connects New Road and Hill Pound Road. Swanmore's settlement pattern is elongated in form, extending adjacent to Church Lane and Chapel Road and like Waltham Chase is characterised by a dense arrangement of predominantly two storey detached and semi-detached properties.
- 2.10 New Road, which connects Swanmore and Waltham Chase, is straight in alignment, with the intervening distance between the two villages being approximately 600m. The land uses adjacent to New Road (within the settlement gap) are varied, with fields and formal sports pitches and associated car-parking to the north of New Road and fields, Waltham Business Park and residential land uses to the south of New Road, between Brickyard Road and Forest Road.
- 2.11 Residential land uses therefore extend along the northern side of Forest Road, for c.670m, between the junction with New Road and Orchard Drive, thereby past the geographic extent of the Site. On the southern side of Forest Road, there is one property (Fillditch Farm), which forms part of the northern boundary of the Site. To the east of Orchard Drive, the settlement pattern extends adjacent to the north and south sides of Forest Road, until the junction with Gravel Hill, c.815m to the east of the Site.
- 2.12 Shirrell Heath is c.475m to the south-east of the Site and is characterised by a 'triangular' settlement pattern, concentrated around Hospital Road, the High Street and the Twynham's Hill. The intervening land between Shirrell Heath and the Site (within the settlement gap) consists of a variety of land uses, with detached residential properties adjacent to Solomons Lane, fields, paddocks and woodland.
- 2.13 The Site is therefore geographically more closely related to Waltham Chase than Swanmore or Shirrell Heath. The intervening road networks and residential land uses (within the settlement gap), physically separate the Site from Swanmore. The Site is also within a part of the gap which is not undeveloped, with residential land uses closely aligned to the road networks and in proximity to the main road junctions at Waltham Chase and at Shirrell Heath. The Site is therefore well located in relation to the existing settlement patterns and development within the gap, along with being geographically at the edge of the designation, rather than an integral part of the gap.

Public Rights of Way (PRoW) and Access

- 2.14 With reference to **Figure I** and on-line mapping², the Site is not publicly accessible, nor are there any PRoW within a 660m radius of the Site. There are no PRoW between Forest Road and Solomons Lane.
- 2.15 The closest PRoW is the Pilgrim's Trail, c.815m to the east of the Site, at the junction of Bishops's Wood Road and Gravel Hill and also c.660m to the north-east of the Site, along The Lakes. With reference to the following visual appraisal, the Site is not visible from these locations, and therefore the visual perception of the Site is only from when travelling along Forest Road.

Vegetation Patterns

- 2.16 With reference to **Figure I** and on-line mapping³, the Site does not contain any ancient woodland, nor vegetation covered by a Tree Preservation Order.
- 2.17 The field boundary hedgerows and trees across the Site are reflective of the vegetation across the wider arable landscape. The extent and density of vegetation increases to the south-east of the Site, across Gravel Hill. Along Forest Road, there is a high degree of vegetation cover, via a combination of woodlands and tall hedgerows, along with residential garden vegetation.
- 2.18 As demonstrated by the following visual appraisal, the density of this vegetation negates longer distance views of the Site and channels views along the road networks for road users.

Designations

- 2.19 The Site is not covered by any landscape designations, nor is it covered by, or adjacent to, a Conservation Area (CA). There are no listed buildings within or in close proximity to the Site. As set out above, there is a SSSI to the west of the Site.

Site Relationship to Published Landscape Character Assessments

- 2.20 At the national level, the Site is covered by National Character Area 128: South Hampshire Lowlands⁴, which is described by the published study as a low lying plain and mix of farmland, cities and suburbs. Relevant Statements of Environmental Opportunity are creating sustainable development and protecting the well wooded character of the area.

² Hampshire County Council, <https://www.hants.gov.uk/landplanningandenvironment/rightsofway#:~:text=Public%20rights%20of%20way%20are%20paths%20and%20tracks>

³ Winchester City Council, on-line mapping, <https://winch.maps.arcgis.com/apps/webappviewer/index.html?id=c2870859802f4cd782993ccf041f070c>

⁴ Natural England, National Character Area 128, <https://nationalcharacterareas.co.uk/south-hampshire-lowlands/statement-of-environmental-opportunity/>

2.21 At the county scale, the Site is covered by the Forest of Bere West⁵, which is noted as an area of arable land, along with ribbon development and infilling of former commons.

2.22 At the city scale and with reference to the following extract of the published study, the Site is covered by Landscape Character Area (LCA) 22: Shedfield Heathlands.

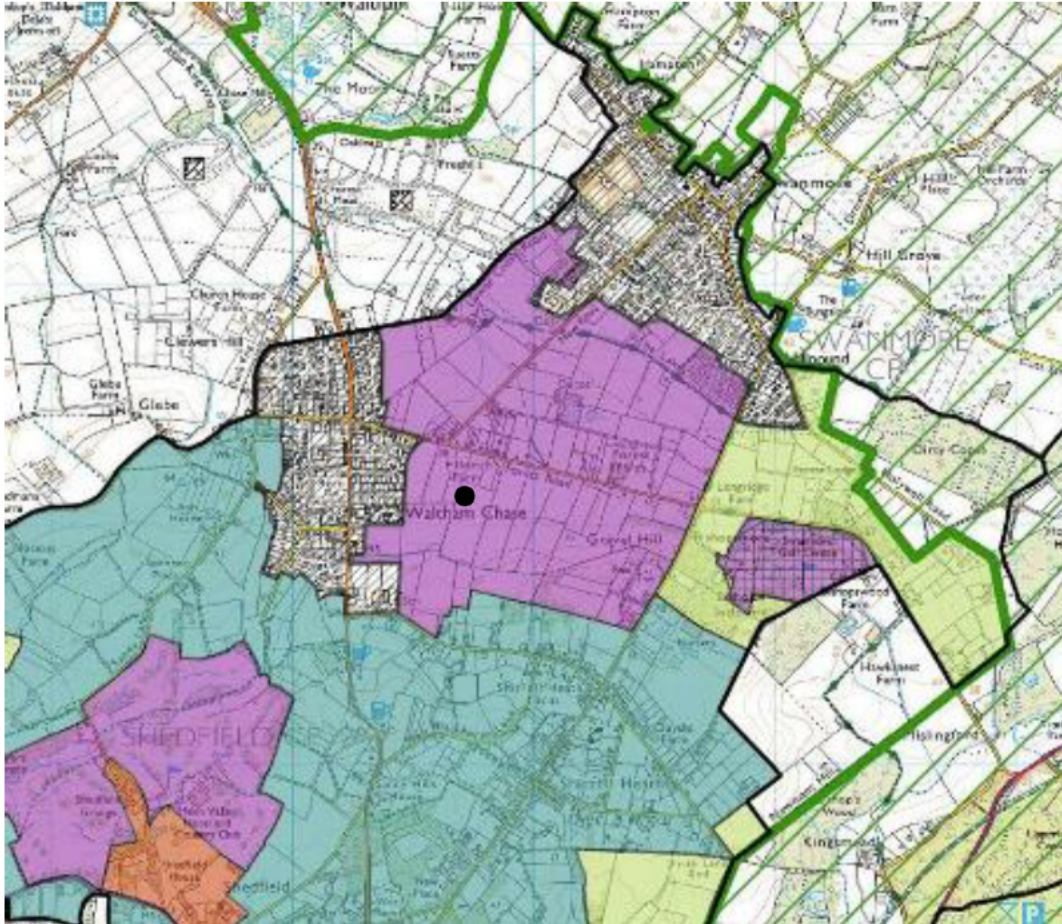


Image 2-1: Extract of LCA 22: Shedfield Heathlands, with the centre of the Site illustrated by a black dot.

2.23 The published study includes the Site as part of a 'pasture woodland heath associated' landscape type, which extends to the north and south of Forest Road (via the purple hatch). The stated key characteristics of the LCA which are relevant to the Site are:

- *“Low lying, flat or gently undulating topography;*
- *Straight boundaries, hedges and roads formed by formal enclosure in Victorian times and often sub-divided by fences more recently, for use as paddocks. Other small areas such as Black Horse Lane and Sandy Lane are more ancient in character, with narrow winding lanes and irregular fields;*
- *Views in the area are generally short, due to the undulating topography, frequent buildings, trees and often-overgrown hedgerows. Occasional long views from higher ground; and*

⁵ Hampshire County Council, Landscape Character Assessment, <https://documents.hants.gov.uk/landscape/HICCharacterArea-2EForestofBereWest-Final2012-05.pdf>

- *Relatively high proportion of the area is settled, with the villages of Waltham Chase, Curdridge, Shedfield, Shirrell Heath, and Swanmore generally having evolved from the late 19th century onward. These settlements have low-density plots often interspersed with paddocks and smallholdings. Property boundaries in these areas often consist of ornamental, non coniferous hedges.”*

2.24 Relevant stated ‘key issues’ are:

- *“Visually prominent suburban development, lacking local character, and further pressure for urban fringe related activities; and*
- *Prominent structures/urbanisation.”*

2.25 Relevant stated ‘built form strategies’ are:

- *“Resist the outward expansion of Waltham Chase, Swanmore, Shedfield, Curdridge and Shirrell Heath, to ensure they remain as distinct rural settlements;*
- *Integrate any new dwellings into the existing settlements, with appropriate hedge and tree planting; and*
- *Conserve and promote the use of local building materials including red brick, clay tiles and slate in any new development.”*

Visual Amenity

2.26 With reference to **Figure 1**, publicly accessible locations (‘viewpoints’) have been visited in September 2024 to review the visibility of the Site.

2.27 From the north of the Site, the Site is not visible from beyond Forest Road, nor from along New Road, due to the intervening residential land uses and the orientation of Forest Road. When adjacent to the Site on Forest Road, only the northern boundary vegetation is apparent, as demonstrated by **Viewpoint 1**, with the fields screened by the roadside hedgerows. The Site is also seen in the context of existing residential development which already demarcates the perceived eastern edge of Waltham Chase.

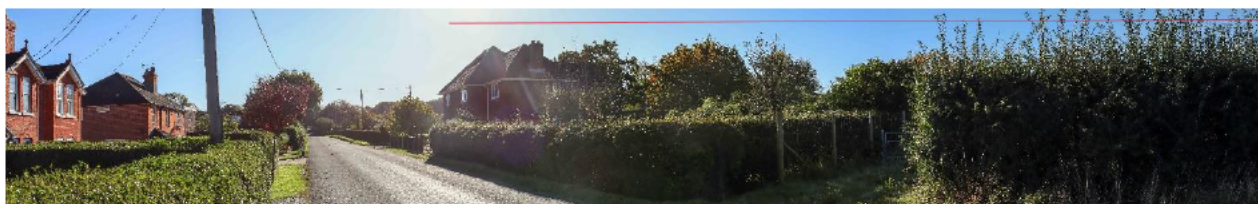


Image 2-2: Viewpoint 1, taken from Forest Road, looking south-east, with only the Site’s roadside vegetation visible, and see in the context of existing residential land uses. The extent of the Site is illustrated by the red line.

2.28 On the western approach to the Site, the Site is not visible from along Forest Road, within Waltham Chase, due to the density of vegetation and the straight alignment of the road, as demonstrated by **Viewpoint 2**.



Image 2-3: Viewpoint 2, taken from Forest Road, within Waltham Chase, demonstrating that the Site (red line) is not visible due to the distance and intervening properties. The extent of the Site is illustrated by the red line.

- 2.29 On the eastern approach to the Site, along Forest Road, the Site is not visible between Gravel Hill and Orchard Drive, due to the density of the roadside vegetation and the channelled alignment of the view. Once past Orchard Drive, the height of the roadside hedgerows predominantly soften views towards the Site, with only the Site's boundary vegetation visible. The Site is seen in the context of other residential land uses adjacent to the road, including Fillditch Farm, as demonstrated by **Viewpoint 3**.



Image 2-4: Viewpoint 3, taken from Forest Road, to the east of the Site, demonstrating the height of the roadside vegetation, the existing residential context of the Site and that only the Site's boundary vegetation is visible. The extent of the Site is illustrated by the red line.

- 2.30 The Site is not visible from elevated land across Gravel Hill, to the south-east of the Site, due to the Site's low lying position and the density of the intervening road side vegetation, as demonstrated by **Viewpoint 4**.



Image 2-5: Viewpoint 4, from Gravel Hill, demonstrating that the Site is not visible, due to distance, the low lying position of the Site and intervening vegetation. The extent of the Site is illustrated by the red line.

- 2.31 The vegetation within the Site is visible from the footway adjacent to Solomons Lane, to the south of the Site, but it is seen at distance due to intervening fields between the Site and the lane and is seen in the context of other residential land uses, as demonstrated by **Viewpoint 5**.



Image 2-6: Viewpoint 5, taken from Solomons Lane, with the Site not visible, due to the distance, intervening vegetation and the low lying position of the Site. The extent of the Site is illustrated by the red line.

- 2.32 In summary, due to the density of the surrounding vegetation and the varied settlement pattern, the visibility of the Site is very localised to only within close proximity of the Site. Within these views, the Site is seen in the context of existing residential land uses and there is no inter-visibility between the Site and Swanmore.

Character of the Night Sky

- 2.33 With reference to the following extract of on-line mapping, the Campaign for the Protection of Rural England have mapped⁶ the levels of night lights that shine up into the sky. The Site is within an area of low to mid-tier brightness night, illustrated by the green/yellow hatching, with the blue hatching illustrating 'darker' night skies. Whilst the Site is not lit, the levels of brightness are due to the influence of surrounding residential land uses, including those of Forest Road

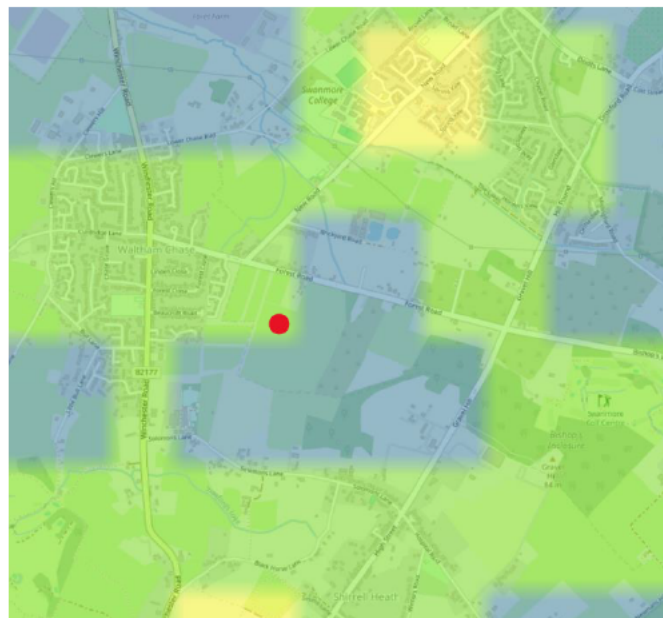


Image 2-7: Extract of the CPRE night sky mapping, with the centre of the Site illustrated by the red dot.

⁶ Campaign for the Protection of Rural England, <https://www.cpre.org.uk/light-pollution-dark-skies-map/>

3.0 SUMMARY OF RELEVANT PLANNING POLICY AND SUPPORTING DOCUMENTS

National Planning Policy Framework, 2023

3.1 There is no specific policy on settlement gaps within the National Planning Policy Framework (NPPF), nor the NPPF Consultation, or Planning Practice Guidance. In summer relevant NPPF policies are:

- 8 - outlining that the economic, social and environmental objectives of sustainable development;
- 96 - outlining the use of street layouts which allow for easy pedestrian and cycle connections within and between neighbourhoods;
- 123 – which outlines that planning policies and decisions should support development that makes efficient use of land, taking into account promoting regeneration and change;
- 129 – which sets out area-based character assessments can be used to help ensure that land is used efficiently;
- 131 - in respect of achieving well-designed places via high quality, beautiful and sustainable buildings;
- 135 – requiring planning decisions to ensure that development will function well and add to the overall quality of the area, including being visually attractive and sympathetic to local character and history;
- 136- in respect of new tree planting;
- 137 – requiring early consideration of design quality and engagement with communities;
- 139 – which sets out that significant weight should be given to development which promotes high levels of sustainability or that helps raise the standard of design in an area, as long as they fit in with the overall form and layout of the area; and
- 180 – requiring planning decisions to contribute to and enhance the natural and local environment.

The Partnership for South Hampshire (PfSH) Policy Framework for Gaps, 2008

3.2 The (PfSH) sets out a range of criteria for use by local authorities to help define and designate settlement gaps. The guidance does not preclude development within settlement gaps, but sets out development should only be permitted if it would not:

- Diminish the physical and/or visual separation of settlements; and
- Would not individually or cumulative with other existing or proposed development compromise the integrity of the gap.

- 3.3 The PfSH Spatial Position Statement (2023) includes for the consideration of settlement gaps where they would be important to maintain the character of distinct/separate settlements of visual gaps between settlements.

Winchester District Local Plan Part I – Joint Core Strategy⁷

- 3.4 Policy CPI8 – Settlement Gaps defines nine settlement gaps within the district and states:

“Within these areas only development that does not physically or visually diminish the gap will be allowed.”

Emerging Winchester Local Plan (Regulation 19)⁸

- 3.5 The emerging Plan includes nine settlement gaps, with Policy NE7: Settlement Gaps stating:

“Within these areas only development that does not undermine the function of the gap and its intended role to define and retain the separate identity of settlements will be permitted. Any development should not threaten the generally open and undeveloped nature of the gap and avoid coalescence.”

- 3.6 Other relevant policies include NE9: Landscape Character, which sets out that new development will be permitted where it protects and enhances the district’s distinctive landscape character. The policy includes:

“v. The settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined. Where possible, the layout of development should be informed by the existing settlement pattern and the character it creates.”

Winchester City Regulation 18 Local Plan

- 3.7 The IIA Main Report⁹ included the Site as ref SWA16, and the assessed score in relation to IIA10 (Landscape) was ‘minor negative/likely effect uncertain’. This was a common score for all assessment sites within the IIA and is therefore not specific to the Site. The supporting assessment¹⁰ notes that the Site has a ‘medium or higher overall landscape sensitivity’.

⁷ Winchester City Council, <https://www.winchester.gov.uk/planning-policy/winchester-district-local-plan-2011-2036-adopted/local-plan-part-1-joint-core-strategy-adopted-march-2013-local-plan-review-2006/local-plan-part-1-joint-core-strategy-adopted-2013>

⁸ Winchester City Council, <https://www.localplan.winchester.gov.uk/>

⁹ Winchester City Council, IIA Main Report, <https://www.winchester.gov.uk/planning-policy/winchester-district-local-plan-2018-2038-emerging/regulation-18-local-plan>

¹⁰ Winchester City Council, IIA Appendix F, <https://www.winchester.gov.uk/planning-policy/winchester-district-local-plan-2018-2038-emerging/regulation-18-local-plan>

- 3.8 Representations were made in respect of the Site¹¹ which set out that development at the Site would be the most appropriate location for the additional residential development to the east of Waltham Chase. WCC responded to the Representations with:

“This site is within the Bishop’s Waltham – Swanmore – Waltham Chase –Shedfield – Shirrell Heath Gap identified in CPI8 of the Adopted Local Plan and NE7 of the Reg 18 Draft Local Plan. The specific location of this site is along Forest Road, close to the settlement of Waltham Chase. The Settlement Gap Review found that it was particularly important to maintain a sense of separation between Waltham Chase and Swanmore, where there has been infilling and urbanisation. The conclusions of the DSSS 2024 are considered to remain sound in relation to potential development around the Swanmore area.”

Strategic Housing and Employment Land Availability Assessment - Swanmore, 2023¹²

- 3.9 The Site was included as ref: SWA16. In respect of ‘suitability’, with ‘amber’ ratings for landscape and settlement gap, and countryside constraints. the Site was assessed as ‘*deliverable / developable.*’

Swanmore Village Design Statement (VDS), 2019¹³

- 3.10 The Site is located in the south-west part of the Parish and is therefore covered by the VDS.
- 3.11 The Site is not within any of the identified ‘*significant views*’ illustrated on VDS page 8; nor is it within the ‘*green corridors*’ identified on VDS page 12.
- 3.12 The Site is part of the defined ‘*outlying areas*’ covering Forest Road, in which the VDS notes:

“expansion in these areas over the past 40 years has funereally been of dwellings edging the fields along lanes.”

- 3.13 Stated ‘*Planning guidance: General Considerations*’, includes for sympathetic design and that buildings should not dominate distant views, nor their immediate surrounds.
- 3.14 Stated ‘*Planning guidance; Landscape setting and nature conservation*’ includes for new developments planting native trees, respecting the rural character of landscape and being landscaped to blend in with the rural character and respect the character of the liability.

¹¹ Winchester District Local Plan, 2019-2039, https://winchester.citizenspace.com/policy-and-planning/local-plan-regulation-18/consultation/view_respondent?show_all_questions=0&sort=submitted&order=ascending&q__text=Heron&uuId=329952517

¹² Winchester City Council, SHELAA, <https://www.winchester.gov.uk/planning-policy/winchester-district-local-plan-2018-2038-emerging/shlaa-strategic-housing-land-availability-assessment>

¹³ Swanmore Village Design Statement, <https://www.winchester.gov.uk/planning-policy/winchester-district-local-plan-2011-2036-adopted/supplementary-planning-documents-spds/village-and-neighbourhood-design-statements>

- 3.15 Stated '*Planning guideline: building and materials – general*' include for new buildings reflects and respecting the scale, sizes and proportions of adjacent existing buildings, retaining existing vegetation and using indigenous species.

4.0 REVIEW OF THE SETTLEMENT GAP EVIDENCE BASE

4.1 As set out in the introduction, the Site is within a settlement gap, which with reference to the following extract of **Figure 1** extends from the north of Swanmore, around the eastern side of Waltham Chase and to the west and north-east of Shirrell Heath, as demonstrated by the green hatching.

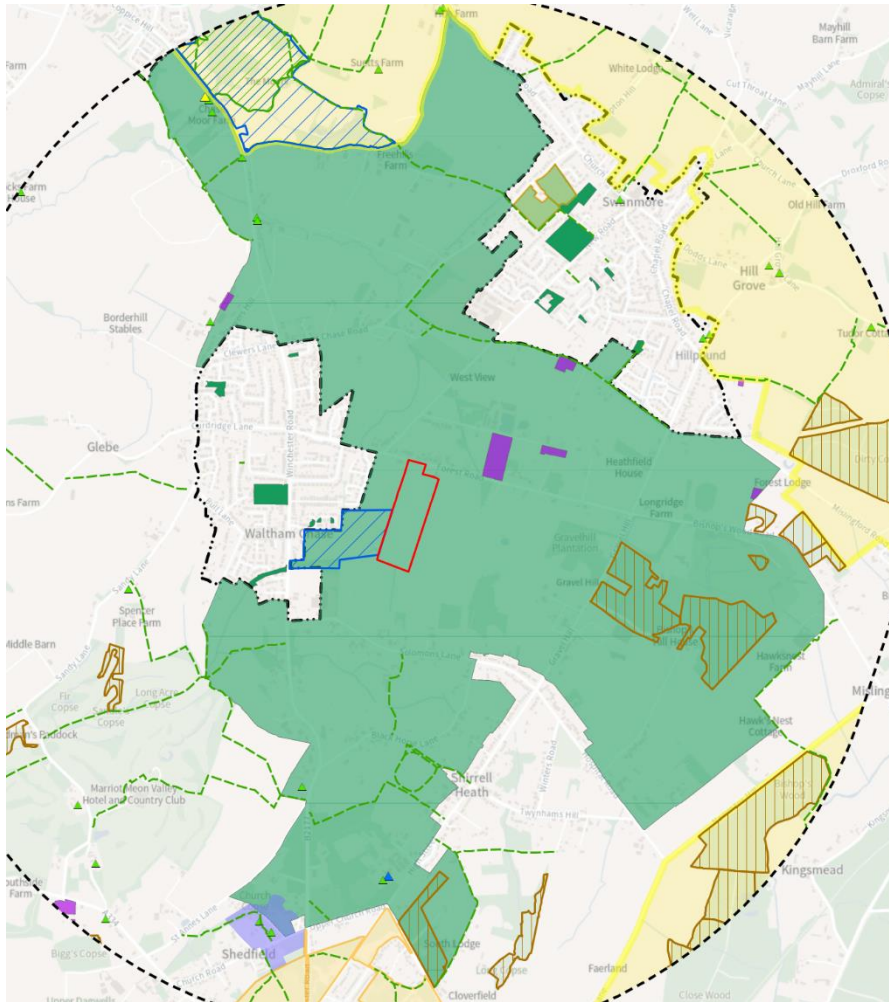


Image 4-1: Extract of Figure 1, with the extent of the settlement gap illustrated by the green hatch. The Site is illustrated by the red line.

Winchester City Council's Settlement Gap Review, 2024

- 4.2 As part of the evidence base to support the definition of settlement gaps within the Winchester Local Plan 2020-2040, WCC have commissioned a review ('the Review') of the settlement gap evidence to support the definition of the settlement gaps and whether there is the potential to alter any of the geographic extent of the gaps.
- 4.3 The following section sets out a summary of the Review, followed by an analysis of its findings and relevance to the Site.

The WCC Review Methodology

4.4 As there is no defined guidance on the assessment of settlement gaps, the Review sets out its own methodology based upon the PfSH publications and professional judgement. The Review methodology is based upon the following stages:

- i) Defining an area of assessment where development has some degree of potential to reduce separation;
- ii) Assessing the strength of each gap, based upon the contribution to settlement setting, the degree of physical and visual separation and the extent of urban influences;
- iii) Identifying the factors key to preserving settlement separation; and
- iv) Commenting on whether the extent of the gap should be altered.

4.5 The evaluation criteria is set out in the Review paragraphs 3.4 to 3.6 and is based upon:

- A gap providing a sense of leaving one settlement, moving through countryside and then entering a different settlement; and
- Identifying the factors which are most important to maintaining separation.

4.6 The following paragraphs (3.7 to 3.10 of the Review) are a duplicate of paragraphs 3.2 and 3.6 and are therefore assumed to be an error, given they duplicate the previous text.

4.7 The Review sets out that a ‘strong’ gap is likely to be able to accommodate development more than a ‘weak gap’, but that the evaluation for each gap should be based upon the following aspects:

- Settlement setting – whereby land which forms a distinctive feature (e.g. landform, land use prominent in views or longstanding boundaries) in a settlement’s setting is likely to be playing a more significant role;
- Physical and visual separation – a review of gap size, nature of land cover, topography and connecting routes between settlements, with stronger gaps likely to be demarcated by physical boundary or where there is no direct vehicular access between the settlements; and
- Urbanising influences, whereby a gap is likely to be stronger if it has little development, is not dominated by infrastructure and retains a rural character.

4.8 Due to the geographic extent of the Bishop’s Waltham – Swanmore – Waltham Chase –Shedfield – Shirrell Heath Gap settlement gap, the Review divides the settlement gap into smaller geographic areas, based upon the neighbouring pair of settlements;, such that the following two gaps could be relevant to the Site:

- The Waltham Chase and Swanmore gap; and
- The Waltham Chase and Shirrell Heath gap.

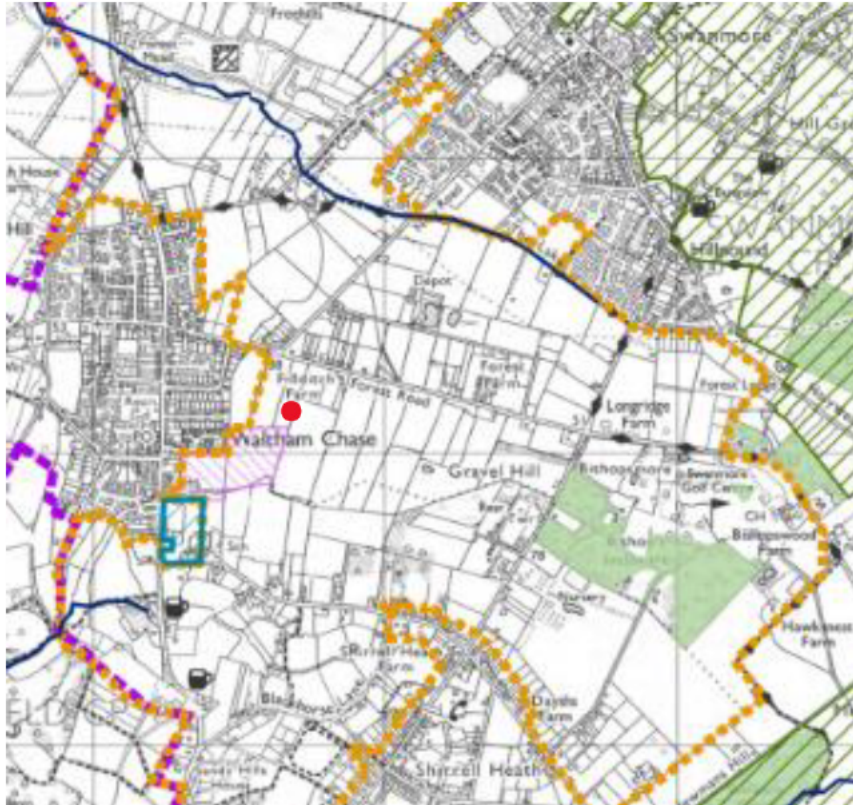


Image 4-2: Extract of the Review, illustrating the extent of the gap and the Site, via the red dot.

4.9 The following table summarises the conclusions of the Review for the above two gap areas.

Table 4-1: Summary of the Review

Gap Criteria	Waltham Chase and Swanmore	Waltham Chase and Shirrell Heath
Settlement setting	Waltham Chase and Swanmore both have little pre-19th century development and grew significantly in the 20th century. They lie on opposite sides of the valley in which the southernmost of the two streams that form the River Hamble emerges, each set beneath higher ground.	Shirrell Heath has developed less since the 19th century, with infill development along a triangle of roads leaving a largely open centre (outside of the defined gap). It lies on high ground to the south of the Gravel Hill and Bishop's Waltham, with stream valleys (tributaries of the Hamble) to the west and south, and the Meon Valley to the east.
Physical and Visual Separation	The Review states the gap is little more than 600m at its narrowest point, which is assumed to be the measurement along New Road. The Review notes that hedgerows and garden boundaries to the east of Waltham Chase are 'relatively weak' boundaries. The Review notes that the settlement gap widens to the south (i.e. in proximity to the Site) and that the rising wooded slopes of Gravel Hill create stronger separation.	The Review notes there is a 700m gap between Waltham Chase and the northern edge of Shirrell Heath along Solomon's Lane. The Review concludes that there is some separation between the settlements via the ridge along the alignment of Solomons Lane and the intervening wooded valley.
Urbanising Influences	The Review notes there is linear development along Lower Chase Road, but there is still a rural character due to the tree cover.	The Review notes that there is a strong sense of association with the urban area, mainly due to a high number of dwellings between Shirrell Heath, Solomons Lane and the B2177.

Gap Criteria	Waltham Chase and Swanmore	Waltham Chase and Shirrell Heath
	There is a suggested semi-urban character between New Road, Forest Road, Gravel Hill and The Lakes.	
Gap strength	The gap between Waltham Chase and Swanmore is relatively weak, with significant development along connecting roads and a lack of significant topographic tree cover components.	The gap between Waltham Chase and Shirrell Heath is assessed as moderate in strength, being narrower and having weaker settlement boundaries and/or more urbanising influences in the gap.
Key characteristics of settlement gap (that are important in retaining a sense of separation)	Tree cover, that limits the visual impact. The retention of field boundaries and agricultural land use. The avoidance of further infilling of development along connecting roads.	The perception of Solomons Lane and Black Horse Lane as being rural roads, with only limited urbanising influences. The undeveloped, well-treed character of the lower valley slopes between Solomons Lane and Black Horse Lane.
Conclusion – Gap Strength	Relatively weak.	Moderate.

4.10 From the above, the Review concludes that the Waltham Chase and Swanmore gap is ‘*relatively weak*’, with significant development along connecting road. Therefore, the suggestion is that the Waltham Chase and Swanmore Gap is less likely to be able to accommodate development.

4.11 The Review concludes that the Waltham Chase and Shirrell Heath gap is of ‘*moderate*’ strength, due to being narrower and having weaker settlement boundaries and/or more urbanising influences. Therefore, the suggestion is the Waltham Chase and Shirrell Heath gap is more likely to be able to accommodate development.

LVA Analysis of the Settlement Review

LVA Analysis of the Review Methodology

4.12 Given that there is no defined ‘gap’ assessment methodology, it is justified for the Review to devise its own method and base that upon the PFSH publications.

4.13 The key evaluation criteria of a ‘gap’ providing a sense of leaving one settlement, moving through countryside and then entering a different settlement is acceptable in principle; however, there is no reason for the experience to be limited to ‘*moving through countryside*’. The pertinent point is that there is simply an experience of passing through a place with a different character to that which one has departed or arrived at. This is important given that the Site and land between Waltham Chase and Swanmore is not inherently countryside in character, as defined by the WCC published landscape character assessment, which notes the area covering the Site is one of suburban development, which lacks local character.

4.14 It is appropriate for the Review methodology to identify the factors which are most important to maintaining separation between settlements.

Analysis of the Waltham Chase and Swanmore Gap Review

Settlement Setting

- 4.15 In respect of analysing the ‘*settlement setting*’, the Review focuses on the Bishop’s Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath gap as a whole. Due to this, the analysis is too high level to effectively review the settlement setting of the Waltham Chase to Swanmore gap in accordance with the factors outlined in the Review methodology. This is important because it is evident that there is a tension between trying to define land within this gap based upon parish boundaries, verses how the gap is ‘*perceived on the ground*’ and defensible and identifiable features.
- 4.16 The ‘*reality on the ground*’ is that the eastern setting of Waltham Chase is of varied character, defined by the residential land uses and fields between Brickyard Road and Orchard Drive. The setting to the north-east of Waltham Chase is defined by the residential land uses between Forest Road and Brickyard Road. The setting to the southern part of Swanmore is defined by the land between Brickyard Road and The Lakes. The Site is therefore part of the setting of Waltham Chase, not Swanmore.
- 4.17 By only focusing on the Bishop’s Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath gap as a whole, the Review does not set out any visual analysis of the Waltham and Swanmore gap, nor does it define any distinctive features of the gap (e.g. landform or land use) relevant to the sense of arrival/departure between these settlements. By omitting this analysis, the Review fails to ascertain the character and strength of the gap between Swanmore and Waltham Chase, particularly given the differing character of Lower Chase Road and New Road.

Physical and Visual Separation

- 4.18 For the ‘*physical and visual separation*’, the Review defines smaller areas of land, based upon the relationship between settlements. This is appropriate given the scale of the Bishop’s Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath gap; but also highlights the difference in approach between this part of the Review and that in relation to the ‘*settlement setting*’.
- 4.19 The Review does not provide any accompanying figures to illustrate the actual boundaries of these differing parts of the gap, along with the defined or defensible features suggested in the Review methodology. There is therefore a lack of clarity on geographic extent of the smaller parts of the gap.
- 4.20 In respect of the ‘*size of the gap*’, there is no geographic area stated for the gap, only the 600m measurement, which is assumed to be along New Road, as no actual locations are provided for the measurement. Understanding the geographic extent of the gap would aid in providing a proportionate understanding of likely development extents, e.g. the Site is a small area of land relative to the gap.

- 4.21 The Review suggests that hedgerows and garden boundaries provide weak boundaries to the east of Waltham Chase; however contrary to the Review methodology, there is no detailed review of the land uses and connecting routes to the east of Waltham Chase; particularly their cumulative interaction, i.e. ribbon and linear residential land uses adjacent to well vegetated roads and the perceived physical and the visual separation that this creates.
- 4.22 Given that there are few roads and no PRow between Waltham Chase and Swanmore, the Review has not provided an effective and detailed analysis of the physical and visual separation between these two settlements. There is no detailed review on the actual experience of travelling along these routes, to define the sense of leaving / arriving, passing through another place and then arriving at a destination.
- 4.23 As set out previously in the visual appraisal, there is no perception of the Site when travelling between Waltham Chase and Swanmore, along New Road. There is only the perception of the Site from along Forest Road, where the Site is perceived at very close range and in the context of existing residential land uses.

Urbanising Influences

- 4.24 The Review suggests that there “*is perhaps a more semi-urban character between New Road and Forest Road, where dwellings although low in density are numerous...*”. It is evident that the land uses do result in a semi-urban character to New Road, which in combination with the highways signage and engineered character of the road, make New Road distinctively different from the more rural road networks in the surrounding landscape. The Review is therefore considered to understate the urban influences and character between New Road and Forest Road.

Gap Strength and Key Characteristics

- 4.25 The Review concludes that the Waltham Chase to Swanmore gap is ‘*relatively weak*’, due to “*significant development along connecting roads and a lack of significant topographic or tree cover components.*” However, this analysis is then contradicted by the suggestion that the important features in retaining a sense of separation between these settlements are the “*tree cover and field boundaries.*” The analysis is therefore too high level for a relatively large gap and one which is varied in character and perception.
- 4.26 The strength of the gap is stronger when travelling along Forest Road, because there is no perception of Swanmore; only the perception of Waltham Chase. The strength of the gap is weaker when travelling along New Road, due to the varied land uses, with the sense of leaving Waltham Chase defined by the residential land uses between Forest Road and Brickyard Road. The sense of passing through a different place is defined by the fields and recreational sports pitches adjacent to New Road and the sense of arriving at Swanmore is defined by The Lakes.

- 4.27 In relation to the stated guidance that further infilling development along connecting roads should be avoided, this is not relevant to the Site, because the Site is not on a connecting road between Waltham Chase and Swanmore.

Waltham Chase to Swanmore Gap Summary

- 4.28 The ‘*reality on the ground*’ is that the varied land uses between Waltham Chase and Swanmore result in a complicated delineation and experience of the ‘gap’ and the Review is too high level to effectively define the extent of the gap and its characteristics.
- 4.29 The Site may be included in the Waltham Chase to Swanmore Gap because it is in the parish of Swanmore; however, the Site is neither physically or visually part of the Waltham Chase to Swanmore gap. This is because the Site is situated to the south of Forest Road, where it forms part of the eastern setting of Waltham Chase.
- 4.30 Notwithstanding this, the Review’s conclusions of the Waltham Chase to Swanmore gap as being ‘weak’ are too high level given the extent of the gap and the varied character. The Site is within a ‘stronger’ part of the gap due to being perceived as part of the residential land uses at Waltham Chase and where there is no perception of Swanmore, such that it is in a part of the gap which is more able to accommodate development, without undermining the function of the gap, nor the separate identity of Waltham Chase. The Site is also within a part of the gap which is not inherently open in character, due to the residential land uses adjacent to Forest Road.

Analysis of the Waltham Chase and Shirrell Heath Gap

Settlement Setting

- 4.31 As set out previously, in respect of analysing the ‘*settlement setting*’, the Review focuses on the Bishop’s Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath gap as a whole. Due to this, the analysis is too high level to effectively review the Waltham Chase to Shirrell Heath gap.

Physical and Visual Separation

- 4.32 The Review states the gap between Waltham Chase and the northern end of Shirrell Heath, along Solomons Lane is between 700m and 1km. No illustration is provided of the measurement, but it is assumed to be taken from the southern edge of Waltham Chase and Black Horse Lane. The focus of the Review is therefore the physical and visual separation between the southern part of Waltham Chase and the north-west part of Shirrell Heath. The Site is not physically part of this land due to the intervening fields adjacent to Solomons Lane.

Urbanising Influences

- 4.33 The Review notes that there are a ‘significant’ number of dwellings between Shirrell Heath, Solomons Lane and the B2177, such that the Site is not part of this geographic area, being located to the east of Waltham Chase.

Gap Strength and Key Characteristics

- 4.34 The Review states that the gap between Waltham Chase and Shirrell Heath is ‘moderate’ in strength, due to being narrow, with weaker settlement boundaries and more influences. The Site is not part of the rural land uses adjacent to Solomons Lane and therefore is not part of the physical separation between the settlements.
- 4.35 Development of the Site would not alter the perception of Solomons Lane as a rural road, with only limited influences, due to the intervening distance, vegetation and lower lying position of the Site.

Waltham Chase to Shirrell Heath Summary

- 4.36 The Site does not form part of the physical gap between these two settlements, as the Site is not located adjacent to Solomons Lane.

5.0 OPPORTUNITIES AND CONSTRAINTS OF DEVELOPMENT

5.1 From the LVA review, the Site is considered to provide the opportunity for the Proposed Development as it is:

- Well related to the existing settlement pattern adjacent to Forest Road, as well as being to the immediate south of existing residential land uses;
- Perceived as part of Waltham Chase from along Forest Road, due to the existing land uses;
- Low lying, such that its visibility is restricted to very close locations, in which the Site is seen in the context of existing residential land uses;
- Assessed as 'deliverable' within the SHELAA;
- Not covered by any landscape designations;
- Not within or adjacent to a Conservation Area;
- Does not contain any rare or distinctive landscape features (e.g. ancient woodland);
- A common land use;
- Within a part of the landscape where the character of the night sky is already influenced by existing lighting; and
- Not crossed by any PRow.

5.2 The constraints to the Proposed Development are:

- The existing field boundary vegetation, which can be retained within the layout, to provide immediate vegetated boundaries to the Site;
- The settlement gap designation, but this does not preclude development and given that the Site is not perceived as part of the Waltham Chase to Swanmore gap, development of the Site would not undermine the function of the gap.

5.3 The Proposed Development can be successfully integrated within the Site via the following design measures:

- Retention of the existing vegetation as best as practicable, forming the basis of a new green infrastructure framework to the Site to reduce the visibility and perception of the change in land use, thereby avoiding visually prominent development; and
- Adherence to the published landscape character guidelines, via the use of local building materials and extensive new native planting to integrate new buildings.

5.4 The Proposed Development would respond positively to the emerging Plan Policy NE7: Settlement Gaps because it would not undermine the function of the Waltham Chase to Swanmore gap, because it is neither physically nor visually part of this gap, due to the Site being to the south of Forest Road.

- 5.5 The Proposed Development would be perceived as a logical extension to Waltham Chase, reflecting contemporary development to the west of the Site. The perception of the Proposed Development would be in the context of existing residential land uses adjacent to Forest Road, which already define the eastern approach to Waltham Chase.
- 5.6 With Forest Road not forming one of the direct routes between Waltham Chase and Swanmore, the separate identities of these two settlements would be retained and there would not be any physical or visual coalescence of these settlements. Similarly, there would be no physical or visual coalescence of Waltham Chase and Shirrell Heath, due to the intervening distances, vegetation and that the Site is not part of this settlement gap.
- 5.7 The Site is within a part of the Waltham Chase to Swanmore gap which is not inherently open in character and represents a small geographic extent of non developed land. Therefore, the Proposed Development would also respond positively to Policy NE9: Landscape Character, by reflecting the existing settlement pattern and retaining the integrity of open and undeveloped land between Waltham Chase and Shirrell Heath.

6.0 SUMMARY AND CONCLUSION

- 6.1 With reference to **Figure I**, the Site is located to the south of Forest Road and to the east of Waltham Chase and consists of several small to medium scale fields, divided by hedgerows and trees, situated within a low lying position in the landscape.
- 6.2 The Site is not covered by any landscape designations, nor is it within or adjacent to a Conservation Area. The Site is also not crossed by any public rights of way. Due to the density of the surrounding vegetation and the varied settlement pattern, the visibility of the Site is very localised to only within close proximity of the Site. Within these views, the Site is seen in the context of existing residential land uses and there is no inter-visibility between the Site and Swanmore.
- 6.3 The Site is within the Bishop's Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath gap, which is a large geographic area. The emerging Winchester Local Plan includes Policy NE7: Settlement Gaps, which states:
- “Within these areas only development that does not undermine the function of the gap and its intended role to define and retain the separate identity of settlements will be permitted. Any development should not threaten the generally open and undeveloped nature of the gap and avoid coalescence.”*
- 6.4 The evidence base for the Winchester Local Plan includes a Settlement Gap Review ('the Review'), which locates the Site within the smaller geographic area of the Waltham Chase to Swanmore gap, for which the Review concludes is a 'relatively weak' gap; i.e. less able to accommodate development.
- 6.5 However, the Review's analysis is too high level to review the settlement setting of the Waltham Chase to Swanmore gap, with no visual analysis of the gap, nor the identification of distinctive features to effectively ascertain the character and strength of the gap between Swanmore and Waltham Chase, particularly given the differing character of Lower Chase Road and New Road. The Review is therefore not justified in ascertaining the strength of the Waltham Chase and Swanmore Gap.
- 6.6 The 'reality on the ground' is that strength of the gap is stronger when travelling along Forest Road, because there is no perception of Swanmore; only the perception of Waltham Chase. The strength of the gap is weaker when travelling along New Road, due to the varied land uses, with the sense of leaving Waltham Chase defined by the residential land uses between Forest Road and Brickyard Road. The sense of passing through a different place is defined by the fields and recreational sports pitches adjacent to New Road and the sense of arriving at Swanmore is defined by The Lakes. Therefore, the Site is within a 'stronger' gap and therefore more able to accommodate development.
- 6.7 In relation to Reviews guidance that further infilling development along connecting roads should be avoided, this is not relevant to the Site, because the Site is not on a connecting road between Waltham Chase and Swanmore.

- 6.8 The LVA has identified that the Site provides the opportunity for residential development due to its low lying position and its relationship to Waltham Chase. Development at the Site would be perceived as a logical extension to Waltham Chase, reflecting contemporary development to the west of the Site and could be successfully integrated within the Site via retaining the existing vegetation as best as practicable and implementing a high quality architectural design which reflects valued building vernaculars.
- 6.9 Therefore, whilst the Site is likely to remain with the settlement gap within the emerging Local Plan, it provides an opportunity for residential development which would respond positively to Policy NE7: Settlement Gaps. This is because development of the Site would not result in the physical or visual merging of Waltham Chase and Swanmore, nor Waltham Chase and Shirrell Heath. Development of the Site would also not undermine the function of the Waltham Chase to Swanmore gap, because the Site is neither physically nor visually part of this gap, due to the Site being to the south of Forest Road.
- 6.10 The Site therefore provides the opportunity for new residential development within the settlement gap, reflecting the conclusions of the Strategic Housing and Employment Land Availability Assessment, which found the Site was 'deliverable /developable'.

7.0 APPENDIX I: LVA FIGURE

RHLA LTD

Project Title

Filditch Farm

Client


















Clayfield Development Limited

Drawing Title

Site Context

General Notes

1. Do not scale from this drawing.
2. All dimensions, co-ordinates and levels are shown in meters unless otherwise stated.

-  2km Study Area
-  Site Boundary
-  Grade I Listed Building
-  Grade II* Listed Building
-  Grade II Listed Building
-  Conservation Area
-  Ancient Woodland
-  Site of Special Scientific Interest
-  Local Nature Reserve
-  CRoW Access Land
-  South Downs National Park
-  Public Rights of Way
-  TR1 Safeguarding Permitted Sites
-  NE7_Settlement Gap
-  H4_ Proposed Settlement Boundary
-  NE10_Protected Open Areas
-  Viewpoint

Policy search carried out for:
Winchester Joint Core Strategy Adopted March 2013, and
Winchester District Local Plan 2020 – 2040 (Emerging)

First Issue	DB/RH	2024-09-26	-
Revision	By/Check	Date	Suffix

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Drawn DB	Review EB	Approved RH	Date 2024-09-26
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Drawing No FIGURE 1	Rev -
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