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**YOUR PLACE
YOUR PLAN.**
Winchester District Local Plan

Winchester District Local Plan 2040

**Site Selection Paper
Wickham**

November 2024

Introduction

The [Development Strategy and Site Selection Topic Paper](#) sets out the rationale for both the distribution of new development and quantum to be met across the District through the Local Plan.

Wickham is rated as a larger settlement in the [2024 Settlement Hierarchy](#), with a reasonable level of both 'daily' and 'other' services and facilities. Five settlements are categorised as 'larger rural settlements' - Wickham, Denmead, Colden Common, Kings Worthy and Swanmore.

As reasonably sustainable locations, these settlements were then assessed to consider their potential to deliver some 90-100 homes on new sites over the plan period, this being determined as a quantum appropriate to the nature and scale of the settlements.

The 2023 [SHELAA](#) identifies the following six sites which had been put forward by developers/landowners as part of the 'Call for sites' which were adjacent to the settlement of Wickham:

Site Ref IIA /SHELAA	Site Name	Capacity (no of dwellings)
WI02	Land at junction of Mill Lane	47
WI03	Land at Southwick Road/School Road	131
WI09	Land at Wickham Park Golf Club, Titchfield Lane	183
WI11	Land north of Amberwood	111
WI13	Land adj St Nicholas Church Southwick Road	10
WI24	Mayles Farm, Mayles Lane	475

Each site was then assessed against the sustainability criteria set out in the Integrated Impact Assessment (IIA). Full details of these assessments are available in Appendix F of the Integrated Impact Assessment document, but the headline assessments for those which fall within or adjacent to the settlement are set out in the table below:

Site (IIA ref)	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
WI02	+	+	+	+	0?	--	0?	0?	--	0	0
WI03	-	-	+	-	0?	--	0?	0?	--	0	0
WI09	0	0	+	0	0?	--	0?	0?	--	0	0
WI11	+	+	+	+	0?	--	0?	0?	--	0	0
WI13	+	+	+	+	0	--	0?	0?	--	0	0
WI24	-	-	0	-	0?	--	-?	0?	--	0	0

Site Selection

Background

As part of preparation of the local plan during 2022, it was proposed to identify new sites for about 100 additional homes in Wickham village. The Parish Council were approached for an initial discussion but at that point they highlighted that officers from the city council had previously in February 2019 assured the community that development from an exception site at Ravenswood would count towards any future allocation.

Ravenswood

In 2018 a planning application was submitted by Homes England for a housing development at the former Ravenswood site in Knowle. Knowle is a smaller settlement built on the site of a former hospital. It is a smaller settlement with few services and facilities. It falls within Wickham and Knowle Parish.

The site fell outside of the settlement boundary but was considered under the Council's adopted rural housing exception policy. At 200 homes this scheme was larger than usually considered under this policy and the issue of community support was key. A community land trust was involved, and notes of a meeting with the community (which have not been contested by WCC) show that WCC officers advised the community that *once built, the housing stock will contribute to future housing allocation required of the parish of Wickham and Knowle*. The scheme does not currently have planning permission, as a consent issued in 2019 was successfully challenged by the NHS regarding a contribution to NHS costs. A revised report (which contained appropriate wording to demonstrable deal with the request from the NHS for funds) now has committee resolution to permit and it is expected a permission will be issued in the next few months once the s106 is finalised.

The existing housing allocations from the adopted Local Plan that had not been built out were also carried forward into the regulation 18 draft Local Plan, namely: Policy WK1 Winchester Road housing and open space allocation and Policy WK2 The Glebe housing and open space allocation.

Winchester Local Plan reg 18 draft

The draft Local Plan was prepared on that basis, with an allocation at Ravenswood but no new allocations at Wickham village. The Plan document itself was silent on how that position was reached, but the Development Strategy and Site Selection Background Paper 2022 stated *"There is an opportunity at Knowle to deliver 200 homes at the Ravenswood site with significant community gains. The Council considers that given the community discussions held at that time, this is the best way to meet the identified level of development for Wickham in the emerging development strategy."*

The Council however, had always maintained in the correspondence with the Parish Council that the situation would be kept under review. In this regard the Parish Council were requested to consider alternative SHELAA sites should the position with the emerging Local Plan change. In August 2022, the Parish Council advised of the following five sites to be shortlisted for further consideration:

1. WI02 Land at junction of Mill Lane
2. WI03 Land at Southwick Road/School Road
3. WI09 Land at Wickham Park Golf Club, Titchfield Lane
4. WI11 Land north of Amberwood
5. WI24 Mayles Farm, Mayles Lane

Draft Plan consultation responses

No consultation response was received from the Parish Council to the Regulation 18 consultation.

The proposed allocation at Ravenswood did not produce new planning issues which would give rise to significant doubt that the allocation will be delivered.

Two promoters of sites adjacent to Wickham itself and shortlisted by the Parish Council objected to the allocation, seeking identification of a site in or adjacent to Wickham itself.

In addition, a number of other site promoters objected to the plan in general, outlining the relative benefits of their sites. Those objections specifically commented regarding the suitability of development in Knowle as a substitute for growth in Wickham.

Following consideration of the responses to the [Regulation 18](#) consultation, the Council reconsidered its position as set out in the [Development Strategy and Site Selection](#) 2024 topic paper and concluded the need to allocate additional site(s) in Wickham village.

Officers held a face to face meeting with the PC on in March 2024 to discuss the results of the Reg 18 LP consultation. Prior to this meeting taking place Officers also briefed the Ward Members. This was followed by further correspondence with the Parish Council in light of the above, (as summarised in Appendix 3 to the Development Strategy and Site Selection 2024 topic paper), where the Council advised that they considered there was insufficient planning justification for not including a further housing allocation in Wickham Village in relation to other settlements having a similar range of services and facilities.

In May 2024, the Council received a response to its April 2024 letter, confirming that *'the Parish Council is not able to support any additional sites in Wickham being allocated in the emerging plan over and above the 200 dwellings at Ravenswood which we have previously supported.'*

On 29 July 2024, the proposed submission version of the Local Plan was considered by the Council's Scrutiny Committee for consultation under Regulation 19 during August – October 2024. The Regulation 19 version of the local plan includes the following allocations in Wickham and Knowle Parish:

Policy WK1 Winchester Road Housing Allocation and Open Space
Policy WK3¹ Welborne Open Space
Policy WK5 Land at Mill Lane
Policy WK6 Land at Southwick Road/School Road
Policy KN1 Ravenswood (previously known as Policy WK4)

The development strategy and additional sites allocated at Wickham were raised during debate – see [minutes](#) of the meeting. At the Cabinet meeting on [19 August 2024](#), the matter of whether it was permissible to introduce new sites at Regulation 19 was raised, where it was confirmed that this could be the case provided the Council demonstrated why new sites had been introduced.

Assessment of alternative sites

There are 6 included SHELAA sites that lie adjacent to the settlement of Wickham village (see

¹ Policy WK2 the Glebe Housing and Open space allocation deleted as the site has been implemented.

map below) and consequently were subject to further assessment to determine their suitability for allocation in the local plan. The SHELAA assessments for each site are available on the Council website² A proformas).

Sites are recorded in the 2023 SHELAA as:

Site WI02 – Land at junction of Mill Lane

Site WI03 – Land at Southwick Road/School Road

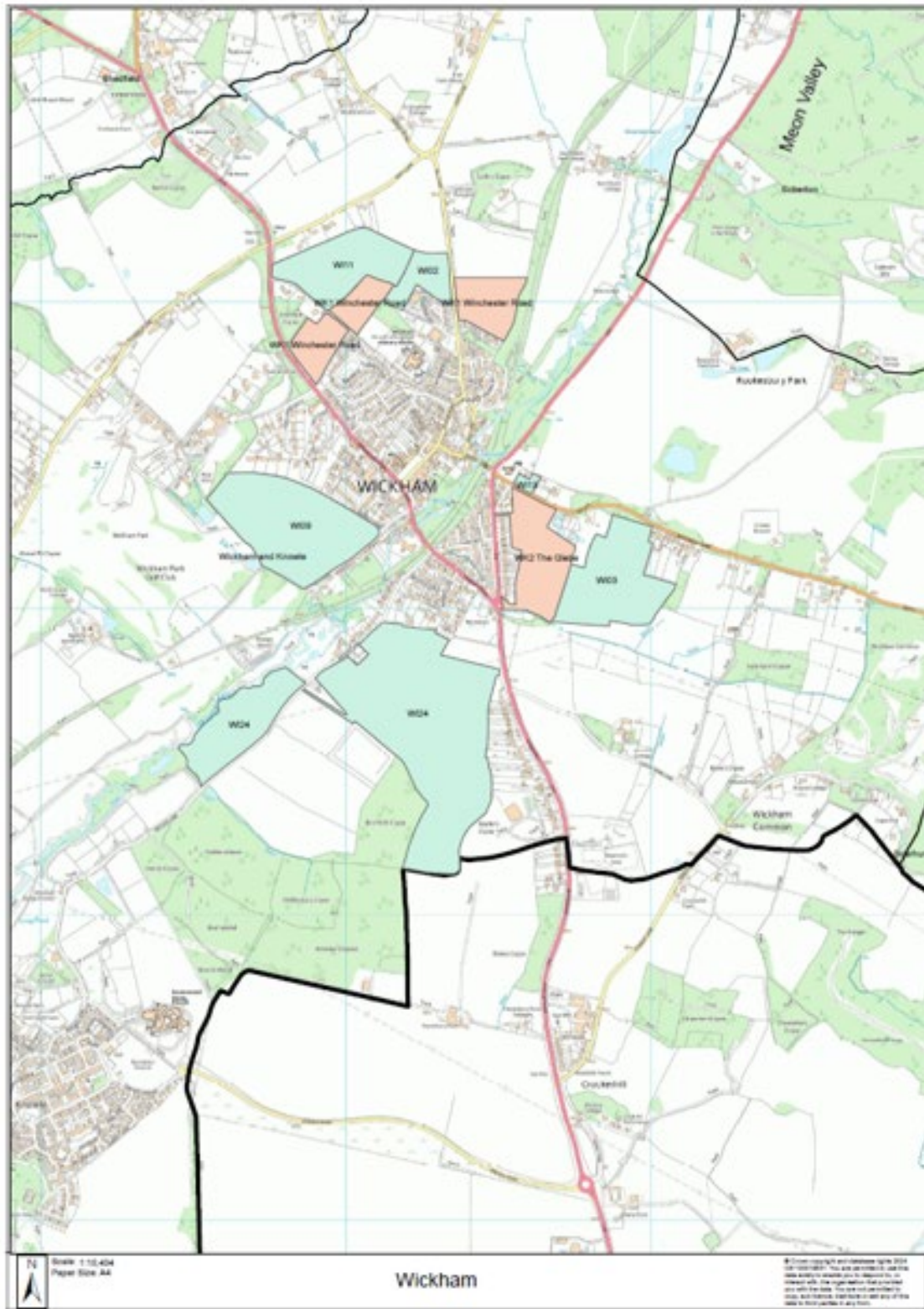
Site WI09 – Land at Wickham Park Golf Club, Tichfield Lane

Site WI11 – Land North of Amberwood

Site WI13 – Land adjacent St Nicholas Church, Southwick Road

Site WI24 - Mayles Farm, Mayles Lane

² Available at <https://www.winchester.gov.uk/planning-policy/winchester-district-local-plan-2018-2038-emerging/shlaa-strategic-housing-land-availability-assessment>



SHELAA scoring summaries

SHELAA recording system;

Red	Site is wholly or largely within the constraint specified
Amber	Site is adjacent or partially within
Green	Site is not adjacent or within

WI02 scored GREEN for most constraints but scored AMBER for TPO, Countryside and Mineral Safeguarding Area.

WI03 scored GREEN for most constraints but scored AMBER for TPO, Countryside, Mineral Safeguarding Area and Accessibility.

WI09 scored GREEN for most constraints but scored AMBER for Countryside and Mineral Safeguarding Area.

WI11 scored GREEN for most constraints but scored AMBER for TPO, Countryside and Mineral Safeguarding Area.

WI13 scored GREEN for most constraints but scored AMBER for Countryside and Mineral Safeguarding Area.

WI24 scored GREEN for most constraints but scored AMBER for Ancient Woodland, Countryside, Settlement Gap, Mineral Safeguarding Area and Landscape

Integrated Impact Assessment

Full details of these [assessments](#) are available in Appendix F of the [Integrated Impact Assessment](#) document, but the headline results for those sites listed above are set out in the table below.

Site (IIA ref)	IIA1	IIA2	IIA4	IIA7	IIA8	IIA9	IIA10	IIA11	IIA12	IIA13	IIA14
WI02	+	+	+	+	0?	--	0?	0?	--	0	0
WI03	-	-	+	-	0?	--	0?	0?	--	0	0
WI09	0	0	+	0	0?	--	0?	0?	--	0	0
WI11	+	+	+	+	0?	--	0?	0?	--	0	0
WI13	+	+	+	+	0	--	0?	0?	--	0	0
WI24	-	-	0	-	0?	--	-?	0?	--	0	0

The criteria used, and categorisation of likely impacts is set out in paragraphs 5.3 and 5.4 of the Integrated Impact Assessment.

Sites WI02, WI11 and WI13 all score the same - minor positive for IIA objectives 1 (climate change mitigation), 2 (travel and air quality), 4 (health and wellbeing), and 7 (services and facilities). Similarly, sites WI03 and WI24 score the same (minor negative) also for IIA objectives 1, 2 and 7. All sites except WI24 score as a minor positive for IIA objective 4 – health and wellbeing.

Landscape Sensitivity Assessment (see Appendix 1 for details)

The landscape sensitivity assessment used a number of resources to determine an overall score as to the sensitivity of the site to residential development. This includes a desk/field checklist in terms of landscape character area and type, field pattern, topography, drainage, elevation, biodiversity/tree cover and any other relevant designations in terms of its value. Each site was then assessed in terms of visual characteristics – is it open, is there a distinct skyline, views to/from the site etc. Each was then ranked as to its sensitivity to housing development using a series of detailed criteria based on landscape character, visual sensitivity and value, according to the following matrix/scores:

	Very high	High	Medium	Low	Very low
Landscape character sensitivity	5	4	3	2	1
Visual sensitivity	5	4	3	2	1
Value	5	4	3	2	1
Overall sensitivity					

This then allows each site to have an overall score, categorised as:

- 15 /14 = **very high sensitivity**: *protection from development is the only option*
- 13/12/11 = **high sensitivity**: *protection from development is the preferred option*
- 10/9/8 = **high medium/medium/ low medium**: *development could be accommodated without changing landscape character with certain provisos.*
- 7/6/5 = **low**: *a well-designed development could enhance character and appearance*
- 4/3 = **very low sensitivity**: *Development would enhance character and appearance.*

The following provides a commentary for each shortlisted site together with its overall score matrix.

	Very high	High	Medium	Low	Very Low
Overall sensitivity scores		WI24	WI02 WI03 WI09 WI11 WI13		

Site WI02 – Land at junction of Mill Lane

Summary:

The site is located to the north of the recently completed housing development at Houghton Gardens and the Wickham Surgery which in turn are located to the north of Wickham Community Centre.

The land rises gently northward from approx 39.0m AOD to 50m.

Visually the site is prominent in views from Mill Lane but some modest residential development would not substantially alter the scale and character of the surroundings and the wider setting as the site is well contained.

The landscape to the north of the village makes a significant contribution to the distinctive character and rural setting of the village and is likely to be valued for its intrinsic countryside character, beauty and tranquillity.

However, this site is lower in the wider landscape than adjacent SHELAA sites further north (WI06, WI07 & WI11) and there could be scope to mitigate some sensitivity through careful siting and design.

	Very high	High	Medium	Low	Very Low
Landscape character sensitivity			3		
Visual sensitivity		4			
Value			3		
Overall sensitivity			= 10		

The site scores **10 out of 15 and is considered to be moderately landscape sensitive.** Development could be accommodated without changing the landscape character with certain provisions. For example, concentrating development to the south and SW corner of the site maintaining a buffer to the protected woodland to the west of the site and locating open space on the more elevated parts of the site (away from the boundary of the South Downs National Park).

It is worth noting that immediately to the north of this site is WI06, Land at junction of Mill Lane and Blind Lane. This was considered as an extension of site WI02 to create a larger comprehensive scheme with the capacity to meet the settlement’s additional housing requirement in full. The Integrated Impact Assessment appraisal of this site was similar to WI02 with the main difference being that the overall score for IIA10: Landscape scored worse than for WI02, (negative uncertain) due to the site being assessed as being subject to medium or higher landscape sensitivity.

The Summary landscape appraisal for site WI06 – Land at junction of Mill and Blind Lane is as follows -

The site is isolated and remote from the settlement boundary of Wickham, prominent in views, elevated and unspoilt, adjacent to the SDNP and extremely sensitive to disturbance. There is a notable absence of intrusive or detracting influences and it is recommended that it is not taken forward as a possible housing site, scoring **12 out of 15 = high sensitivity**: protection from development is the preferred option.

	Very high	High	Medium	Low	Very Low
Landscape character sensitivity		4			

Visual sensitivity	5				
Value			3		
Overall sensitivity		= 12			

The higher landscape sensitivity of site WI06 was a key factor in it not being included with site WI02 as a larger scheme.

Site WI03 – Land at Southwick Road/School Road

Summary:

There are potentially views from two properties on the Southwick Road into the site: The Old Rectory and The Bungalow; however there are intervening trees which will most likely limit visual impact from the Old Rectory.

The site is not prominent from public viewpoints and not visible from either of the primary approach roads into the town i.e., the B2177 Southwick Road and Hoad’s Hill (A32). The site is well concealed within the wider landscape due to topography and trees.

The site has been ranked for its overall sensitivity to housing development and found to be **moderately sensitive, scoring 8 out of 15.**

	Very high	High	Medium	Low	Very Low
Landscape character sensitivity			3		
Visual sensitivity				2	
Value			3		
Overall sensitivity			= 8 medium		

Development could be accommodated on this site without changing landscape character through the retention as far as possible of the mature TPO’d trees and the significant hedgerows within and on the perimeter of the site.

Site WI09 – Land at Wickham Park Golf Club, Tichfield Lane

Summary:

The landscape has some value for its rural character, beauty and tranquillity but these qualities are eroded or influenced by existing urban land uses or other ‘detracting’ influences. The site is used as a golf course and is beside the built up edge of Wickham.

The site has no wildlife designation. It is not near or within the National Park which is on the other side of the town to the east and NE and is not within or near to a local Gap. The site is clear of the flood zone and there are no listed buildings or SAM’s on or near the site.

The site used to be a part of the much larger Park Place Deer Park. The NW half of the site falls within the former Deer Park which is locally listed. However, in common with WI19 (Little Park Farm) the character of the original Deer Park has been significantly diluted.

The key viewpoints are primarily from those private residential properties fringing the site on its north, NE and SE boundaries. Many houses on Tanfield Lane, Tanfield Park, Holt Close and Cold Harbour Close look out over the site. Private residential properties are considered to be sensitive receptors. However, whilst new housing on this site may be prominent, it would not substantially alter the scale and character of the surroundings and the wider setting and would be seen as a natural outgrowth of the town.

The site is assessed to be **moderately landscape sensitive, scoring 9 out of 15: development could be accommodated without changing landscape character with certain provisos:**

- There would need to be substantial landscape buffers, ie belts or clumps of native tree and shrub planting, between development and existing residential properties on the edge of the site;
- Development should avoid the upper slopes of the site and instead concentrate on the lower areas, perhaps allocating more elevated areas for open space uses.

	Very high	High	Medium	Low	Very Low
Landscape character sensitivity				2	
Visual sensitivity		4			
Value			3		
Overall sensitivity			= 9 medium		

Site W111 – Land North of Amberwood

Summary:

The site is directly NW of the allocated housing site beside the A334 Winchester Road occupying a partially enclosed relatively flat large field. The site is not visible from the public highway but is overlooked by a number of private residential dwellings. However, the presence of built development reduces its landscape sensitivity so that it is considered to be only **moderately landscape sensitive, scoring 10 out of 15: i.e., development could be accommodated without changing landscape character with certain provisos: i.e.** retention of boundary trees and hedgerows and additional landscape buffers between existing residential development and new residential development.

	Very high	High	Medium	Low	Very Low
Landscape character sensitivity			3		
Visual sensitivity		4			
Value			3		
Overall sensitivity			= 10		

Site WI13 – Land adjacent St Nicholas Church, Southwick Road

Summary:

The site adjoins the boundary with the SDNP and the site of the listed St Nicholas Church. It is also located within Rookesbury Park which is on the Hampshire Inventory of Historic Parks and Gardens. Visually the site is beside the busy B 2177 but not particularly prominent due to the presence of the roadside evergreen hedge. The site has been well tree'd in the past but appears to be less so now.

The site is considered to be **moderately landscape sensitive scoring 9 out of 15**: development could be accommodated without changing landscape character with certain provisos:

- The roadside hedge to be retained
- The best of the remaining trees retained and protected.

	Very high	High	Medium	Low	Very Low
Landscape character sensitivity				2	
Visual sensitivity			3		
Value		4			
Overall sensitivity			= 9 medium		

Site WI24 - Mayles Farm, Mayles Lane

Summary:

In a relatively unspoilt track of land south of Wickham and outside of the settlement area. Open fields and rising ground to the south and abutting the River Meon to the west. At least half of the site was historically included in the Area of Special Landscape Quality designation. The river is a highly sensitive area (chalk stream) and partially covered by a SINC designation. Visibility is significant from residential properties to the east and north sides and glimpsed from surrounding roads, more so from Mayles Lane and possible from Wickham Park Golf Club. The recreation ground and Public Open Space have significant views across the site and part of the SHELAA is shown covering Lysander Meadow (POS). Longer views may be limited.

The integrity of the River Meon and its sides is critical to the sustainability of this chalk stream.

Overall the site has some significant sensitivities and therefore scored, **12 high sensitivity**: *protection from development is the preferred option.*

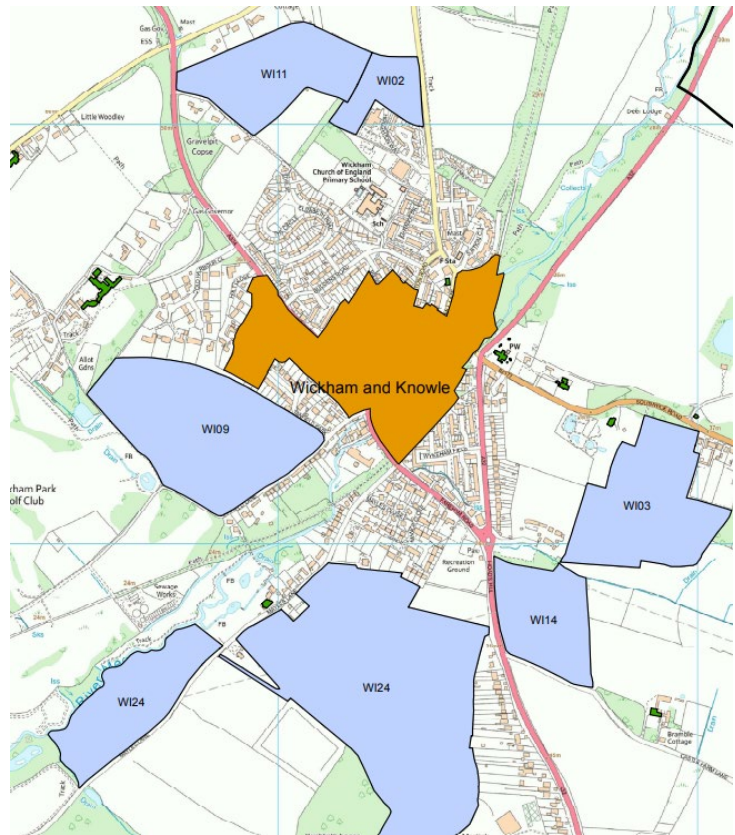
	Very high	High	Medium	Low	Very Low
Landscape character sensitivity		4			
Visual sensitivity		4			
Value		4			
Overall sensitivity	12				

Heritage including Archaeology

Hampshire County Council were commissioned in 2022, to undertake a Heritage review of the SHELAA sites.

The adjacent map indicates the extent of the conservation area and location of listed buildings (green), in terms of proximity to the shortlisted SHELAA sites.

(see Appendix 2 for further Heritage details)



In addition each SHELAA site was assessed for its archaeological value and was accordingly rated red/amber/green in terms of potential impacts.

Site WI02 – Land at junction of Mill Lane

Summary: There are no designated assets within the site. The site, on rising ground, is adjacent to the end of the built-up area along Mill Lane north of the village and is approximately 400m from the nearest Listed Buildings and the Conservation Area.

Archaeological assessment = GREEN

There are no archaeological sites currently recorded at this location and although sites are known in its vicinity they are limited. Evaluation on land to the south ahead of development found no archaeological remains and so the site may have a low archaeological potential.

Site WI03 – Land at Southwick Road/School Road

Summary: There are no designated assets within the site, but adjacent/opposite two Grade II listed buildings, the Old Rectory and the Lodge. The site effectively separates these heritage assets from the intermittent ribbon development further to the east. Consideration should be given to creating and enhancing the tree belts between the site and the road opposite the Lodge and to the boundary to the grounds of The Old Rectory.

Archaeological assessment = GREEN/AMBER

There are no archaeological sites currently recorded at this location other than the line of the Roman road but archaeological excavation to the west revealed substantial and significant early settlement, including ribbon development along the Roman road. The area has a high

archaeological potential. Some constraint to allocation might occur.

Site WI09 – Land at Wickham Park Golf Club, Tichfield Lane

Summary: The development of this site in its entirety would close in the open setting of the heritage assets and remove their special 'edge of town' character.

- The development of this site would have a modest impact on the setting of Rookesbury
- In heritage terms it is considered that this site is not appropriate for development.
- It might be possible to preserve the significant settings of the heritage assets by limiting the allocation to the southeastern end of the site along Tanfield Lane avoiding closing in the Wickham Lodge grounds and Conservation Area.

As such it is recommended that further phased investigations are carried out based on specific design proposals.

Archaeological assessment = AMBER

Roman material was found during the construction of the golf course. The Roman road passes on the northern edge as it approaches the crossing point of the river. Roman and Iron Age settlement evidence has been found immediately to the north. It seems likely that archaeological evidence of Roman and Iron Age settlement will be encountered. The significance of this evidence might amount to a crossing point settlement and ribbon development along the Roman road and so in some circumstances might act to constrain the allocations full extent.

Site WI11 – Land North of Amberwood

Summary: In Heritage terms, there are no identified impacts at this site and as such it is considered appropriate subject to there being more detailed assessment of its impact on the Conservation Area at the centre of the village on the basis of its relative elevation.

It is recommended that further phased investigations are carried out based on specific design proposals.

Archaeological assessment = GREEN

There are no archaeological sites currently recorded at this location and although sites are known in its vicinity they are limited. The site may have a low archaeological potential but the large scale may imply some archaeological issues.

Site WI13 – Land adjacent St Nicholas Church, Southwick Road

Summary: Not assessed for Heritage impacts - site too small

Archaeological assessment = AMBER

Reported to be the site of late medieval or post medieval manor house. Whilst preservation insitu is an unlikely requirement the burden of archaeological recording on a small site may be an issue.

Site WI24 - Mayles Farm, Mayles Lane

Summary: Development of these sites, even if feasible given the route of the HV power lines, will have impacts on a number of heritage assets and therefore is in principle considered to be inappropriate.

- Further survey work of the eastern site is recommended to establish more accurately what heritage assets would be impacted by its development.
- It might be appropriate to modify the extent of the site to reduce the immediate impacts on adjoining heritage assets.
- It is recommended that further phased investigations are carried out based on specific

design proposals.

Archaeological assessment = GREEN

Whilst limited archaeological data is currently available in this vicinity recent archaeological work to the north and the site's general position in relation to the river and the valley is such that this suggests that the allocation has a high archaeological potential. Given the scale of the allocation any archaeological issues are unlikely to constrain development if design and layout can accommodate small scale preservation. The water meadow is not complex but is by its nature in a location where flooding has been historically managed for meadow.

Transport (see Appendix 3 for details)

Hampshire Services was commissioned to undertake a high-level desk based transport review for shortlisted SHELAA sites in 2022.

The following indicators were reviewed for each site:

1. Site access & costings
2. Speed limits
3. Modal share
 - Cycling
 - Public transport
 - Private transport
 - Walking
4. Safety
5. Congestion

The following sets out the key findings for each of the shortlisted sites:

Site WI02 – Land at junction of Mill Lane

Summary: Vehicular access could be established on to Mill Lane to serve the proposed development (subject to adequate visibility splays being achieved). Pedestrian and cycle access could be established at the southern end of the site through to Houghton Way, to link into existing pedestrian facilities. Development of this site could include some localised widening of Mill Lane. Mill Lane is currently a narrow rural road with relatively low traffic volume, it could however, potentially accommodate limited development subject to further traffic assessment.

Estimate of cost to establish site access – Medium

Safety – Amber

Overall, this area has **some potential** for enabling trips by sustainable modes of transport and reducing car dependency.

Site WI03 – Land at Southwick Road/School Road

Summary: Motor vehicle access to site WI03 site would need to be gained via Grindall Field or Partridge Way (to the west of the site) this would need to be with agreement from the neighbouring landowner. It is unclear whether the existing development to the west of the site has been designed to accommodate the potential increase in motor vehicle traffic associated with site WI03. This would need to be established to ascertain whether the existing roads (Grindall Field/ Partridge Way) are sufficient or whether they would need upgrading to accommodate the increased motor vehicle traffic. There is some existing pedestrian provision

in this location but no existing provision for cyclists .

Estimate of cost to establish site access – Medium
Safety – Amber

Overall, this area has **some potential** for enabling trips by sustainable modes of transport and reducing car dependency.

Site WI09 – Land at Wickham Park Golf Club, Tichfield Lane

Summary: Work has already been undertaken by the site promoters regarding motor vehicle access options for site WI09. Motor vehicle access to site WI09 is intended to be gained from Tichfield Lane (north west of the site). There is an existing access in this location which currently serves the golf club and the intention is to extend this access road to serve the proposed development.

The existing junction geometry at the site access onto Tichfield Lane would need to be improved to support the increased motor vehicle movements associated with this proposed development. These improvements could include a ghost island right turn facility. Further detailed transport assessments would need to be undertaken.

Pedestrian linkages have been highlighted in the masterplan produced for the site. There is no existing pedestrian or cycle provision at the access point on Tichfield Lane to link in to. The development of this site could provide the opportunity to improve pedestrian and cyclist linkages in this location.

Estimate of cost to establish site access – Medium
Safety – Amber.

To summarise, this area has **little scope** to reduce the reliance on car travel as opposed to the use of sustainable modes of transport.

Site WI11 – Land North of Amberwood

Summary: Notwithstanding the emerging HCC development control policy to limit the number of new accesses onto the A road network, motor vehicle access could be gained to site WI11 from the A334 (Winchester Road) subject to adequate visibility splays being achieved. Traffic flow may dictate that a ghost island right turn facility is required to establish safe access to the site, further detailed transport assessments would need to be undertaken to determine this. There is a signalised crossroad? junction within close proximity to the site which should be noted in relation to any interaction with a new access. There is an existing bus layby also within close proximity which may need to be relocated to maintain the required visibility splays from the motor vehicle access point. The private access directly to the south of the site would also be in close proximity to the proposed motor vehicle access for this site which will also have to be taken into account.

Estimate of cost to establish site access – High
Safety – Amber.

Overall, this area has **some potential** for enabling trips by sustainable modes of transport and reducing car dependency.

Site WI13 – Land adjacent St Nicholas Church, Southwick Road

Summary: Not assessed site too small

Site WI24 - Mayles Farm, Mayles Lane

Summary: A masterplan, including potential motor vehicle and pedestrian access points has been produced for this site by the site promoter. This masterplan proposes two motor vehicle access points on Mayles Lane to serve the majority of the development and one motor vehicle access onto the A32 (Hoads Hill) to serve a low number of dwellings proposed for the eastern end of the site. New access points on to A roads (which this development would require) is contrary to emerging HCC policy, the purpose of which is to ensure the free flow of traffic on these roads.

The proposed motor vehicle access points on Mayles Lane could be established subject to adequate visibility splays being achieved (taking into account the proximity of the existing commercial access).

Mayles Lane is has a 30mph speed limit and low traffic volumes and therefore should be able to accommodate the increased traffic movements associated with the development. Detailed transport assessments would need to be undertaken to establish this.

The masterplan includes a number of footpaths throughout the site, the majority of the development is located towards the north of the site and proposed linkages are made to the green space on the north western side of Mayles Lane and through to Knowle Water Meadows site.

Estimate of cost to establish site access - Medium
Safety – Amber

Overall, this area has **some potential** for enabling trips by sustainable modes of transport and reducing car dependency.

Flooding

The SHELAA 2023 records 'green' for all the shortlisted sites, this means that the site is not adjacent or within Flood Zone 2 or 3. All sites fall within Flood Zone 1.

Potential for ground water flooding and protection of ground water quality were matters raised in relation to sites within Wickham in response to the Regulation 18 consultation on the local plan, therefore it is a reasonable position that similar comments would apply to the sites in this paper.

Overall conclusion

The purpose of the various assessments was to help inform the identification of suitable site(s) for housing development in the local plan.

The site selection process involved assessing a number of reasonable alternatives for how this housing requirement could be met. As above analysis indicates, many of the SHELAA sites are similar in nature and character, and in view of this it is therefore necessary to determine whether any negative impacts could be mitigated through policy expression or if these are more fundamental and rule out the site from further consideration.

Given, one of the aims of the local plan and indeed the latest LTP4 Transport Plan prepared by Hampshire County Council is to reduce carbon emissions from transport and to facilitate more local opportunities for walking and cycling sites WI02, WI03, WI11 and WI24 offer some potential in this respect, whereas WI09 offers little scope, relying upon a vehicular access from Titchfield Lane, some distance from the settlement itself.

With regard to heritage matters sites WI02, WI03 and WI11 perform better than others on the basis that they do not have any designated heritage assets on the site.

The landscape sensitivity assessments reveal that site WI24 has higher sensitivities to landscape impacts where it is concluded that *protection from development is the preferred option*. All other sites fall within the medium category, whereby it is acknowledged that development could be accommodated without changing landscape character, this is sometimes caveated with requirements such roadside hedges to be retained and for existing trees to be retained and protected. Following the regulation 19 consultation, the Council proposes modifications to the Plan to ensure the setting of the South Downs National Park is protected.

In terms of the IIA sites WI02, WI11 and WI13 all score the same - minor positive for IIA objectives 1 (climate change mitigation), 2 (travel and air quality), 4 (health and wellbeing), and 7 (services and facilities). Similarly, sites WI03 and WI24 score the same (minor negative) also for IIA objectives 1, 2 and 7. All sites except WI24 score as a minor positive for IIA objective 4 – health and wellbeing.

A key consideration in the selection of a site(s) for Wickham village was that it needed to be adjacent to the existing built up edge of the village and in reasonable proximity to the services and facilities offered. A further matter was landscape impact and the need to limit the impact of development where possible. A key consideration was accessibility and the opportunity to walk and cycle to local facilities. Site WI02 lies adjacent to recent development and has direct access to the local surgery and community centre, is close to the primary school, in addition to being close to the Meon Valley Trail a local highly valued recreational route for pedestrians and cyclists. Similarly, Site WI03 lies adjacent to new development and again has good links to local services which could be improved with a new pedestrian and cycle crossing on School Road, it is also close to the recreation ground and it has the added advantage of a series of footpaths across the area of land that has been set aside for open space/nature conservation due to archaeological interest that was discovered as part of the Glebe housing development.

Consequently, sites WI02 and WI03 when assessed against the matters that have been set out

above were identified as being the most suitable sites to be allocated for development in the local plan. Both options could arguably be larger. Proposed allocation WK5 (Mill Lane) does not extend north of the existing site boundary into SHLEAA site WI06 due to the relative merits of alternatives and the higher landscape sensitivity. Proposed allocation WK6 (Land at School Road) only includes that part of SHELAA site WI03 which is best related to the existing settlement and excludes the area most likely to be subject to archaeological constraints. The other sites adjacent to the settlement of Wickham are further away from the main services and facilities, or are poorly related to the built form of the settlement, or are likely to have unsatisfactory vehicular access arrangements.

Appendix 1 Landscape appraisals for sites

WI02 Land at Junction of Mill Lane, Wickham

Summary:

The site is located to the north of the recently completed housing development at Houghton Gardens and the Wickham Surgery which in turn are located to the north of Wickham Community Centre. The land rises gently northward from approx 39.0m AOD to 50m. Visually the site is prominent in views from Mill Lane but some modest residential development would not substantially alter the scale and character of the surroundings and the wider setting as the site is well contained. The landscape to the north of the village makes a significant contribution to the distinctive character and rural setting of the village and is likely to be valued for its intrinsic countryside character, beauty and tranquillity. However, this site is lower down in the wider landscape than adjacent SHELAA sites further north (WI06, WI07 & WI11) and there could be scope to mitigate some sensitivity through careful siting and design. The site scores **10 out of 15** and is considered to be **moderately landscape sensitive**. Development could be accommodated without changing landscape character with certain provisos. For example, concentrating development to the south and SW corner of the site, maintaining a buffer to the protected woodland to the west of the site and locating open space on the more elevated parts of the site.

Desk/Field checklist:

LANDSCAPE	
WCC/HCC Landscape Character Area	Lower Meon Valley (WCC)
WCC/HCC Landscape Type	Mixed Farmland and Woodland (Open)
Key Landscape components	
Elevation, low lying, high? state OD	39 to 50m AOD
Topography/ Landform: steep or pronounced topography, flat, sloping, gently undulating, 'rolling', hilly, ridges, scarps or valleys, river valley, complex, varied or simple?	Rising land with a pronounced slope northwards.
Field pattern: small, medium, large, open, distinctive pattern?	Small to medium
Drainage: well drained or numerous streams, ponds and springs	There is a stream on the NW edge of the site.
Geology: distinctive or varied?	unknown
Land cover, trees,	The field boundaries are heavily tree'd. Some of the more

hedges and woodland: Open, exposed, wooded, sparsely wooded, varied.	significant trees are subject to TPO as is the belt of woodland on the western boundary.
Biodiversity	
Low value or high value?, eg: Ancient Woodland; Special Protection Areas; Special Areas of Conservation; SINC's; wildlife reserves etc.	The site has no ecology designations.
VALUE	
National Park	No.
Local Gap?	No.
Scenic quality/ views	Strong scenic quality
Spoilt/unspoilt character / presence or absence of detracting influences	Unspoilt rural character.
Tranquillity	Yes.
Rurality Remoteness/Wildness?	Some rurality but site is adjacent to the settlement boundary.
Special cultural associations?	Unknown.
Historic parks or gardens?	No.
Listed buildings or scheduled monuments?	
Accessibility – local highway network, pedestrian connections, public rights of way or cycle routes	
Recreational value	
VISUAL	
Where are the key viewpoints – public rights of way, settlements and residential properties.	The key viewpoints are from Mill Lane and from dwellings in Houghton Gardens.
Prominence/visibility?	The site is prominent in views.
Enclosure/Openness?	Enclosed from the west, partially enclosed from the north, south and east (Mill Lane).

Distinct skylines?	No.
Scope to mitigate?	Yes.
Key visual or functional corridor?	Mill Lane is a key movement corridor.
Significant outward views from within settlements?	No.
Views on approach to the settlements from the principal approach roads?	No. Mill Lane is not a principal approach road.
Views outwards	No.

Landscape Character Sensitivity

Sensitivity	Criteria
Very High	<p>Important landscape components or landscape character types of a particularly distinctive and highly valued character and rarity, which might be extremely sensitive to disturbance or very vulnerable to even slight changes, such that the change from rural to urban characteristics could not be mitigated to acceptable levels. A notable absence of intrusive or detracting influences and evidence of</p> <ul style="list-style-type: none"> • tranquillity; • unspoilt character; • rurality, remoteness or wildness • dark night skies; • natural beauty; • wildlife; and • cultural heritage.
High	<p>Valued landscape components or landscape character types of importance and rarity or the landscape is vulnerable to change and :</p> <ul style="list-style-type: none"> • makes a significant contribution to the distinctive character, identity or setting of a nearby settlement; or • contributes to the setting of a nationally protected landscape; or • could only accommodate limited change with some impact on landscape components or character; or • is unlikely to be capable of being mitigated to acceptable levels.
Medium	<p>Landscape components or landscape character which is susceptible to change and is likely to be valued for its intrinsic countryside character, beauty and tranquillity. However, there could be scope to mitigate some sensitivity through careful siting and design.</p>
Low	<p>These landscapes may have some value for their rural character, beauty and tranquillity but these qualities are eroded or influenced by existing urban land uses or other 'detracting' influences.</p>
Very Low	<p>Landscape components or landscape character of relatively low importance and rarity, or degraded, possibly as a result of major urban development at a local scale. These landscapes are resilient to change or they are of relatively low intrinsic value.</p>

Visual sensitivity

Sensitivity	Criteria
Very High	Development would result in a complete or substantial change in the view or the change would be prominent, involving complete or substantial obstruction of the existing view, or complete change in the character and composition of the view through the removal of key elements or the introduction of uncharacteristic elements. Highly sensitive receptors eg residential properties, public rights of way, cycle routes or open access land. Land above the average elevation for the area.
High	Development would result in a significant change in the view which may involve partial obstruction of the existing view or partial change in the character and composition of the view through the introduction of new elements or the removal of existing elements. Change may be prominent but would not substantially alter the scale and character of the surroundings and the wider setting. Sensitive receptors might include users of the local road network, public open spaces and outdoor sport and recreation facilities.
Medium	The composition of views would alter and the quality of the view may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be discordant. Moderately sensitive receptors might include major transport corridors, commercial or industrial premises, formal sports facilities.
Low	A very slight change in the view which might be distinguishable from the surroundings.
Very Low	No part of the proposed development or work activity associated with it would be discernible.

Value

Sensitivity	Criteria
Very High	National or international designated landscape eg National Park;
High	'Unspoilt' rural character, special cultural associations, recognised views, evidence of scenic beauty or tranquillity, Historic Park or Garden.
Medium	Strong rural character well used public rights of way or cycle routes in the immediate area, some cultural associations.
Low	Urban fringe...
Very Low	Degraded or 'spoilt' landscape with 'detracting' or 'intrusive' influences

For the site, each of these three aspects is ranked according to their sensitivity and given an overall sensitivity score using a 'matrix' as follows:

	Very high	High	Medium	Low	Very low
Landscape character sensitivity	5	4	3	2	1
Visual sensitivity	5	4	3	2	1
Value	5	4	3	2	1
Overall					

sensitivity					
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For this site the Overall Landscape Sensitivity to a housing development is assessed as follows

	Very high	High	Medium	Low	Very Low
Landscape character sensitivity			3		
Visual sensitivity		4			
Value			3		
Overall sensitivity			= 10		

Overall Sensitivity scores

- 15 /14 = **very high sensitivity:** *protection from development is the only option*
- 13/12/11 = **high sensitivity :** *protection from development is the preferred option*
- 10/9/8 = **high medium/medium/ low medium:** *development could be accommodated without changing landscape character with certain provisos.*
- 7/6/5 = **low:** *a well designed development could enhance character and appearance*
- 4/3 = **very low sensitivity:** *Development would enhance character and appearance.*

Summary:

There are potentially views from two properties on the Southwick Road: The Old Rectory and The Bungalow; however there are intervening trees which will most likely limit visual impact from the Old Rectory. The site is not prominent from public viewpoints and not visible from either of the primary approach roads into the town *i.e.*, the B2177 Southwick Road and Hoad’s Hill (A32). The site is actually well concealed within the wider landscape due to topography and trees.

The site has been ranked for its overall sensitivity to housing development and found to be **moderately sensitive**, scoring **8 out of 15**.

Development could be accommodated on this site without changing landscape character with certain provisos;

- Retain as far as possible the mature TPO’d trees and the significant hedgerows within and on the perimeter of the site.

Desk/Field checklist:

LANDSCAPE	
WCC/HCC Landscape Character Area	Forest of Bere Lowlands LCA
WCC/HCC Landscape Type	Mixed Farmland and Woodland
Key Landscape components	
Elevation, low lying, high? state OD	Low lying : Approx 30 - 35m AOD
Topography/ Landform: steep or pronounced topography, flat, sloping, gently undulating, ‘rolling’, hilly, ridges, scarps or valleys, river valley, complex, varied or simple?	Very gently rising from the River Meon to the west, from a low point in the SW of the site to a high point in the NE of the site.
Field pattern: small, medium, large, open, distinctive pattern?	Small / medium scale fields
Drainage: well drained or numerous streams, ponds and springs	Not well drained. There is a pond in the SW (low point) of the site and a water course to the south of the site.
Geology: distinctive or varied?	
Land cover, trees, hedges and woodland: Open, exposed, wooded, sparsely wooded, varied.	A significant amount of mature oak trees within hedgerows (most of which are protected by a TPO).

Biodiversity	
Low value or high value?, eg: Ancient Woodland; Special Protection Areas; Special Areas of Conservation; SINC's; wildlife reserves etc.	The site has no wildlife designations.
VALUE	
National Park	The site is not within the Park but the boundary of the Park is 10m to the north of the site on the other side of the Southwick Road.
Local Gap?	The site is not within or near a local Gap.
Scenic quality/ views	No views available.
Spoilt/unspoilt character / presence or absence of detracting influences	Pylons to the south of the site. No other detracting influences. The site will be adjacent to the built up edge of the town when the development on School Road is completed.
Tranquillity	Yes.
Rurality Remoteness/Wildness?	Yes
Special cultural associations?	No.
Historic parks or gardens?	Not on or near.
Listed buildings or scheduled monuments?	No listed building on site but The Old Rectory is 46m to the NW of the site.
Accessibility – local highway network, pedestrian connections, public rights of way or cycle routes	No footpaths affecting the site.
Recreational value	
VISUAL	
Where are the key viewpoints – public rights of way, settlements and residential properties.	There are potentially views from two properties on the Southwick Road: The Old Rectory and The Bungalow; however there are intervening trees which will most likely limit visual impact from the Old Rectory. The site is not prominent from public viewpoints and not visible from either of the primary approach roads into the town i.e., the B2177 Southwick Road and Hoad's Hill (A32). The site is actually well concealed within the wider landscape due to topography and trees.
Prominence/visibility?	Not visible or prominent in the landscape.
Enclosure/Openness?	Enclosed.

Distinct skylines?	No.
Scope to mitigate?	Yes.
Key visual or functional corridor?	No.
Significant outward views from within settlements?	No.
Views on approach to the settlements from the principal approach roads?	No.
Views outwards	

The site has been ranked for its overall sensitivity to housing development using the following criteria:

Landscape Character Sensitivity

Sensitivity	Criteria
Very High	<p>Important landscape components or landscape character types of a particularly distinctive and highly valued character and rarity, which might be extremely sensitive to disturbance or very vulnerable to even slight changes, such that the change from rural to urban characteristics could not be mitigated to acceptable levels. A notable absence of intrusive or detracting influences and evidence of</p> <ul style="list-style-type: none"> • tranquillity; • unspoilt character; • rurality, remoteness or wildness • dark night skies; • natural beauty; • wildlife; and • cultural heritage.
High	<p>Valued landscape components or landscape character types of importance and rarity or the landscape is vulnerable to change and :</p> <ul style="list-style-type: none"> • makes a significant contribution to the distinctive character, identity or setting of a nearby settlement; or • contributes to the setting of a nationally protected landscape; or • could only accommodate limited change with some impact on landscape components or character; or • is unlikely to be capable of being mitigated to acceptable levels.
Medium	<p>Landscape components or landscape character which is susceptible to change and is likely to be valued for its intrinsic countryside character, beauty and tranquillity. However, there could be scope to mitigate some sensitivity through careful siting and design.</p>
Low	<p>These landscapes may have some value for their rural character, beauty and tranquillity but these qualities are eroded or influenced by existing urban land uses or other 'detracting' influences.</p>
Very Low	<p>Landscape components or landscape character of relatively low importance and rarity, or degraded, possibly as a result of major urban development at a local scale. These landscapes are resilient to change or</p>

	they are of relatively low intrinsic value.
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Visual sensitivity

Sensitivity	Criteria
Very High	Development would result in a complete or substantial change in the view or the change would be prominent, involving complete or substantial obstruction of the existing view, or complete change in the character and composition of the view through the removal of key elements or the introduction of uncharacteristic elements. Highly sensitive receptors eg residential properties, public rights of way, cycle routes or open access land. Land above the average elevation for the area.
High	Development would result in a significant change in the view which may involve partial obstruction of the existing view or partial change in the character and composition of the view through the introduction of new elements or the removal of existing elements. Change may be prominent but would not substantially alter the scale and character of the surroundings and the wider setting. Sensitive receptors might include users of the local road network, public open spaces and outdoor sport and recreation facilities.
Medium	The composition of views would alter and the quality of the view may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be discordant. Moderately sensitive receptors might include major transport corridors, commercial or industrial premises, formal sports facilities.
Low	A very slight change in the view which might be distinguishable from the surroundings.
Very Low	No part of the proposed development or work activity associated with it would be discernible.

Value

Sensitivity	Criteria
Very High	National or international designated landscape eg National Park;
High	'Unspoilt' rural character, special cultural associations, recognised views, evidence of scenic beauty or tranquillity, Historic Park or Garden.
Medium	Strong rural character well used public rights of way or cycle routes in the immediate area, some cultural associations.
Low	Urban fringe...
Very Low	Degraded or 'spoilt' landscape with 'detracting' or 'intrusive' influences

For the site, each of these three aspects is ranked according to their sensitivity and given an overall sensitivity score using a 'matrix' as follows:

	Very high	High	Medium	Low	Very low
Landscape character sensitivity	5	4	3	2	1
Visual sensitivity	5	4	3	2	1
Value	5	4	3	2	1

Overall sensitivity					
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For this site the Overall Landscape Sensitivity to a housing development is assessed as follows

	Very high	High	Medium	Low	Very Low
Landscape character sensitivity			3		
Visual sensitivity				2	
Value			3		
Overall sensitivity			= 8 medium		

Overall Sensitivity scores

- 15 /14 = **very high sensitivity:** *protection from development is the only option*
- 13/12/11 = **high sensitivity :** *protection from development is the preferred option*
- 10/9/8 = **high medium/medium/ low medium:** *development could be accommodated without changing landscape character with certain provisos.*
- 7/6/5 = **low:** *a well designed development could enhance character and appearance*
- 4/3 = **very low sensitivity:** *Development would enhance character and appearance.*

WI06 Land at junction of Mill and Blind Lane, Wickham

Summary:

The site is isolated and remote from the settlement boundary of Wickham, prominent in views, elevated and unspoilt, adjacent to the SDNP and extremely sensitive to disturbance. There is a notable absence of intrusive or detracting influences and it is recommended that it is not taken forward as a possible housing site, scoring **12 out of 15 = high sensitivity**: protection from development is the preferred option.

Desk/Field checklist:

LANDSCAPE	
WCC/HCC Landscape Character Area	Lower Meon Valley (WCC)
WCC/HCC Landscape Type	Mixed Farmland and Woodland (Open)
Key Landscape components	
Elevation, low lying, high? state OD	56m AOD
Topography/ Landform: steep or pronounced topography, flat, sloping, gently undulating, 'rolling', hilly, ridges, scarps or valleys, river valley, complex, varied or simple?	Slopes up from the south to a high point in the north of the site.
Field pattern: small, medium, large, open, distinctive pattern?	Medium / large.
Drainage: well drained or numerous streams, ponds and springs	Well drained
Geology: distinctive or varied?	
Land cover, trees, hedges and woodland: Open, exposed, wooded, sparsely wooded, varied.	Large open field fringed with mature trees and hedges in places.
Biodiversity	
Low value or high value?, eg: Ancient Woodland; Special Protection Areas;	Low value – no designations.

Special Areas of Conservation; SINC's; wildlife reserves etc.	
VALUE	
National Park	Adjacent to and contiguous with the Park on its NE boundary
Local Gap?	No.
Scenic quality/ views	
Spoilt/unspoilt character / presence or absence of detracting influences	Yes, unspoilt rural character and an absence of detracting influences.
Tranquillity	Yes.
Rurality Remoteness/Wildness?	Yes.
Special cultural associations?	Unknown.
Historic parks or gardens?	No
Listed buildings or scheduled monuments?	No.
Accessibility – local highway network, pedestrian connections, public rights of way or cycle routes	
Recreational value	
VISUAL	
Where are the key viewpoints – public rights of way, settlements and residential properties.	The key viewpoints are from Mill lane, Blind Lane, Frith Lane and Pricketts Hill.
Prominence/visibility?	The site is open and prominent in views.
Enclosure/Openness?	Open
Distinct skylines?	Yes.
Scope to mitigate?	No.
Key visual or functional corridor?	Yes.
Significant outward views from within settlements?	No.
Views on approach to the settlements from the principal approach roads?	No.
Views outwards	

The site has been ranked for its overall sensitivity to housing development using the following criteria:

Landscape Character Sensitivity

Sensitivity	Criteria
Very High	<p>Important landscape components or landscape character types of a particularly distinctive and highly valued character and rarity, which might be extremely sensitive to disturbance or very vulnerable to even slight changes, such that the change from rural to urban characteristics could not be mitigated to acceptable levels. A notable absence of intrusive or detracting influences and evidence of</p> <ul style="list-style-type: none"> • tranquillity; • unspoilt character; • rurality, remoteness or wildness • dark night skies; • natural beauty; • wildlife; and • cultural heritage.
High	<p>Valued landscape components or landscape character types of importance and rarity or the landscape is vulnerable to change and :</p> <ul style="list-style-type: none"> • makes a significant contribution to the distinctive character, identity or setting of a nearby settlement; or • contributes to the setting of a nationally protected landscape; or • could only accommodate limited change with some impact on landscape components or character; or • is unlikely to be capable of being mitigated to acceptable levels.
Medium	<p>Landscape components or landscape character which is susceptible to change and is likely to be valued for its intrinsic countryside character, beauty and tranquillity. However, there could be scope to mitigate some sensitivity through careful siting and design.</p>
Low	<p>These landscapes may have some value for their rural character, beauty and tranquillity but these qualities are eroded or influenced by existing urban land uses or other 'detracting' influences.</p>
Very Low	<p>Landscape components or landscape character of relatively low importance and rarity, or degraded, possibly as a result of major urban development at a local scale. These landscapes are resilient to change or they are of relatively low intrinsic value.</p>

Visual sensitivity

Sensitivity	Criteria
Very High	<p>Development would result in a complete or substantial change in the view or the change would be prominent, involving complete or substantial obstruction of the existing view, or complete change in the character and composition of the view through the removal of key elements or the introduction of uncharacteristic elements. Highly sensitive receptors eg residential properties, public rights of way, cycle routes or open access land. Land above the average elevation for the area.</p>
High	<p>Development would result in a significant change in the view which may</p>

	involve partial obstruction of the existing view or partial change in the character and composition of the view through the introduction of new elements or the removal of existing elements. Change may be prominent but would not substantially alter the scale and character of the surroundings and the wider setting. Sensitive receptors might include users of the local road network, public open spaces and outdoor sport and recreation facilities.
Medium	The composition of views would alter and the quality of the view may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be discordant. Moderately sensitive receptors might include major transport corridors, commercial or industrial premises, formal sports facilities.
Low	A very slight change in the view which might be distinguishable from the surroundings.
Very Low	No part of the proposed development or work activity associated with it would be discernible.

Value

Sensitivity	Criteria
Very High	National or international designated landscape eg National Park;
High	'Unspoilt' rural character, special cultural associations, recognised views, evidence of scenic beauty or tranquillity, Historic Park or Garden.
Medium	Strong rural character well used public rights of way or cycle routes in the immediate area, some cultural associations.
Low	Urban fringe...
Very Low	Degraded or 'spoilt' landscape with 'detracting' or 'intrusive' influences

For the site, each of these three aspects is ranked according to their sensitivity and given an overall sensitivity score using a 'matrix' as follows:

	Very high	High	Medium	Low	Very low
Landscape character sensitivity	5	4	3	2	1
Visual sensitivity	5	4	3	2	1
Value	5	4	3	2	1
Overall sensitivity					

For this site the Overall Landscape Sensitivity to a housing development is assessed as follows

	Very high	High	Medium	Low	Very Low
Landscape character sensitivity		4			
Visual sensitivity	5				

Value			3		
Overall sensitivity		= 12			

Overall Sensitivity scores

- 15 /14 = **very high sensitivity:** *protection from development is the only option*
- 13/12/11 = **high sensitivity :** *protection from development is the preferred option*
- 10/9/8 = **high medium/medium/ low medium:** *development could be accommodated without changing landscape character with certain provisos.*
- 7/6/5 = **low:** *a well designed development could enhance character and appearance*
- 4/3 = **very low sensitivity:** *Development would enhance character and appearance.*

Summary:

The landscape has some value for its rural character, beauty and tranquillity but these qualities are eroded or influenced by existing urban land uses or other ‘detracting’ influences. The site is used as a golf course and is beside the built up edge of Wickham.

The site has no wildlife designation. It is not near or within the National Park which is on the other side of the town to the east and NE and is not within or near to a local Gap. The site is clear of the flood zone and there are no listed buildings or SAM’s on or near the site.

The site used to be a part of the much larger Park Place Deer Park. The NW half of the site falls within the former Deer Park which is locally listed. However in common with WI19 (Little Park Farm) the character of the original Deer Park has been significantly diluted.

The key viewpoints are primarily from those private residential properties fringing the site on its north, NE and SE boundaries. Many houses on Tanfield Lane, Tanfield Park, Holt Close and Cold Harbour Close look out over the site. Private residential properties are considered to be sensitive receptors. However, whilst new housing on this site may be prominent, it would not substantially alter the scale and character of the surroundings and the wider setting and would be seen as a natural outgrowth of the town.

The site is assessed to be **moderately landscape sensitive, scoring 9 out of 15:**
development could be accommodated without changing landscape character with certain provisos:

- There would need to be substantial landscape buffers, ie belts or clumps of native tree and shrub planting, between development and existing residential properties on the edge of the site;
- Development should avoid the upper slopes of the site and instead concentrate on the lower areas, perhaps allocating more elevated areas for open space uses.

Desk/Field checklist:

LANDSCAPE	
WCC/HCC Landscape Character Area	Lower Meon Valley LCA
WCC/HCC Landscape Type	Mixed Farmland and Woodland
Key Landscape components	
Elevation, low lying, high? state OD	Slopes up SE to NW from a low point of approximately 20m AOD near ‘Fir Dale’ and ‘Bendene’, to a high point of 40m AOD near the boundary with No 13 Cold Harbour Close.
Topography/ Landform: steep or pronounced topography, flat, sloping, gently undulating, ‘rolling’, hilly, ridges, scarps or valleys, river valley, complex, varied or simple?	The land forms a part of the River Meon valley slope and rises up gently toward the NW.
Field pattern: small, medium, large, open,	The golf course is large and open.

distinctive pattern?	
Drainage: well drained or numerous streams, ponds and springs	There are streams water courses and a pond on the site.
Geology: distinctive or varied?	Unknown.
Land cover, trees, hedges and woodland: Open, exposed, wooded, sparsely wooded, varied.	The landscape is open and exposed lower down but more wooded higher up the slope.
Biodiversity	
Low value or high value?, eg: Ancient Woodland; Special Protection Areas; Special Areas of Conservation; SINCS; wildlife reserves etc.	The site has no wildlife designation.
VALUE	
National Park	The site is not near or within the National Park which is on the other side of the town to the east and NE.
Local Gap?	The site is not within or near to a local Gap.
Scenic quality/ views	There are pleasing views across the golf course from Tanfield Lane and the numerous private residential properties.
Spoilt/unspoilt character / presence or absence of detracting influences	The rurality of the site is diluted due to the presence of the golf course.
Tranquillity	No.
Rurality Remoteness/Wildness?	No.
Special cultural associations?	The site used to be part of the much larger Park Place Deer Park.
Historic parks or gardens?	Yes. The NW half of the site falls within the former Deer Park which is locally Listed.
Listed buildings or scheduled monuments?	There are no Listed buildings or SAM's on or near the site.
Accessibility – local highway network, pedestrian connections, public rights of way or cycle routes	A public footpath follows Tanfield Lane from which views of the site can be obtained.
Recreational value	The site is used a golf course and there is a track leading from

	Titchfield Lane to Tanfield Lane and a public right of way following Tanfield Lane.
VISUAL	
Where are the key viewpoints – public rights of way, settlements and residential properties.	The key viewpoints are primarily from those private residential properties fringing the site on its north, NE and SE boundaries. Many houses on Tanfield Lane, Tanfield Park, Holt Close and Cold Harbour Close look out over the site. Private residential properties are considered to be sensitive receptors.
Prominence/visibility?	Prominent.
Enclosure/Openness?	Locally open, but contained within the wider landscape.
Distinct skylines?	No.
Scope to mitigate?	Yes.
Key visual or functional corridor?	No.
Significant outward views from within settlements?	Yes.
Views on approach to the settlements from the principal approach roads?	No.
Views outwards	Yes.

The site has been ranked for its overall sensitivity to housing development using the following criteria:

Landscape Character Sensitivity

Sensitivity	Criteria
Very High	<p>Important landscape components or landscape character types of a particularly distinctive and highly valued character and rarity, which might be extremely sensitive to disturbance or very vulnerable to even slight changes, such that the change from rural to urban characteristics could not be mitigated to acceptable levels. A notable absence of intrusive or detracting influences and evidence of</p> <ul style="list-style-type: none"> • tranquillity; • unspoilt character; • rurality, remoteness or wildness • dark night skies; • natural beauty; • wildlife; and • cultural heritage.
High	<p>Valued landscape components or landscape character types of importance and rarity or the landscape is vulnerable to change and :</p> <ul style="list-style-type: none"> • makes a significant contribution to the distinctive character, identity or setting of a nearby settlement; or • contributes to the setting of a nationally protected landscape; or • could only accommodate limited change with some impact on landscape components or character; or

	<ul style="list-style-type: none"> is unlikely to be capable of being mitigated to acceptable levels.
Medium	Landscape components or landscape character which is susceptible to change and is likely to be valued for its intrinsic countryside character, beauty and tranquillity. However, there could be scope to mitigate some sensitivity through careful siting and design.
Low	These landscapes may have some value for their rural character, beauty and tranquillity but these qualities are eroded or influenced by existing urban land uses or other 'detracting' influences.
Very Low	Landscape components or landscape character of relatively low importance and rarity, or degraded, possibly as a result of major urban development at a local scale. These landscapes are resilient to change or they are of relatively low intrinsic value.

Visual sensitivity

Sensitivity	Criteria
Very High	Development would result in a complete or substantial change in the view or the change would be prominent, involving complete or substantial obstruction of the existing view, or complete change in the character and composition of the view through the removal of key elements or the introduction of uncharacteristic elements. Highly sensitive receptors eg residential properties, public rights of way, cycle routes or open access land. Land above the average elevation for the area.
High	Development would result in a significant change in the view which may involve partial obstruction of the existing view or partial change in the character and composition of the view through the introduction of new elements or the removal of existing elements. Change may be prominent but would not substantially alter the scale and character of the surroundings and the wider setting. Sensitive receptors might include users of the local road network, public open spaces and outdoor sport and recreation facilities.
Medium	The composition of views would alter and the quality of the view may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be discordant. Moderately sensitive receptors might include major transport corridors, commercial or industrial premises, formal sports facilities.
Low	A very slight change in the view which might be distinguishable from the surroundings.
Very Low	No part of the proposed development or work activity associated with it would be discernible.

Value

Sensitivity	Criteria
Very High	National or international designated landscape eg National Park;
High	'Unspoilt' rural character, special cultural associations, recognised views, evidence of scenic beauty or tranquillity, Historic Park or Garden.
Medium	Strong rural character well used public rights of way or cycle routes in the immediate area, some cultural associations.
Low	Urban fringe...
Very Low	Degraded or 'spoilt' landscape with 'detracting' or 'intrusive' influences

For the site, each of these three aspects is ranked according to their sensitivity and given an

overall sensitivity score using a 'matrix' as follows:

	Very high	High	Medium	Low	Very low
Landscape character sensitivity	5	4	3	2	1
Visual sensitivity	5	4	3	2	1
Value	5	4	3	2	1
Overall sensitivity					

For this site the Overall Landscape Sensitivity to a housing development is assessed as follows

	Very high	High	Medium	Low	Very Low
Landscape character sensitivity				2	
Visual sensitivity		4			
Value			3		
Overall sensitivity			= 9 medium		

Overall Sensitivity scores

- 15 /14 = **very high sensitivity:** *protection from development is the only option*
- 13/12/11 = **high sensitivity :** *protection from development is the preferred option*
- 10/9/8 = **high medium/medium/ low medium:** *development could be accommodated without changing landscape character with certain provisos.*
- 7/6/5 = **low:** *a well designed development could enhance character and appearance*
- 4/3 = **very low sensitivity:** *Development would enhance character and appearance.*

Summary:

The site is directly NW of the allocated housing site beside the A334 Winchester Road occupying a partially enclosed relatively flat large field. The site is not visible from the public highway but is overlooked by a number of private residential dwellings however the presence of built development reduces its landscape sensitivity so that it is considered to be only **moderately landscape sensitive**, scoring 10 out of 15: i.e., *development could be accommodated without changing landscape character with certain provisos: i.e.* retention of boundary trees and hedgerows and additional landscape buffers between existing residential development and new residential development.

Desk/Field checklist:

LANDSCAPE	
WCC/HCC Landscape Character Area	Lower Meon Valley Landscape Character Area (WCC)
WCC/HCC Landscape Type	Mixed Farmland and Woodland (Open)
Key Landscape components	
Elevation, low lying, high? state OD	50 to 55m AOD
Topography/ Landform: steep or pronounced topography, flat, sloping, gently undulating, 'rolling', hilly, ridges, scarps or valleys, river valley, complex, varied or simple?	Flat or very gently sloping.
Field pattern: small, medium, large, open, distinctive pattern?	Large field.
Drainage: well drained or numerous streams, ponds and springs	
Geology: distinctive or varied?	
Land cover, trees, hedges and woodland: Open, exposed, wooded, sparsely wooded, varied.	Due to the amount of mature trees on the site's boundaries the site is not exposed in the wider landscape.
Biodiversity	
Low value or high value?, eg: Ancient Woodland;	Not designated.

Special Protection Areas; Special Areas of Conservation; SINC's; wildlife reserves etc.	
VALUE	
National Park	No.
Local Gap?	No.
Scenic quality/ views	No.
Spoilt/unspoilt character / presence or absence of detracting influences	The site's rurality is diminished slightly by the presence of existing built development on its SW and NW boundaries.
Tranquillity	Yes.
Rurality Remoteness/Wildness?	A degree of rurality.
Special cultural associations?	Unknown.
Historic parks or gardens?	No.
Listed buildings or scheduled monuments?	No.
Accessibility – local highway network, pedestrian connections, public rights of way or cycle routes	A public right of way runs along the SW edge of the site
Recreational value	Low.
VISUAL	
Where are the key viewpoints – public rights of way, settlements and residential properties.	Key view points are from the public footpath and track which serves Amberwood, Long Meadow and Copse Cottage and from the private dwellings on Blind Lane which back-on to the site. These are all highly sensitive receptors. The site is not readily visible or prominent from the public highway either Blind Lane, Mill Lane or the A334
Prominence/visibility?	Not prominent from public highways but prominent from private residential properties.
Enclosure/Openness?	Enclosed.
Distinct skylines?	No.
Scope to mitigate?	Yes.
Key visual or functional corridor?	No.
Significant outward views from within settlements?	No.
Views on approach to	No.

the settlements from the principal approach roads?	
Views outwards	

The site has been ranked for its overall sensitivity to housing development using the following criteria:

Landscape Character Sensitivity

Sensitivity	Criteria
Very High	<p>Important landscape components or landscape character types of a particularly distinctive and highly valued character and rarity, which might be extremely sensitive to disturbance or very vulnerable to even slight changes, such that the change from rural to urban characteristics could not be mitigated to acceptable levels. A notable absence of intrusive or detracting influences and evidence of</p> <ul style="list-style-type: none"> • tranquillity; • unspoilt character; • rurality, remoteness or wildness • dark night skies; • natural beauty; • wildlife; and • cultural heritage.
High	<p>Valued landscape components or landscape character types of importance and rarity or the landscape is vulnerable to change and :</p> <ul style="list-style-type: none"> • makes a significant contribution to the distinctive character, identity or setting of a nearby settlement; or • contributes to the setting of a nationally protected landscape; or • could only accommodate limited change with some impact on landscape components or character; or • is unlikely to be capable of being mitigated to acceptable levels.
Medium	<p>Landscape components or landscape character which is susceptible to change and is likely to be valued for its intrinsic countryside character, beauty and tranquillity. However, there could be scope to mitigate some sensitivity through careful siting and design.</p>
Low	<p>These landscapes may have some value for their rural character, beauty and tranquillity but these qualities are eroded or influenced by existing urban land uses or other 'detracting' influences.</p>
Very Low	<p>Landscape components or landscape character of relatively low importance and rarity, or degraded, possibly as a result of major urban development at a local scale. These landscapes are resilient to change or they are of relatively low intrinsic value.</p>

Visual sensitivity

Sensitivity	Criteria
Very High	<p>Development would result in a complete or substantial change in the view or the change would be prominent, involving complete or substantial obstruction of the existing view, or complete change in the character and composition of the view through the removal of key elements or the</p>

	introduction of uncharacteristic elements. Highly sensitive receptors eg residential properties, public rights of way, cycle routes or open access land. Land above the average elevation for the area.
High	Development would result in a significant change in the view which may involve partial obstruction of the existing view or partial change in the character and composition of the view through the introduction of new elements or the removal of existing elements. Change may be prominent but would not substantially alter the scale and character of the surroundings and the wider setting. Sensitive receptors might include users of the local road network, public open spaces and outdoor sport and recreation facilities.
Medium	The composition of views would alter and the quality of the view may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be discordant. Moderately sensitive receptors might include major transport corridors, commercial or industrial premises, formal sports facilities.
Low	A very slight change in the view which might be distinguishable from the surroundings.
Very Low	No part of the proposed development or work activity associated with it would be discernible.

Value

Sensitivity	Criteria
Very High	National or international designated landscape eg National Park;
High	'Unspoilt' rural character, special cultural associations, recognised views, evidence of scenic beauty or tranquillity, Historic Park or Garden.
Medium	Strong rural character well used public rights of way or cycle routes in the immediate area, some cultural associations.
Low	Urban fringe...
Very Low	Degraded or 'spoilt' landscape with 'detracting' or 'intrusive' influences

For the site, each of these three aspects is ranked according to their sensitivity and given an overall sensitivity score using a 'matrix' as follows:

	Very high	High	Medium	Low	Very low
Landscape character sensitivity	5	4	3	2	1
Visual sensitivity	5	4	3	2	1
Value	5	4	3	2	1
Overall sensitivity					

For this site the Overall Landscape Sensitivity to a housing development is assessed as follows

	Very high	High	Medium	Low	Very Low
Landscape character			3		

sensitivity					
Visual sensitivity		4			
Value			3		
Overall sensitivity			= 10		

Overall Sensitivity scores

- 15 /14 = **very high sensitivity:** *protection from development is the only option*
- 13/12/11 = **high sensitivity :** *protection from development is the preferred option*
- 10/9/8 = **high medium/medium/ low medium:** *development could be accommodated without changing landscape character with certain provisos.*
- 7/6/5 = **low:** *a well designed development could enhance character and appearance*
- 4/3 = **very low sensitivity:** *Development would enhance character and appearance.*

Summary:

The site adjoins the boundary with the SDNP and the site of the listed St Nicholas Church. It is also located within Rookesbury Park which is on the Hampshire Inventory of Historic Parks and Gardens. Visually the site is beside the busy B 2177 but not particularly prominent due to the presence of the roadside evergreen hedge. The site has been well tree'd in the past but appears to be less so now.

The site is considered to be **moderately landscape sensitive** scoring 9 out of 15: development could be accommodated without changing landscape character with certain provisos:

- The roadside hedge to be retained
- The best of the remaining trees retained and protected.

Landscape Character Sensitivity

Sensitivity	Criteria
Very High	<p>Important landscape components or landscape character types of a particularly distinctive and highly valued character and rarity, which might be extremely sensitive to disturbance or very vulnerable to even slight changes, such that the change from rural to urban characteristics could not be mitigated to acceptable levels. A notable absence of intrusive or detracting influences and evidence of</p> <ul style="list-style-type: none"> • tranquillity; • unspoilt character; • rurality, remoteness or wildness • dark night skies; • natural beauty; • wildlife; and • cultural heritage.
High	<p>Valued landscape components or landscape character types of importance and rarity or the landscape is vulnerable to change and :</p> <ul style="list-style-type: none"> • makes a significant contribution to the distinctive character, identity or setting of a nearby settlement; or • contributes to the setting of a nationally protected landscape; or • could only accommodate limited change with some impact on landscape components or character; or • is unlikely to be capable of being mitigated to acceptable levels.
Medium	<p>Landscape components or landscape character which is susceptible to change and is likely to be valued for its intrinsic countryside character, beauty and tranquillity. However, there could be scope to mitigate some sensitivity through careful siting and design.</p>
Low	<p>These landscapes may have some value for their rural character, beauty and tranquillity but these qualities are eroded or influenced by existing urban land uses or other 'detracting' influences.</p>
Very Low	<p>Landscape components or landscape character of relatively low importance and rarity, or degraded, possibly as a result of major urban development at a local scale. These landscapes are resilient to change or they are of relatively low intrinsic value.</p>

Visual sensitivity

Sensitivity	Criteria
Very High	Development would result in a complete or substantial change in the view or the change would be prominent, involving complete or substantial obstruction of the existing view, or complete change in the character and composition of the view through the removal of key elements or the introduction of uncharacteristic elements. Highly sensitive receptors eg residential properties, public rights of way, cycle routes or open access land. Land above the average elevation for the area.
High	Development would result in a significant change in the view which may involve partial obstruction of the existing view or partial change in the character and composition of the view through the introduction of new elements or the removal of existing elements. Change may be prominent but would not substantially alter the scale and character of the surroundings and the wider setting. Sensitive receptors might include users of the local road network, public open spaces and outdoor sport and recreation facilities.
Medium	The composition of views would alter and the quality of the view may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be discordant. Moderately sensitive receptors might include major transport corridors, commercial or industrial premises, formal sports facilities.
Low	A very slight change in the view which might be distinguishable from the surroundings.
Very Low	No part of the proposed development or work activity associated with it would be discernible.

Value

Sensitivity	Criteria
Very High	National or international designated landscape eg National Park;
High	'Unspoilt' rural character, special cultural associations, recognised views, evidence of scenic beauty or tranquillity, Historic Park or Garden.
Medium	Strong rural character well used public rights of way or cycle routes in the immediate area, some cultural associations.
Low	Urban fringe...
Very Low	Degraded or 'spoilt' landscape with 'detracting' or 'intrusive' influences

For the site, each of these three aspects is ranked according to their sensitivity and given an overall sensitivity score using a 'matrix' as follows:

	Very high	High	Medium	Low	Very low
Landscape character sensitivity	5	4	3	2	1
Visual sensitivity	5	4	3	2	1
Value	5	4	3	2	1
Overall					

sensitivity					
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For this site the Overall Landscape Sensitivity to a housing development is assessed as follows

	Very high	High	Medium	Low	Very Low
Landscape character sensitivity				2	
Visual sensitivity			3		
Value		4			
Overall sensitivity			= 9 medium		

Overall Sensitivity scores

- 15 /14 = **very high sensitivity:** *protection from development is the only option*
- 13/12/11 = **high sensitivity :** *protection from development is the preferred option*
- 10/9/8 = **high medium/medium/ low medium:** *development could be accommodated without changing landscape character with certain provisos.*
- 7/6/5 = **low:** *a well designed development could enhance character and appearance*

4/3 = **very low sensitivity:** *Development would enhance character and appearance.*

WI24 - Mayles Farm, Mayles Lane, Wickham

Summary:

In a relatively unspoilt track of land south of Wickham and outside of the settlement area. Open fields and rising ground to the south and abutting the River Meon to the west. The site was at least half included in the Area of Special Landscape Quality designation. The river is a highly sensitive area (chalk stream) and partially covered by a SINC designation. Visibility is significant from residential properties to the east and north sides and glimpsed from surrounding roads, more so from Mayles Lane and possible from Wickham Park Golf Club. The recreation ground and Public Open Space have significant views across the site and part of the SHELLA is shown covering Lysander Meadow (POS). Longer views may be limited. The integrity of the River Meon and its sides is critical to the sustainability of this chalk stream. Overall the site has some significant sensitivities and therefore scored:

12 high sensitivity: *protection from development is the preferred option.*

Desk/Field checklist:

LANDSCAPE	
WCC/HCC Landscape Character Area	WCC: Lower Meon Valley – typified by paddocks; remains of water meadows, assorted fields. Well treed; riverside woodlands and valley sides. Sense of intimacy enclosure. Strategies include: <ul style="list-style-type: none"> • Retain, enhance rural and riparian character of area. • Conserve and enhance areas of agriculturally unimproved grassland and water meadows. • Conserve rich bio-diversity associated with springs. • Development should be sensitive to historic character. • Compact nature of existing settlements should be respected. • Locate buildings sensitively, integrating them in to the landscape setting.
WCC/HCC Landscape Type	WCC: Mixed farmland and woodland / River Valley Floor
Key Landscape components	
Elevation, low lying, high? state OD	Large site ranges from approx. 19m by the River Meon to 52m at the southern part of the site.
Topography/ Landform: steep or pronounced topography, flat, sloping, gently undulating, ‘rolling’, hilly, ridges, scarps or valleys, river valley, complex, varied or simple?	Undulating landform with some pronounced slopes through which the River Meon cuts.
Field pattern: small, medium, large, open, distinctive pattern?	Small fields and areas of woodland.
Drainage: well drained	Liable to flooding on the west part of the site next to the R. Meon

or numerous streams, ponds and springs	(half within flood zones 2 and 3). East part of the site is likely to be well drained.
Geology: distinctive or varied?	Distinctive chalk hills down to clay / silt / gravel along the course of the R. Meon.
Land cover, trees, hedges and woodland: Open, exposed, wooded, sparsely wooded, varied.	Open pasture; hedgerows with occasional large trees. Woodland to the south. River corridor has particular and ecologically important significance.
Biodiversity	
Low value or high value?, eg: Ancient Woodland; Special Protection Areas; Special Areas of Conservation; SINC's; wildlife reserves etc.	Western part of the site abuts the River Meon SINC. Southern part of the Eastern section abuts the Birchfrith Copse SINC.
VALUE	
National Park	620m to the north
Former ASLQ	Approximately half of the SHELLA site is within the Meon Valley ASLQ
Scenic quality/ views	Yes – views of rising hills and river corridor
Spoilt/unspoilt character / presence or absence of detracting influences	Has unspoilt character. Outside of the town and sense of open countryside. Riverside area (west area) has special character associated with the R. Meon.
Tranquillity	Sense of tranquillity, modified by presence of power line and view of houses on Hoad's Hill but pronounced in remoter southern part of site and area close to the River Meon.
Rurality Remoteness/Wildness?	Has rural quality. Southern part of the site has some sense of remoteness.
Special cultural associations?	Outside of settlement boundary.
Historic parks or gardens?	None on site.
Listed buildings or scheduled monuments?	Mayles listed building on opposite side of Mayles Lane, west boundary of east area.
Accessibility – local highway network, pedestrian connections, public rights of way or cycle routes	Access from Mayles Lane – relatively narrow, single track in most parts. East part of site approaches Hoad's hill in one location.
Recreational value	North east section is Public Open Space (Lysander Meadow, Natural Green Space).

VISUAL	
Where are the key viewpoints – public rights of way, settlements and residential properties.	Views of both areas from points on Mayles Lane. Views from recreation ground and Lysander Meadow Public Open Space. Views likely from locations on Hoad's Hill near to recreation ground. Views from rear of residential properties on Hoad's Hill and from those on Mayles Lane likely and Manor Close (residential sensitive to change)
Prominence/visibility?	Not highly visible from longer distances but significant views from nearer to the site.
Enclosure/Openness?	Open, enclosure formed by mostly low hedges, buildings and woodland.
Distinct skylines?	No
Scope to mitigate?	
Key visual or functional corridor?	May have some visual significance on Hoad's Hill.
Significant outward views from within settlements?	Views of the site from houses on Hoad's Hill and houses situated on north side of site and Mayles Lane.
Views on approach to the settlements from the principal approach roads?	Some views may be possible from Hoad's Hill
Views outwards	Some long views from the higher parts of the site (to the north)

The site has been ranked for its overall sensitivity to housing development using the following criteria:

Landscape Character Sensitivity

Sensitivity	Criteria
Very High	<p>Important landscape components or landscape character types of a particularly distinctive and highly valued character and rarity, which might be extremely sensitive to disturbance or very vulnerable to even slight changes, such that the change from rural to urban characteristics could not be mitigated to acceptable levels. A notable absence of intrusive or detracting influences and evidence of</p> <ul style="list-style-type: none"> • tranquillity; • unspoilt character; • rurality, remoteness or wildness • dark night skies; • natural beauty; • wildlife; and • cultural heritage.
High	<p>Valued landscape components or landscape character types of importance and rarity or the landscape is vulnerable to change and :</p> <ul style="list-style-type: none"> • makes a significant contribution to the distinctive character, identity or setting of a nearby settlement; or • contributes to the setting of a nationally protected landscape; or • could only accommodate limited change with some impact on landscape components or character; or • is unlikely to be capable of being mitigated to acceptable levels.
Medium	Landscape components or landscape character which is susceptible to

	change and is likely to be valued for its intrinsic countryside character, beauty and tranquillity. However, there could be scope to mitigate some sensitivity through careful siting and design.
Low	These landscapes may have some value for their rural character, beauty and tranquillity but these qualities are eroded or influenced by existing urban land uses or other 'detracting' influences.
Very Low	Landscape components or landscape character of relatively low importance and rarity, or degraded, possibly as a result of major urban development at a local scale. These landscapes are resilient to change or they are of relatively low intrinsic value.

Visual sensitivity

Sensitivity	Criteria
Very High	Development would result in a complete or substantial change in the view or the change would be prominent, involving complete or substantial obstruction of the existing view, or complete change in the character and composition of the view through the removal of key elements or the introduction of uncharacteristic elements. Highly sensitive receptors eg residential properties, public rights of way, cycle routes or open access land. Land above the average elevation for the area.
High	Development would result in a significant change in the view which may involve partial obstruction of the existing view or partial change in the character and composition of the view through the introduction of new elements or the removal of existing elements. Change may be prominent but would not substantially alter the scale and character of the surroundings and the wider setting. Sensitive receptors might include users of the local road network, public open spaces and outdoor sport and recreation facilities.
Medium	The composition of views would alter and the quality of the view may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be discordant. Moderately sensitive receptors might include major transport corridors, commercial or industrial premises, formal sports facilities.
Low	A very slight change in the view which might be distinguishable from the surroundings.
Very Low	No part of the proposed development or work activity associated with it would be discernible.

Value

Sensitivity	Criteria
Very High	National or international designated landscape eg National Park;
High	'Unspoilt' rural character, special cultural associations, recognised views, evidence of scenic beauty or tranquillity, Historic Park or Garden, former 'Area of Special Landscape Quality' (ASLQ).
Medium	Strong rural character well used public rights of way or cycle routes in the immediate area, some cultural associations.
Low	Urban fringe...
Very Low	Degraded or 'spoilt' landscape with 'detracting' or 'intrusive' influences

For the site, each of these three aspects is ranked according to their sensitivity and given an overall sensitivity score using a 'matrix' as follows:

	Very high	High	Medium	Low	Very low
Landscape character sensitivity	5	4	3	2	1
Visual sensitivity	5	4	3	2	1
Value	5	4	3	2	1
Overall sensitivity					

For this site the Overall Landscape Sensitivity to a housing development is assessed as follows

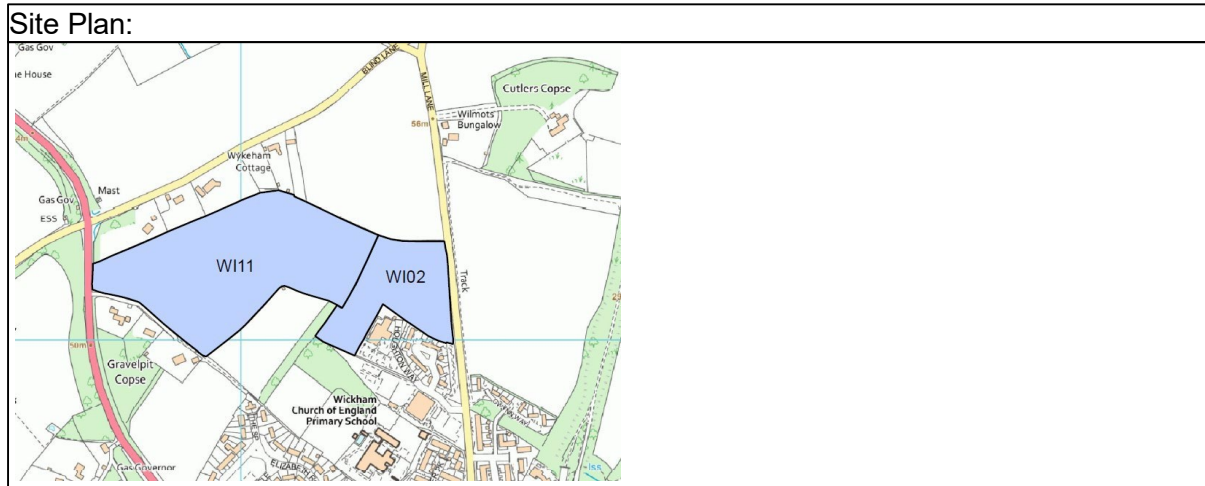
	Very high	High	Medium	Low	Very Low
Landscape character sensitivity		4			
Visual sensitivity		4			
Value		4			
Overall sensitivity	12				

Overall Sensitivity scores

- 15 /14 = **very high sensitivity:** *protection from development is the only option*
- 13/12/11 = **high sensitivity :** *protection from development is the preferred option*
- 10/9/8 = **high medium/medium/ low medium:** *development could be accommodated without changing landscape character with certain provisos.*
- 7/6/5 = **low:** *a well designed development could enhance character and appearance*
- 4/3 = **very low sensitivity:** *Development would enhance character and appearance.*

Appendix 2 Heritage assessments

Wickham: WI02



1.0 Heritage assets potentially affected by the site allocation

- None designated within the site.
- Little Park Mansions to the West, List UID: 1350591
- Upper House to the South, List UID: 1301167.
- Northfield Farmhouse to the East, List UID: 11157524.
- Buddens Farmhouse to the South, List UID: 1095609.

2.0 Contribution the site (in its current form) makes to the significance of the heritage asset(s)

- The site, on rising ground, is adjacent to the end of the built-up area along Mill Lane north of the village and is approximately 400m from the nearest Listed Buildings and the Conservation Area. It is also within 150m of the South Downs National Park boundary on the other side of Mill Lane.
- Whilst the ground rises appreciably north of the village it is difficult to see this specific site from the historic centre.
- The site contributes to the heritage assets simply by being open countryside within 500m from the village centre and by limiting the ribbon development along Mill Lane.

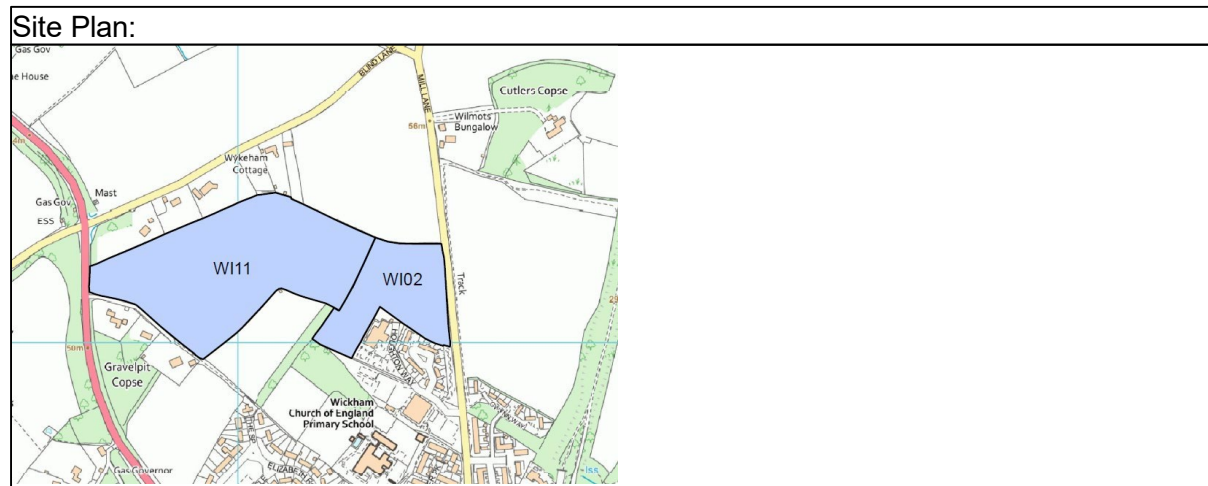
3.0 Impact the allocation might have on that significance (Positive and Negative)

- The development of this site would only have an indirect impact on the surrounding heritage assets since the topography and tree belts around fields prevent clear lines of sight.
- Its development would push the built envelope of the village northwards.

4.0 Summary heritage appraisal on whether the proposed site allocation is appropriate

- In Heritage terms, there are no identified impacts at this site and as such it is considered appropriate subject to there being more detailed assessment of its impact of its relative elevation on the Conservation Area at the centre of the village. It is recommended that further phased investigations are carried out based on specific design proposals.

Wickham: WI11



1.0 Heritage assets potentially affected by the site allocation

- None designated within the site.
- Little Park Mansions to the West, List UID: 1350591
- Upper House to the South, List 130116
UID: 7
- Northfield Farmhouse to the East, List 1115752 .
UID: 4

2.0 Contribution the site (in its current form) makes to the significance of the heritage asset(s)

- This site comprises a significant swathe of open countryside north of the village. It falls from the west where it abuts the A334, towards the east and is approximately 360m from the nearest Listed Buildings and the Conservation Area to the south. It is also within 180m of the South Downs National Park boundary on the other side of Mill Lane.
- Whilst the ground rises appreciably north of the village it is difficult to register the site specifically from the historic centre.
- The site contributes to the heritage assets simply by being open countryside within 500m from the village centre

3.0 Impact the allocation might have on that significance (Positive and Negative)

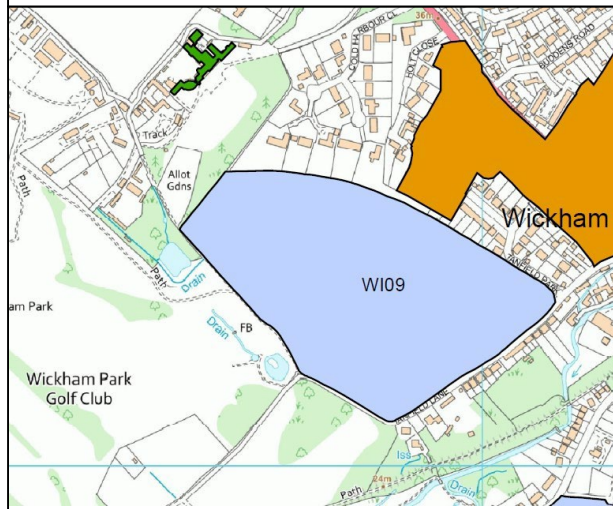
- The development of this site would only have an indirect impact on the surrounding heritage assets since the topography and tree belts around fields prevent clear lines of sight.
- Its development would push the built envelope of the village northwards and also effectively encircle open sites between it and the existing village edge.

4.0 Summary heritage appraisal on whether the proposed site allocation is appropriate

- In Heritage terms, there are no identified impacts at this site and as such it is considered appropriate subject to there being more detailed assessment of its impact on the Conservation Area at the centre of the village on the basis of its relative elevation. It is recommended that further phased investigations are carried out based on specific design proposals.

Wickham: WI09

Site Plan:



1.0 Heritage assets potentially affected by the site allocation

- None designated within the site.
- Directly adjacent to Winchester District Conservation Area to the East
- Directly adjacent to Grade II* Lower Wickham Lodge to the East, List UID: 1261577
- Directly adjacent to Grade II* Wickham Lodge to the East, List UID: 1095585
- Directly adjacent to Grade II* Listed Park Place to the North West List UID: 1095586
- Distant view of Rookesbury, Listed Grade II*, List UID: 1350588

2.0 Contribution the site (in its current form) makes to the significance of the heritage asset(s)

- The site is the eastern part of Wickham Park Golf Course adjoining an edge of the Conservation Area and the grounds of three Listed Buildings.
- The open site contributes to the 'edge of town' setting of these heritage assets.
- The site is in distant but direct line of sight of Rookesbury, a neo-classical country house, (now a school) which occupies an elevated position on the east side of the village.

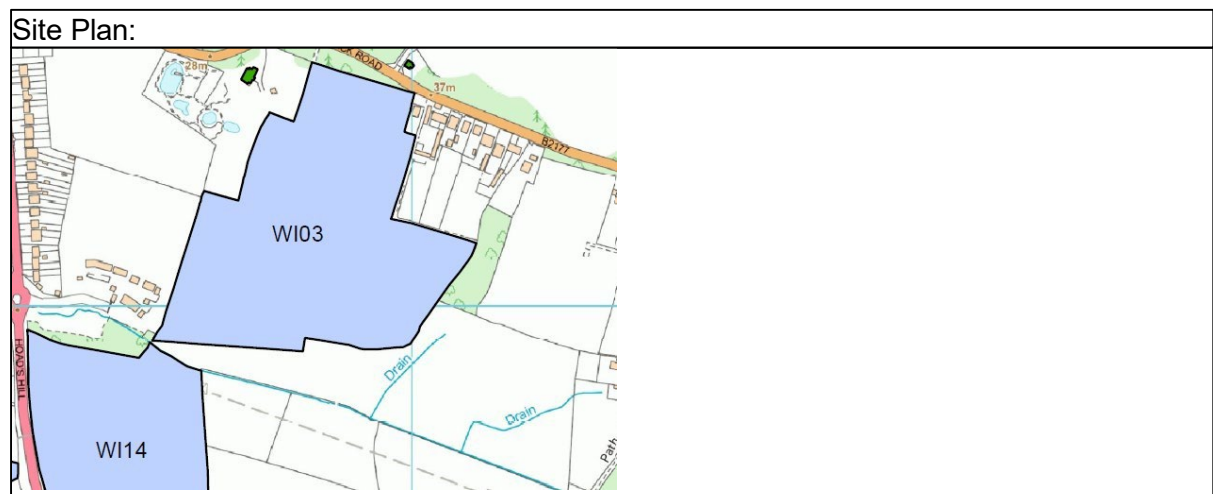
3.0 Impact the allocation might have on that significance (Positive and Negative)

- The development of this site in its entirety would close in the open setting of the heritage assets and remove their special 'edge of town' character.
- The development of this site would have a modest impact on the setting of Rookesbury

4.0 Summary heritage appraisal on whether the proposed site allocation is appropriate

- In heritage terms it is considered that this site is not appropriate for development, for reasons highlighted in section 3.0 above.
- It might be possible to preserve the significant settings of the heritage assets by limiting the allocation to the southeastern end of the site along Tanfield Lane avoiding closing in the Wickham Lodge grounds and Conservation Area. As such it is recommended that further phased investigations are carried out based on specific design proposals.

Wickham: WI03



1.0 Heritage assets potentially affected by the site allocation

- None designated within the site.
- Directly adjacent to Grade II Listed Rectory to the West List UID: 1166432
- Directly opposite Grade II Listed Lodge to the North, List UID: 1095614
- Castle Farmhouse to the South, List UID: 1095637

2.0 Contribution the site (in its current form) makes to the significance of the heritage asset(s)

- The site consists of a number of open fields which enhance the setting of The Old Rectory and the Lodge to Rookesbury on the Southwick Road. The site effectively separates the heritage assets from the intermittent ribbon development further to the east.
- The southern edge of the site is 350m from Castle Farmhouse which is at a higher elevation and is in direct line of sight from it.

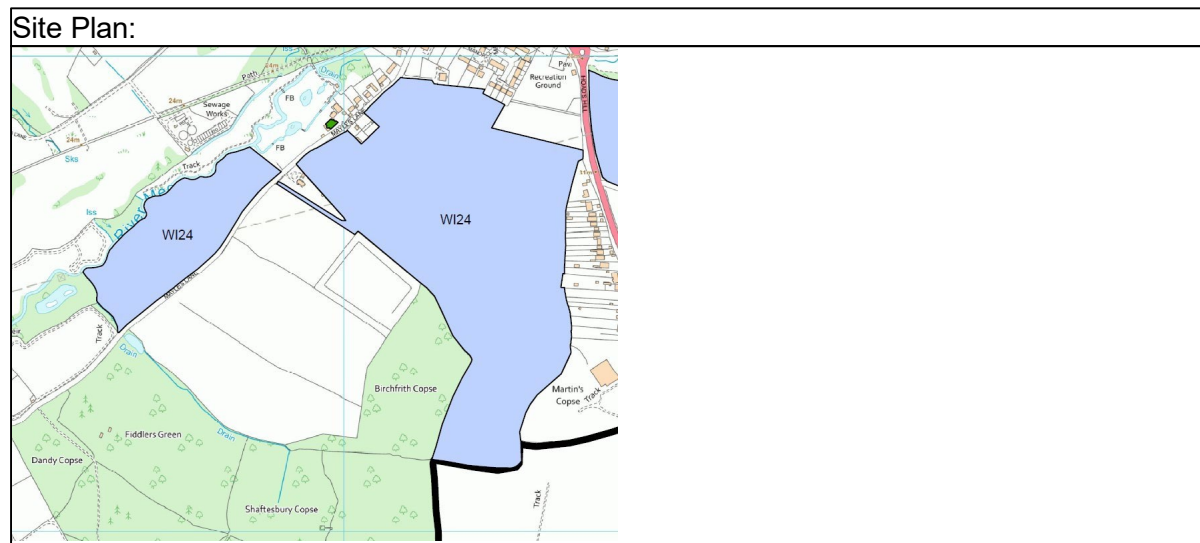
3.0 Impact the allocation might have on that significance (Positive and Negative)

- Development of this site would have some impact on the two Listed Buildings however the Old Rectory is set well back within its garden from the boundary and The Lodge is on the other side of the road and is shielded by a belt of roadside trees which will help to mitigate this. This site would abut the Grindall Field development currently under construction and so would encircle the Old Rectory site and the adjacent field on Southwick Road with development.
- The allocation will have a distant impact on the setting of Castle Farmhouse

4.0 Summary heritage appraisal on whether the proposed site allocation is appropriate

- Consideration should be given to creating and enhancing the tree belts between the site and the road opposite the Lodge and to the boundary to the grounds of The Old Rectory.
- If WI14 is also allocated the combined impact on the setting of Castle Farmhouse would be considered significant and therefore one or other of the sites inappropriate.
- It is recommended that further phased investigations are carried out based on specific design proposals.

Wickham: WI24



1.0 Heritage assets potentially affected by the site allocation

- None designated within the site.
- Directly opposite Grade II Listed House, Mayles, to the NW, List UID: 1268502
- To the NW, Webb's Land Farmhouse Listed Grade II List UID: 1166779

2.0 Contribution the site (in its current form) makes to the significance of the heritage asset(s)

- The eastern site is a large expanse of open hillside rising 30m from Mayles Lane to a wooded crest before dropping back down towards Hoad's Hill. It is bisected by HV power lines and has two pylons on it. It is a significant part of the setting of the Listed House Mayles.
- The western site between Mayles Lane and the River Meon adjoins the landscaped grounds of Mayles contributing to its setting. It also has the HV power lines crossing it including one pylon.
- The site is visible from Webb's Land Farmhouse which is 450m from the western corner of the western site. It therefore contribute to its setting, particularly given its size.

3.0 Impact the allocation might have on that significance (Positive and Negative)

- Development of these sites will have an impact on the setting of Mayles and its grounds and also, to a lesser extent, on Webb's Land Farmhouse.
- The elevation of the eastern site may make development on it visible from other sensitive heritage sites such as the Conservation Area and assets described under site WI09 and WI14 and therefore have an impact on them.

4.0 Summary heritage appraisal on whether the proposed site allocation is appropriate

- Development of these sites, even if feasible given the route of the HV power lines, will have impacts on a number of heritage assets and therefore is in principle considered to be inappropriate.
- Further survey work of the eastern site is recommended to establish more accurately what heritage assets would be impacted by its development.
- It might be appropriate to modify the extent of the site to reduce the immediate impacts on adjoining heritage assets.
- It is recommended that further phased investigations are carried out based on specific design proposals.



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Site Location: Wickham

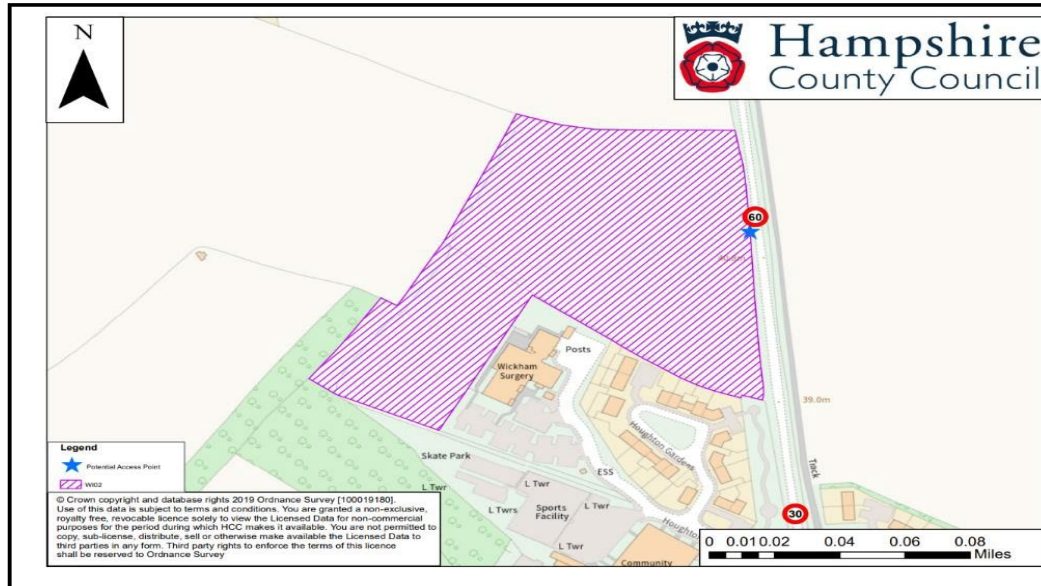
Site Name: WI02



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Site Location: Wickham
 Site Name: WI02

1. Site Access & Costings



Can motor vehicle access be established (number of access points in brackets) **Yes (1)**

Estimate of cost to establish site access (RAG) High/Medium/Low **Medium**

Motor vehicle access could be established on to Mill Lane to serve the proposed development (subject to adequate visibility splays being achieved). Pedestrian and cycle access could be established at the southern end of the site through to Houghton Way, to link into existing pedestrian facilities. Development of this site could include some localised widening of Mill Lane. Mill Lane is currently a narrow rural road with relatively low traffic volume, it could however, potentially accommodate limited development subject to further traffic assessment.

2. Speed Limit

Speed limit of road where primary motor vehicle access is proposed: 60mph.

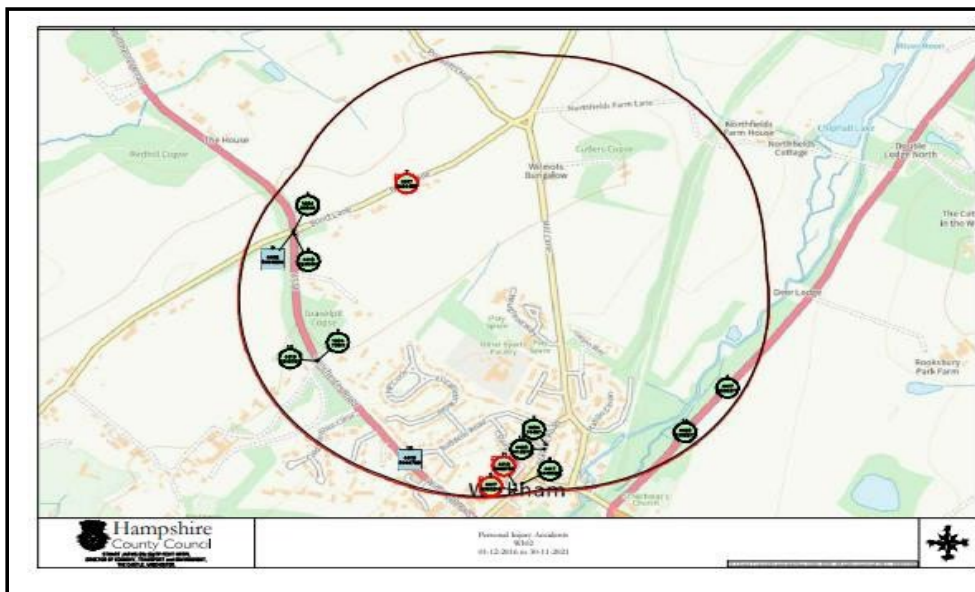
3. Modal Share

Of the existing residents, 7% of them commute on foot, which is equal to the national average, lower than Winchester's average and higher than Hampshire's. Public Transport is at 1%, which is lower than all three averages, yet motor vehicles are at 50%, just lower than Hampshire's average, but higher than Winchester's and England's. Bicycle commutes amount to 1%, matching Winchester's average, but not Hampshire's or England's.

	LSOA site	Winchester	Hampshire	England
Work mainly at or from home	4%	6%	4%	3%
Public transport	1%	6%	5%	11%
Motor vehicle	50%	45%	51%	41%
Bicycle	1%	1%	2%	2%
On foot	7%	9%	6%	7%
Other method of travel to work	1%	1%	1%	0%
Not in employment	36%	32%	30%	35%
Total	100%	100%	100%	100%

Overall, this area has some potential for enabling trips by sustainable modes of transport and reducing car dependency.

4. Safety



A red triangle indicates a fatal collision, a blue square a serious collision and a green circle a slight collision

Split View of PIC Data (500m)

Fatal	Serious	Slight	Total	RAG rating
0	2	12	14	Amber

The PIC data associated with WI02 shows no collisions recorded on Mill Lane which is where the site access could potentially be located. The majority of collisions that fall within the 500m radius of this site are located in the centre of Wickham; this is to be expected in a village / town centre location. There are 7 recorded collisions associated with the A334 Winchester Road and Blind Lane. These are located to the north and west of the site.



SHELAA high-level transport review

Site Location: Wickham

Site Name: WI03

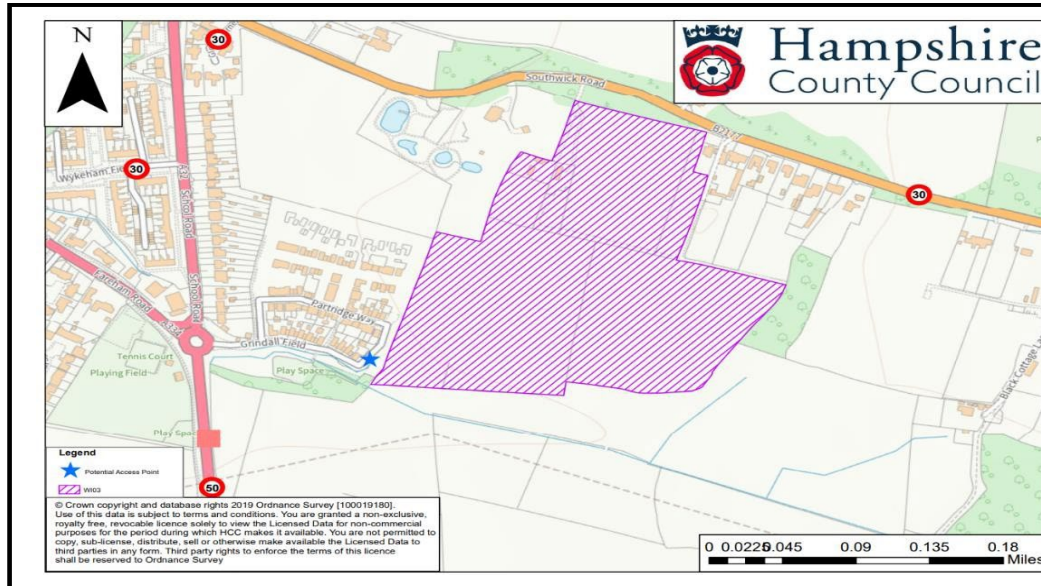


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Site Location: Wickham
Site Name: WI03

1. Site Access & Costings



Can motor vehicle access be established (number of access points in brackets) **Yes (1)**

Estimate of cost to establish site access (RAG) High/Medium/Low **Medium**

Motor vehicle access to site WI03 site would need to be gained via Grindall Field or Partridge Way (to the west of the site) this would need to be with agreement from the neighbouring landowner. It is unclear whether the existing development to the west of the site has been designed to accommodate the potential increase in motor vehicle traffic associated with site WI03. This would need to be established to ascertain whether the existing roads (Grindall Field / Partridge Way) are sufficient or whether they would need upgrading to accommodate the increased motor vehicle traffic. There is some existing pedestrian provision in this location but no existing provision for cyclists .

2. Speed Limit

Speed limit of road where primary motor vehicle access is proposed: 30mph.

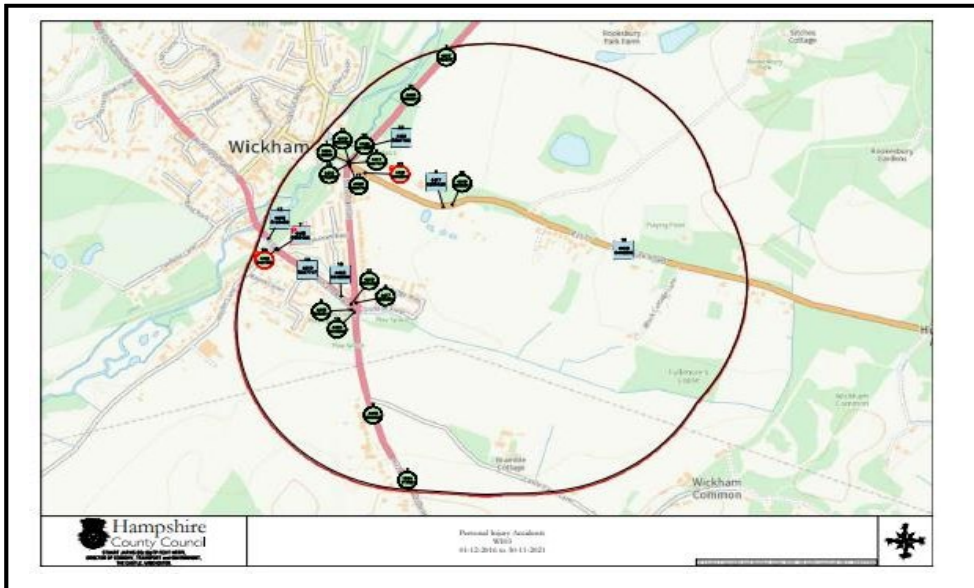
3. Modal Share

Within this area, 7% of people commute on foot; this is lower than the Winchester average, but higher than Hampshire and matches the national average. Bicycle commutes are at 1%, matching the Winchester average but lower than both Hampshire and England. However, motor vehicles are at 50%, higher than Winchester and England, but lower than Hampshire. Public transport is at 1%, lower than all three averages.

	LSOA site	Winchester	Hampshire	England
Work mainly at or from home	4%	6%	4%	3%
Public transport	1%	6%	5%	11%
Motor vehicle	50%	45%	51%	41%
Bicycle	1%	1%	2%	2%
On foot	7%	9%	6%	7%
Other method of travel to work	1%	1%	1%	0%
Not in employment	36%	32%	30%	35%
Total	100%	100%	100%	100%

Overall this area has some potential for enabling trips by sustainable modes of transport and reducing car dependency.

4. Safety



A red triangle indicates a fatal collision, a blue square a serious collision and a green circle a slight collision

Split View of PIC Data (500m)

Fatal	Serious	Slight	Total	RAG rating
0	7	17	24	Amber

The PIC data associated with WI03 shows 24 recorded collisions within a 500m radius of the site over a 5 year period (17 slight and 7 serious). The majority of the collisions are located on the main roads including the A334 (Fareham Road) the A32 (Hoads Hill) and School Road. The majority of the collisions are associated with roundabout and junctions. 3 of the collisions have been recorded as

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Site Location: Wickham

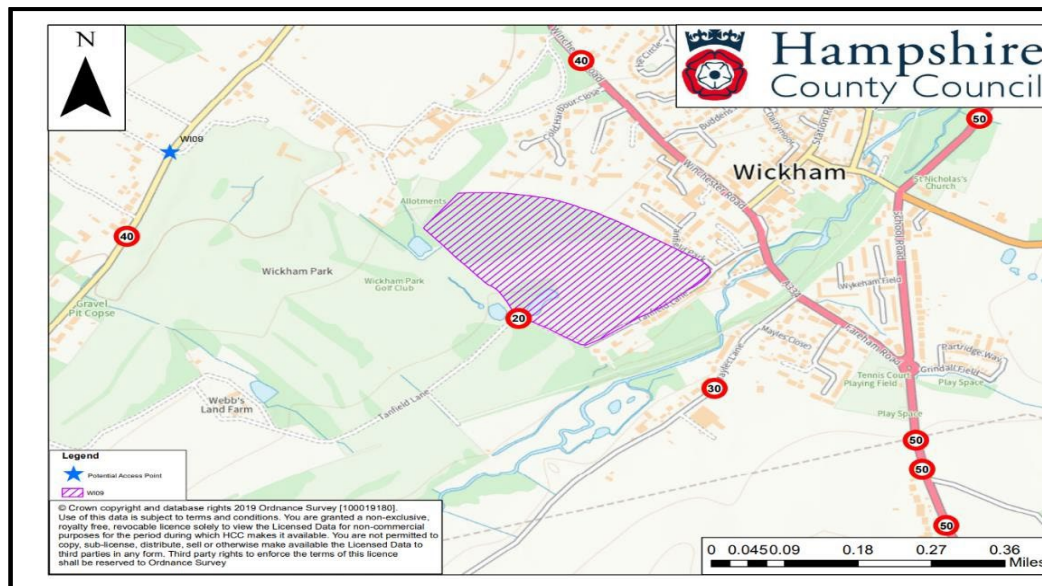
Site Name: WI09



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Site Location: Wickham
 Site Name: WI09

1. Site Access & Costings



Can motor vehicle access be established (number of access points in brackets) Yes (1)

Estimate of cost to establish site access (RAG) High/Medium/Low **Medium**

Work has already been undertaken by the site promoters regarding motor vehicle access options for site WI09. Motor vehicle access to site WI09 is intended to be gained from Tichfield Lane (north west of the site). There is an existing access in this location which currently serves the golf club and the intention is to extend this access road to serve the proposed development.

The existing junction geometry at the site access onto Tichfield Lane would need to be improved to support the increased motor vehicle movements associated with this proposed development. These improvements could include a ghost island right turn facility. Further detailed transport assessments would need to be undertaken.

Pedestrian linkages have been highlighted in the masterplan produced for the site. There is no existing pedestrian or cycle provision at the access point on Tichfield Lane to link in to . The development of this site could provide the opportunity to improve pedestrian and cyclist linkages in this location.

2. Speed Limit

Speed limit of road where primary motor vehicle access is proposed: 20/30mph.

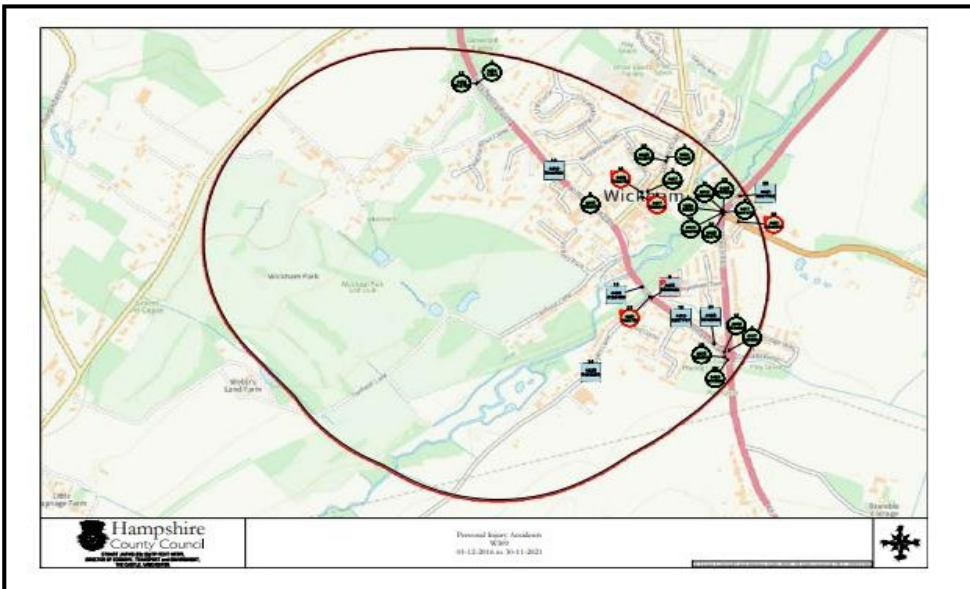
3. Modal Share

Within the boundaries of WI09, 2% of commuters travel on foot, which is lower than the Winchester, Hampshire and English averages. Bicycle commutes are at 1%, matching Winchester, but not meeting Hampshire or England levels. Motor vehicles are the dominant mode, at 60%, higher than all three averages. Public transport, at 3%, is also lower than all three averages.

	LSOA site	Winchester	Hampshire	England
Work mainly at or from home	5%	6%	4%	3%
Public transport	3%	6%	5%	11%
Motor vehicle	60%	45%	51%	41%
Bicycle	1%	1%	2%	2%
On foot	2%	9%	6%	7%
Other method of travel to work	1%	1%	1%	0%
Not in employment	28%	32%	30%	35%
Total	100%	100%	100%	100%

To summarise, this area has little scope to reduce the reliance on car travel as oppose to the use of sustainable modes of transport.

4. Safety



A red triangle indicates a fatal collision, a blue square a serious collision and a green circle a slight collision

Split View of PIC Data (500m)

Fatal	Serious	Slight	Total	RAG rating
0	7	20	27	Amber

The PIC data associated with site WI09 shows 27 recorded collisions within a 500m radius of the site over a 5 year period (20 slight, 7 serious and 4 involving pedestrians). The majority of the collisions are located on the main roads including the A334 (Fareham Road) the A32 (Hoads Hill) and School Road. The majority of the collisions are associated with roundabout and junctions.

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Site Location: Wickham

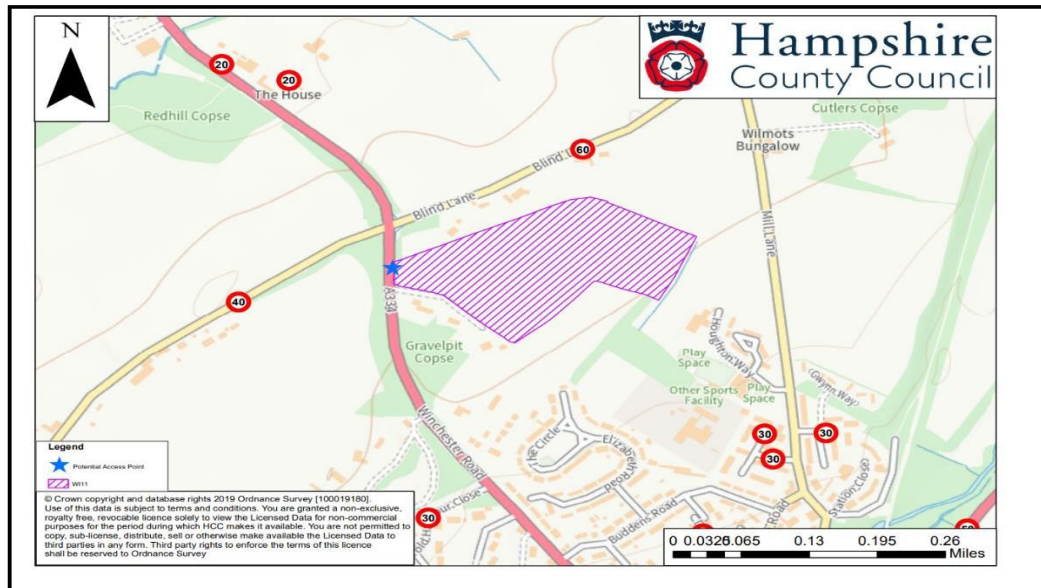
Site Name: WI11



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Site Location: Wickham
 Site Name: WI11

1. Site Access & Costings



Can motor vehicle access be established (number of access points in brackets) Yes (1)

Estimate of cost to establish site access (RAG) High/Medium/Low High

Notwithstanding the emerging HCC development control policy to limit the number of new accesses onto the A road network, motor vehicle access could be gained to site WI11 from the A334 (Winchester Road) subject to adequate visibility splays being achieved. Traffic flow may dictate that a ghost island right turn facility is required to establish safe access to the site, further detailed transport assessments would need to be undertaken to determine this. There is a signalised crossroad? junction within close proximity to the site which should be noted in relation to any interaction with a new access. There is an existing bus layby also within close proximity which may need to be relocated to maintain the required visibility splays from the motor vehicle access point. The private access directly to the south of the site would also be in close proximity to the proposed motor vehicle access for this site which will also have to be taken into account

2. Speed Limit

Speed limit of road where primary motor vehicle access is proposed: 40/60mph.

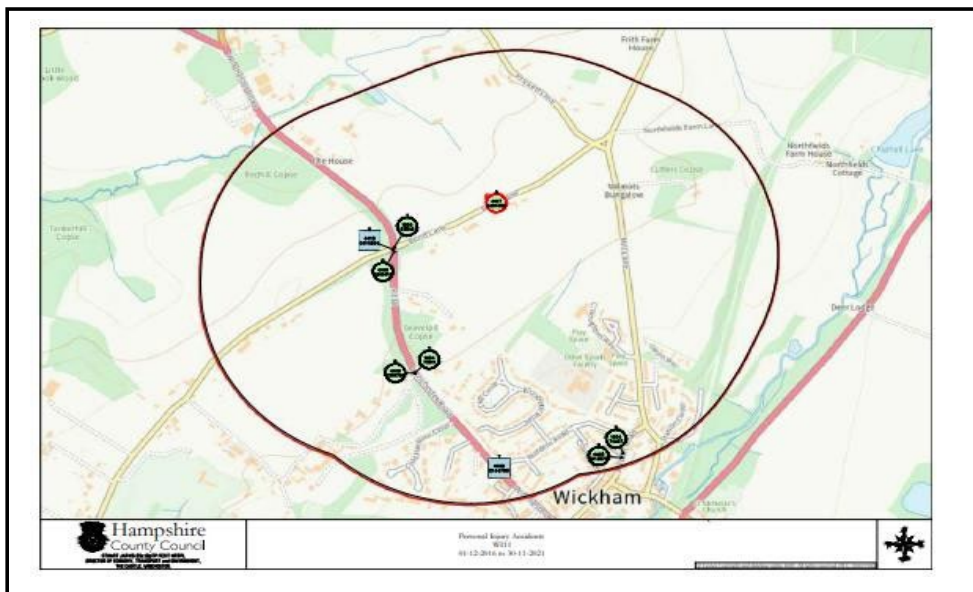
3. Modal Share

From the data above, 7% of residents commute on foot, which matches England’s average, is higher than Hampshire’s and is lower than Winchester’s. Cyclists make up 1% of the commute share, matching Winchester’s average, but not Hampshire’s or the national average level. Motor vehicles make up half of the mode share, being a higher average than Winchester and nationally, but lower than Hampshire. Public transport is only at 1%, which is lower than all three averages.

	LSOA site	Winchester	Hampshire	England
Work mainly at or from home	4%	6%	4%	3%
Public transport	1%	6%	5%	11%
Motor vehicle	50%	45%	51%	41%
Bicycle	1%	1%	2%	2%
On foot	7%	9%	6%	7%
Other method of travel to work	1%	1%	1%	0%
Not in employment	36%	32%	30%	35%
Total	100%	100%	100%	100%

Overall, this area has some potential for enabling trips by sustainable modes of transport and reducing car dependency.

4. Safety



A red triangle indicates a fatal collision, a blue square a serious collision and a green circle a slight collision

Split View of PIC Data (500m)

Fatal	Serious	Slight	Total	RAG rating
0	2	7	9	Amber

The PIC data associated with WI11 shows 9 recorded collisions within a 500m radius of the site over a five year period. The majority of these are located on the A334 Winchester Road which is situated immediately to the east of the site and onto which the proposed access for the site is. At the junction of Winchester Road and Blind Lane, there are three recorded collisions, one being serious, however with each incident being distributed evenly over the five year period, this does not suggest any trends or patterns. There are no collisions directly outside the proposed motor vehicle access to the site.

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Site Location: Wickham

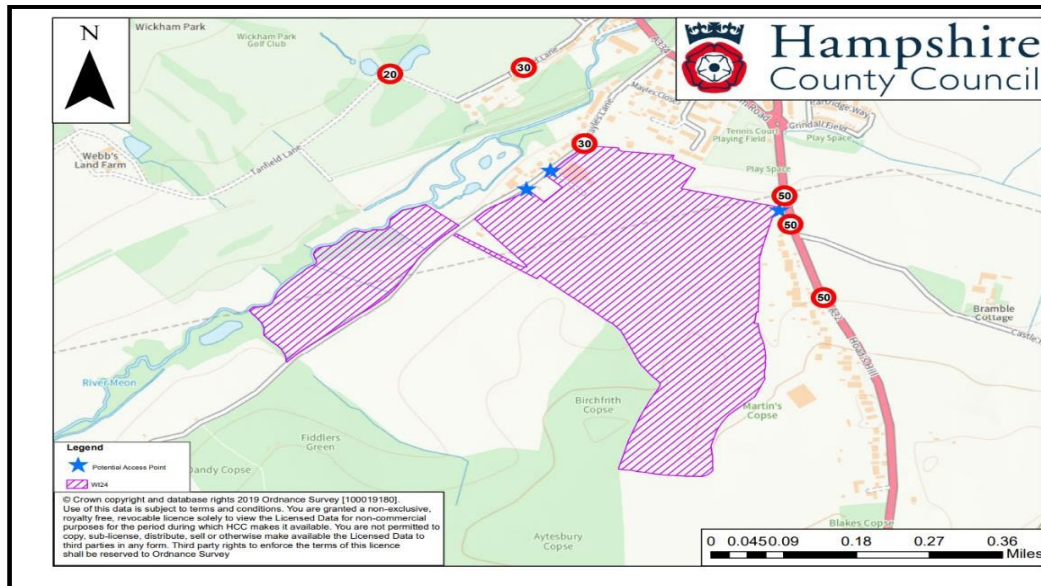
Site Name: WI24



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Site Location: Wickham
 Site Name: WI24

1. Site Access & Costings



Can motor vehicle access be established (number of access points in brackets) **Yes (3)**

Estimate of cost to establish site access (RAG) High/Medium/Low **Medium**

A masterplan, including potential motor vehicle and pedestrian access points has been produced for this site by the site promoter. This masterplan proposes two motor vehicle access points on Mayles Lane to serve the majority of the development and one motor vehicle access onto the A32 (Hoads Hill) to serve a low number of dwellings proposed for the eastern end of the site. New access points on to A roads (which this development would require) is contrary to emerging HCC policy, the purpose of which is to ensure the free flow of traffic on these roads.

The proposed motor vehicle access points on Mayles Lane could be established subject to adequate visibility splays being achieved (taking into account the proximity of the existing commercial access). Mayles lane is has a 30mph speed limit and low traffic volumes and therefore should be able to accommodate the increased traffic movements associated with the development. Detailed transport assessments would need to be undertaken to establish this.

The masterplan includes a number of footpaths throughout the site, the majority of the development is located towards the north of the site and proposed linkages are made to the green space on the north western side of Mayles Lane and through to Knowle Water Meadows site.

2. Speed Limit

Speed limit of road where primary motor vehicle access is proposed: 30/50mph.

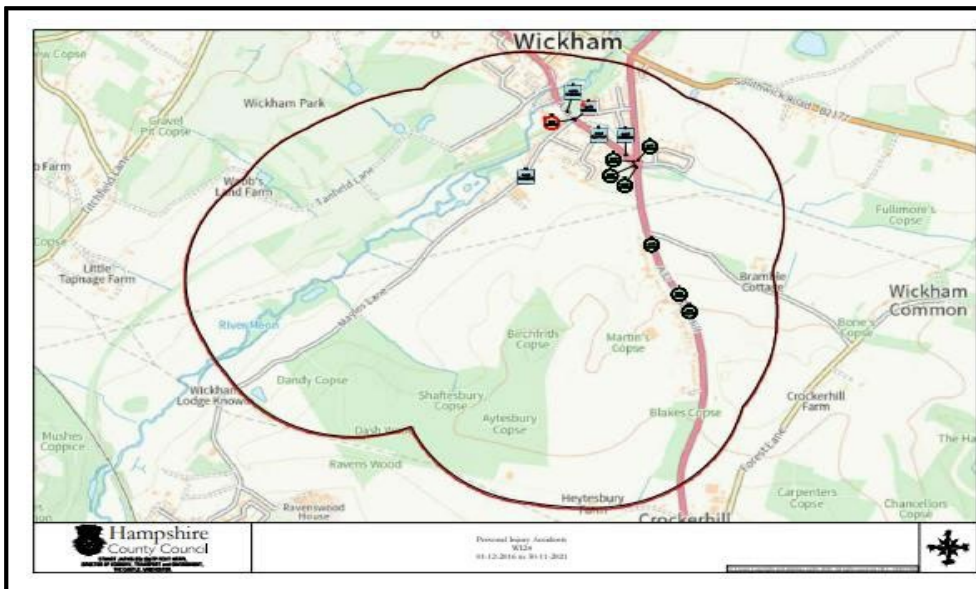
3. Modal Share

7% of the existing residents commute by foot. This matches the national average, is higher than Hampshire, but is lower than Winchester. Cycling commutes are 1% of all trips, but do match Winchester; this level is lower than Hampshire and England. Motor vehicle commutes are at 50%, higher than Winchester and the national average, but lower than Hampshire. Public transport commutes are at 1%, which is lower than all three averages.

	LSOA site	Winchester	Hampshire	England
Work mainly at or from home	4%	6%	4%	3%
Public transport	1%	6%	5%	11%
Motor vehicle	50%	45%	51%	41%
Bicycle	1%	1%	2%	2%
On foot	7%	9%	6%	7%
Other method of travel to work	1%	1%	1%	0%
Not in employment	36%	32%	30%	35%
Total	100%	100%	100%	100%

Overall this area has some potential for enabling trips by sustainable modes of transport and reducing car dependency.

4. Safety



A red triangle indicates a fatal collision, a blue square a serious collision and a green circle a slight collision

Split View of PIC Data (500m)

Fatal	Seriou s	Slight	Total	RAG rating
0	5	8	13	Amber

The PIC data associated with site WI24 shows 13 recorded collisions within a 500m radius of the site over a 5 year period (8 slight, 5 serious and 2 involving pedestrians). The majority of the collisions are located on the main roads including the A334 (Fareham Road) the A32 (Hoads Hill). The majority of the collisions are associated with roundabout and junctions.