

Built Heritage Assessment

Velmore Farm, Templars Way, Chandlers Ford

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Prepared by:

Prepared for:

Tetra Tech Consulting Limited

Wates Developments Limited

John Brown

Senior Director

20 Farringdon Street
London, EC4A 4AB

T +44 7522997899

E john.brown@tetrattech.com

Executive Summary

The Site at Velmore Farm, Templars Way, Chandlers Ford is proposed for development as a residential scheme. The development proposals comprise an Outline Planning Application for a residential led development for up to 1,000 dwellings inclusive of associated infrastructure. This includes land for a new 1.5 FE primary school, 1.5ha of employment land, SANG, play areas, allotments, network of new roads (and widening of existing roads), surface water drainage features, enhancement of existing Public Rights of Way, car and cycle parking and open space; and vehicular access to be from Templars Way.

This report assesses the potential for development of the Site to impact on designated Built Heritage Assets within the Study Area, and whether there is any potential for previously unidentified Non-Designated Built Heritage Assets to be present on the Site.

In terms of designated heritage assets, there are no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the study Site or in its immediate vicinity. The nearest Scheduled Monument comprises a 230m long stretch of the Stoney Cross to Otterbourne Roman road, located c 300m to the northeast (List Entry: 1001853; HER ref: 60511). When the area was developed in the 1980's a section of the road was preserved southwest of the existing industrial estate. The road is projected to cross the central part of the Site on a northeast to southwest alignment (HER ref: 25861). proposals are not considered to have any impact on the setting of the Roman road. The potential for archaeological effects is discussed further in the archaeological Desk-based Assessment prepared by RPS Tetra Tech, and the proposed development is not considered to impact on its setting

The County HER records several other non-designated archaeological assets within the Site, and this are discussed in the archaeological DBA. There are no built features recorded within the Site.

Historical Map analysis indicates the Site was occupied by a farmstead from at least the 19th century. Ordnance Survey maps record the presence of a farm in a similar location to the current complex. However, analysis of existing building locations, overlain against historical mapping, demonstrates that the farm has been extensively redeveloped in the 20th century. The existing buildings are not considered to have heritage significance.

In conclusion, it is considered that the development proposals will not impact on identified Built Heritage Assets in the wider Study Area and there is no apparent potential for previously unidentified non-designated built heritage assets. With regards to the Roman road alignment, this is discussed in the archaeological DBA, and the development proposals have been mindful of this by preserving the road alignment in situ.

As no impacts to Built Heritage features of significance are anticipated, it is recommended that there is no impedance to development arising from Built Heritage and therefore that no conditions be established in relation to Built Heritage following development consent. Paragraphs 215 and 216 of the NPPF are not engaged.

Contents

EXECUTIVE SUMMARY	III
1 INTRODUCTION & SCOPE OF STUDY	1
2 PLANNING BACKGROUND & DEVELOPMENT PLAN FRAMEWORK.....	2
Legislation	2
National Planning Policy	3
National Guidance.....	4
Local Planning Policy	6
Test Valley Borough Revised Local Plan DPD.....	6
3 SITE DESCRIPTION.....	11
Location and Topography	11
4 HISTORICAL BACKGROUND.....	12
Historic periods and key architectural styles	12
Introduction.....	12
Roman.....	12
Anglo-Saxon/Early Medieval & Medieval.....	12
Post Medieval & Modern (including map regression exercise).....	13
5 ASSESSMENT OF SIGNIFICANCE.....	15
Designated Built Heritage Assets.....	15
Non-Designated Built Heritage Assets.....	17
6 THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON BUILT HERITAGE	19
Proposed Development.....	19
Review of Potential Development Impacts on Designated and Non-Designated Heritage Assets	19
7 SUMMARY & CONCLUSIONS	20
PLATES	23

Plates

Plate 1: Velmore Farm aerial view facing N (Google Earth Accessed 2025) 24

Plate 2 Velmore Farm aerial view facing E (Google Earth Accessed 2025) 24

Plate 3 Velmore Farm aerial view facing S (Google Earth Accessed 2025) 25

Plate 4: Velmore Farm aerial view looking W (Google Earth Accessed 2025) 25

Plate 5. Looking E towards Velmore Farm Cottages 26

Plate 6: Looking NW towards 20th century farmhouse 27

Plate 7: Looking W towards farmyard..... 28

Plate 8 Overlay of 1868 OS (Black lines) and 1958-63 Ordnance Survey (Yellow shading) approximately scaled to site boundaries 29

Figures

Figure 1: Site location

Figure 2: HER Plot (data received from Hampshire HER)

Figure 3: HLC Plot (data received from Hampshire HER)

Figure 4: 1759 Isaac Taylor Map of Hampshire

Figure 5: 1806 Ordnance Survey Drawing

Figure 6: 1841 North Stoneham - Hampshire Tithe Map

Figure 7: 1868 Ordnance Survey (1:2,500)

Figure 8: 1896 Ordnance Survey (1:2,500)

Figure 9: 1909 Ordnance Survey (1:2,500)

Figure 10: 1958-1963 Ordnance Survey (1:2,500)

Figure 11: 1987-1992 Ordnance Survey (1:10,000)

Figure 12: 2000 Aerial Photograph (Google Earth)

Figure 13: 2023 Aerial Photograph (Google Earth)

Appendices

Appendix 1: Site Records

1 Introduction & Scope of Study

- 1.1 This Built Heritage Statement has been prepared by Tetra Tech Consulting Limited on behalf of Wates Developments Limited ("the Applicant") to support a planning application for land at Velmore Farm, Templars Way, Chandlers Ford, Hampshire (the 'Site'). The Site comprises a 67ha area of land centred on National Grid Reference (NGR) SU 41990 19255. The Site lies within the administrative area of Test Valley Borough Council.
- 1.2 Wates Developments Limited has commissioned Tetra Tech Consulting Limited to establish the potential for development to affect Identified built heritage assets in the Study Area, and whether there is potential for previously unidentified non-designated heritage assets to be present.
- 1.3 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists October 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Site.
- 1.4 This assessment enables relevant parties to assess the archaeological potential of various parts of the Site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.
- 1.5 The Built Heritage Sta comprises an examination of evidence held on the Hampshire Historic Environment Record (HER), along with other sources, and includes the results of a comprehensive map regression exercise. Figure 2 spatially summarises relevant cultural heritage designations and archaeological findspot references in relation to the Site, primarily using data provided by the Hampshire Historic Environment Record (HER).
- 1.6 In any desk-based assessment a degree of uncertainty is attached to the baseline data sources. This includes:
 - The Historic Environment Records (HER) can be limited because it often depends on "random" opportunities for research, fieldwork and discovery.
 - Lack of dating evidence for sites;
 - Documentary sources are rare before the medieval period and many historic documents are inherently biased; and
 - The extent of truncation caused by previous development impacts and landscaping works cannot be fully ascertained.
- 1.7 HER data has a time limit of 12 months from the original search date and cannot be relied on after that.

2 Planning Background & Development Plan Framework

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in February 2025. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated¹.
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

Legislation

- 2.4 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.5 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.6 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.7 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.8 Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.
- 2.9 For development within a conservation area section 72 of the Act requires the decision maker to pay 'special attention [...] to the desirability of preserving or enhancing the character or appearance of that area'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area.

¹ (<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)

National Planning Policy

- 2.10 National Planning Policy Framework (Department for Levelling up Housing and Communities, December 2024).
- 2.11 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.12 It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.
- 2.13 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource and should be conserved in a manner appropriate to their significance'.
- 2.14 For proposals that have the potential to affect the significance of a heritage asset, paragraph 207 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 208, which requires LPAs to take this assessment into account when considering applications.
- 2.15 Under 'Considering potential impacts' paragraph 212 states that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.16 Paragraph 214 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 209 requires this harm to be weighed against the public benefits of the proposed development.
- 2.17 Paragraph 216 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.18 Paragraph 219 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.19 Furthermore, paragraph 220 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

- 2.20 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.21 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 2.22 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

- 2.23 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA1: The Historic Environment in Local Plans (March 2015)

- 2.24 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.25 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

Understand the significance of the affected assets;

Understand the impact of the proposal on that significance;

Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;

Look for opportunities to better reveal or enhance significance;

Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and

Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.26 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.27 As with the NPPF the document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.28 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.29 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.30 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.31 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;

3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and
5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.32 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.33 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.34 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

HEAN07: Local Heritage Listing: Identifying and Conserving Local Heritage. Historic England Advice Note (2021, 2nd ed).

- 2.35 Local heritage lists are established by local authorities to identify and manage risk to places that have recognisable heritage value at the local level, but which may not meet the criteria for designated as nationally significant heritage assets. This guidance note sets out processes and guidance for local authorities around identifying non-designated heritage assets (NDHAs) and provides criteria for assessing potential NDHAs. a 3rd edition of this document was circulated for consultation in 2025.

Local Planning Policy

Test Valley Borough Revised Local Plan DPD

- 2.36 The Test Valley Borough Council Local Plan was adopted in January 2016. It contains the following relevant policy:

Policy E9: Heritage

Development and/or works affecting a heritage asset will be permitted provided that:

a) it would make a positive contribution to sustaining or enhancing the significance of the heritage asset taking account of its character, appearance and setting; and

b) the significance of the heritage asset has informed the proposal through an assessment proportionate to its importance.

Development which will result in the substantial harm to or loss of the significance of a designated heritage asset will not be permitted unless:

c) it is outweighed by the substantial benefit to the public of bringing the site back into use; or

- d) the nature of the heritage asset prevents all reasonable use; and
- e) its conservation can not be achieved by either a viable alternative use, support from public ownership or funding from other sources; and
- f) the harm or loss is outweighed by the benefit of bringing the site back into use.

Development which will lead to less than substantial harm to the significance of a designated heritage asset will be considered against the public benefit of the proposal, including securing a viable use.

The merits of a development affecting an undesignated heritage asset will be balanced against the scale of the harm or loss, either directly or indirectly, to the significance of that heritage asset. The Council will only permit the loss of the whole or part of a heritage asset where it can be demonstrated that the new development will proceed after the loss has occurred.

- 2.37 Test Valley Borough Council is currently developing a new draft local plan which sets out the Council's policies until 2040. The Regulation 18 Stage 2 Draft Plan contains the following heritage policies relevant to the Site.

Policy ENV1: Historic Environment

The Council will take positive steps to preserve and enhance the Borough's historic environment and heritage assets and to enrich understanding and appreciation of heritage in the Borough through:

- a) development management in accordance with national policy and legislation; and
- b) the care and management of the Borough's heritage assets, including those assets that are deemed to be 'at risk'; and
- c) identifying, preserving and enhancing non-designated heritage assets; and
- d) preparing, adopting and where needed updating Conservation Area Appraisals; and
- e) relevant regeneration, countryside, tourism and other projects that connect with or in some way affect the Borough's heritage assets.

Policy ENV2: Development affecting Heritage Assets

1. Proposals that affect a designated or non-designated heritage asset will be permitted where they:

- a) conserve or enhance the significance or special interest of the asset, including the contribution made by its setting; and
- b) are supported by clear evidence to demonstrate their potential heritage impacts. This evidence shall be proportionate to the development and significance or special interest of the asset and will:
 - (i) describe and assess the significance of the asset, including its setting, to determine its architectural, historical, artistic or archaeological interest;
 - (ii) identify the impact of the proposed works on the significance and special character of the asset, including its setting; and

(iii) provide a clear justification for the works, especially if these would harm the significance of the asset, including its setting, so that the harm can be weighed against public benefits. For all designated heritage assets:

For all designated heritage assets:

2. Applications for development that may affect any designated heritage asset must demonstrate:

a) how the proposal would preserve or enhance the significance of the asset, including with regard to matters such as setting, detailed design, siting, scale, height, form and layout, materials, finishes (including colour, composition and texture), character (including any historical or cultural associations), appearance and key views (into and within the heritage asset). Proposals should employ high quality design and should always seek to avoid harm to the significance of the heritage asset;

b) where the proposal would result in less than substantial harm to the asset, the public benefits of the proposal, including how such benefits would outweigh any harm and, where appropriate, how the proposal would secure the optimal viable use of the asset;

c) where the proposal would result in substantial harm to, or total loss of significance of, the asset, justification for why such harm or loss* is necessary to achieve substantial public benefits that outweigh that harm or loss, and all of the following apply:

(i) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

(ii) the nature of the heritage asset prevents all reasonable uses of the site; and

(iii) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

(iv) the harm or loss is outweighed by the benefit of bringing the site back into use. (*substantial harm or loss to Grade II listed buildings or Grade II registered parks or gardens should be exceptional and wholly exceptional to assets of the highest significance); and

For Listed Buildings:

3. Proposals to extend or alter the fabric or layout of a listed building will sympathetically preserve, enhance or better reveal any features or spaces of special architectural or historic interest. Proposals will be of well-considered design and will be sufficiently detailed to demonstrate the preservation or enhancement of the significance of the asset.

For Conservation Areas:

4. Proposals for development within a conservation area, and/or within the setting of a conservation area, will preserve or enhance the historic significance, special interest, character or appearance of the conservation area and its setting, including with regard to any spaces, boundaries, buildings, structures, features, street patterns, views, vistas, street scenes, skylines, uses and trees which contribute to the special interest, character or appearance of the conservation area. Regard should be had to the relevant conservation area character appraisal. Where relevant and practical, features which have a negative impact on the character and appearance of the Conservation Area should be removed.

For Registered Parks and Gardens:

5. Proposals for development within a Registered Park and Garden, and/or within its setting, will preserve or enhance the historic significance, special interest, character or appearance of the Registered Park and Garden, including with regard to landscape, trees, spaces, boundaries, buildings and structures, features, views, vistas, and skylines.

Non Designated Heritage Assets:

6. Proposals that may affect a non-designated heritage asset or that will result in their demolition or loss will be assessed with regard to the scale of any harm (substantial or less than substantial) or loss, to enable a balanced judgment to be made on the acceptability of the proposal against the significance of the asset. There will be a presumption in favour of the retention of non-designated heritage assets, but regard will be had to the scale of any harm or loss and the significance of the heritage asset. Any special features which contribute to an asset's significance should be retained and/or reinstated, where possible. Non designated assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered as designated heritage assets.

Archaeological Resources:

7. Development affecting archaeological remains, whether known or potential, designated or non-designated, should take every practical and reasonable step to protect and, where possible, enhance their significance. Proposals will be supported where they conserve and protect archaeological resources. Great weight will be given to the conservation of the archaeological and historic interest of Scheduled Monuments, including the contribution made by their settings to their significance. Proposals that are likely to affect a site of known or potential archaeological interest, will be required to provide an appropriate desk-based assessment, and where necessary field evaluation. The applicant will be responsible for making appropriate provision for archaeological investigation, recording, analysis and publication as appropriate, where the loss of a heritage asset with archaeological interest is considered acceptable.

2.38 The Site forms one of the Borough's strategic housing allocations under Policy 6 (SA6) of the Draft Local Plan. The full Policy is stated below. Part f) relates specifically to archaeological matters.

2.39 The Policy states;

Southern Area Policy 6 (SA6): Land at Velmore Farm

A strategic housing allocation of approximately 1070 dwellings and 1.5 hectares of employment land is proposed at Land at Velmore Farm, Valley Park. Development will be permitted subject to:

a) Provision of a 1.5 form entry (FE) primary school on site,

b) Provision of a significant area of high quality and accessible Green Space in the south and west of the site,

c) Provision of onsite Suitable Alternative Natural Greenspace (SANG) in relation to the New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar Site,

d) Appropriate mitigation in relation to the Solent Special Protection Area (SPA),

e) Appropriate mitigation in relation to the River Itchen Special Area of Conservation (SAC),

f) Submission of an archaeological assessment to inform conservation of archaeological remains of the former Roman road,

g) Access to the development via Templars Way,

h) The enhancement of existing public rights of way, and

i) A sequential approach will be taken within the site to direct development to areas at lowest risk of flooding taking into account flood risk from all sources including surface water flooding.

2.40 Para 4.198 also states;

The course of a former Roman road runs southwest across the site. The likelihood of surviving earthworks has been identified and should be retained as a feature of the layout and design of the development promoting its historic significance. An Archaeological Assessment will be required to assess the Roman Road and any potential impacts.

3 Site Description

Location and Topography

- 3.1 The Site is located to the immediate southwest of Chandlers Ford, Eastleigh (Figure 1). The Site is surrounded by modern development to the north, east and south. To the southwest is the historical village of Chilworth. To the west the Site is bounded by the small wooded reserves of Austins Copse and Spring Copse and to the south by the more extensive woodland of Huts Wood. The northern boundary is determined by the road alignments of Templars Way and Castle Lane. To the northwest the Site boundary follows an existing field boundary alignment.
- 3.2 The Site currently comprises open agricultural land divided into several land parcels demarcated by hedgerows and drainage ditches. Trees and scrubland occupy a small part of the western edge of the Site. A complex of buildings associated with Velmore Farm occupy the southeastern part of the Site. The majority of these buildings are clustered around the existing farm yard, with two modern (1960s) workers cottages further southeast..
- 3.3 The Site lies within an undulating landscape with ground levels varying between 65m OD to c 35m OD. Towards the south western corner of the Site the ground level varies between 65 to 55m OD and generally displays a downward sloping trend towards the north (c 40m OD), east (c 44m OD) and south east (c 36m OD). A ridge of high ground runs across the central part of the Site sloping from c 56m OD in the south to c 36m OD towards the northern periphery of the Site.
- 3.4 Plates 1 to 8 provide information on the existing built form of the Velmore Farm. These images demonstrate that the farm complex consists of a farmhouse, apparently constructed in the mid-20th century based on architectural form, and subsequently extended. There are a series of modern sheds which comprise the working farmyard, also of apparent 20th century date based on their construction materials and architectural form.
- 3.5 Just southeast of the farm complex are brick-clad workers cottages with tile roofs, apparently of mid-20th century form based on materials and architectural style. These are not considered to have any heritage significance based on their architecture and visible materials, being typical of the period of construction.

4 Historical Background

Historic periods and key architectural styles

			Key Architectural Styles
Roman	AD 43 -	410	Roman
Saxon/early medieval	AD 410 -	1066	Early Medieval, Saxon, Romanesque
Medieval	AD 1066 -	1485	Norman, Gothic
Post medieval	AD 1486 -	1799	Tudor, Jacobean, Georgian
Early Modern	AD 1800 -	1900	Regency (Late Georgian), Victorian
Modern	AD 1901	1945	Edwardian, Art Deco, Moderne, Arts and Crafts Gothic revival
Post Modern	AD 1946	Present	Modern, Brutalist, Post Modern

Introduction

- 4.1 This chapter reviews the available evidence for the Study Site and the historical background of the general area, and, in accordance with NPPF, considers the potential for any unidentified heritage assets to be present.
- 4.2 What follows comprises a review of known archaeological assets within a 1.5km radius of the study Site (Figure 2a-b), also referred to as the study area, held on the Hampshire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day. The assessment on potential for archaeological remains is made prior to any assessment of later development impacts.
- 4.3 Chapter 5 subsequently considers the Site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Roman

- 4.4 The Otterbourne to Stoney Cross Roman road is projected to cross the central part of the Site on a roughly north east to south west alignment (HER ref: 25861). The HER notes that in the 1950's the road was traceable by its agger or metalling (a white stoney streak) from fields west of Titlark Farm to Hazel Copse and Dymers Wood. A 230m long stretch of the road, c 300m to the north of the Site, near to Titlark Copse holds Scheduled Monument Status (List Entry: 1001853; HER ref: 60511). This stretch was preserved when the area was developed in the 1980's. The Roman Road alignment is considered further in the archaeological assessment.

Anglo-Saxon/Early Medieval & Medieval

- 4.5 There are no estates recorded by the Domesday Survey of 1086 within close proximity to the study Site (Domesday Online 2025). North Stoneham located c 1.5km to the southeast of the Site is recorded. In 1086 it was noted as containing twenty eight villagers, seven smallholders and thirteen slaves placing it within the largest 20% of settlements recorded in Domesday. The land was owned by the Abbey of St Peter's at Winchester.
- 4.6 The village of Chilworth, c 600m to the west of the Site, is also noted in the Domesday Book. It is recorded as a settlement of four villagers and four slaves, placing it within the smallest 40% of

settlements recorded. The land was owned by Bernard Pancevolt. Chilworth Village is now recognised statutorily as a Conservation Area.

- 4.7 The site of the medieval church of St Deny's is also recorded at Chilworth (HER ref: 25864) . Nothing survives apart from a 12th century font and two very rare small 12th century bells. All three items are now located in the present day church built on the site of the original church. The original church was demolished in 1812.
- 4.8 There is limited evidence for medieval activity across the study area. During the Medieval period the Site probably lay within a wider agricultural and wooded landscape situated some distance from occupation centres.

Post Medieval & Modern (including map regression exercise)

- 4.9 During the later Post Medieval and Modern periods, the understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.10 The 1759 Isaac Taylor Map of Hampshire (Figure 4) shows the site located within undeveloped land just to the northeast of the high ground at Chilworth, with the nearest settlement noted to the northwest as 'Ivon Hall'. The 1806 Ordnance Survey Drawing (Figure 5) appears to show the Site as situated within a rural landscape punctuated with areas of woodland. The Roman road is clearly annotated crossing the site. A pond can also be seen towards the southern border of the site. The details on the map are difficult to interpret, although it appears the vast majority of the Site was woodland at this time, with a smaller area of open land present on the western side of the Site. A cluster of buildings is possibly represented, though poorly detailed, in the proximate location of the present-day farm complex to the east of the pond.
- 4.11 The 1841 North Stoneham – Hampshire Tithe Map (Figure 6) provides the first clear indication of the farm complex and also gives details on the ownership and land use. The various land parcels within the Site are described as follow.

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
5	John Fleming Esquire	Charles Fielder	The Four Acres	Meadow
6	John Fleming Esquire	Charles Fielder	The Two Acres	Meadow
7	John Fleming Esquire	Charles Fielder	Brick Yard House Kilns &c	Arable
12	John Fleming Esquire	Mrs Vane	Home Field	Arable
13	John Fleming Esquire	Mrs Vane	House Buildings Yards Gardens &c	Arable
14	John Fleming Esquire	Mrs Vane	Garden	Arable
15	John Fleming Esquire	John Fleming Esquire	The Clump	Wood
16	John Fleming Esquire	Mrs Vane	Barley Field	Arable
17	John Fleming Esquire	Mrs Vane	Hilly Piece	Arable
18	John Fleming Esquire	Mrs Vane	Diamond Piece	Arable

Built Heritage Statement

19	John Fleming Esquire	Mrs Vane	The Rough Ground	Arable
20	John Fleming Esquire	Mrs Vane	The Nine Acres	Arable
21	John Fleming Esquire	John Fleming Esquire	The Eleven Acres	Arable
22	John Fleming Esquire	Mrs Vane	Qualletts	Arable
23	John Fleming Esquire	John Fleming Esquire	North Stoneham Common	Pasture

- 4.12 The tithe map clearly indicates that most of the Site was used as arable land by the mid-19th century. The former pond is depicted as a low marshy area, with the farm complex clearly indicated as a series of buildings arranged around an enclosed yard. The map refers to the Site as 'Fulmer's Farm' at this time. This may be a modification of the current name 'Velmore' or vice versa.
- 4.13 The 1868 Ordnance Survey Map (Figure 7) shows most of the Site as open agricultural land, with an area of woodland known as Hoe Copse occupying the western part of the site. A small area of 'rough ground' occupies the northwestern corner of the Site. Velmore Farm, still shown on the map as Fulmer Farm, is depicted on the southern part of the Site, with Hut Wood bordering the Site to the south. This map shows a different plan form to the farm, with a farmhouse offset to the immediate northeast of the yard, now enclosed in an upside-down 'U' plan form.
- 4.14 By 1896 Fulmer Farm had been renamed Velmore Farm, and Hoe Copse had been cleared of woodland (Figure 8). The 1909 Ordnance Survey Map shows little change to the Site, although a number of field boundaries appear to have been established to divide the land parcels into smaller plots and there are some additional ancillary buildings around the farmyard (Figure 9). Further realignment of the field boundaries within the eastern half of the Site is apparent on the 1958-63 Ordnance Survey Map (Figure 10). The complex of buildings at Velmore Farm also appear to have been substantially expanded by this time and two farm cottages are constructed to the southeast of the main complex. The 1987-92 Ordnance Survey Map shows little change to the majority of the Site although the high voltage electrical pylons can be seen crossing the central part. The farm complex is substantially redeveloped with larger format sheds replacing the original farm structures around the yard. The earlier farmhouse also appears to have been demolished by this time, and this change is confirmed by overlying the OS plans. The Site retained its open agricultural character into the early 21st century (Figure 12 to 13).
- 4.15 Overall, the cartographic evidence indicates that the vast majority of the Site was probably woodland until clearance began sometime during the early part of the 19th century. The Site has retained an open agricultural character throughout the 19th to 21st centuries, although some realignment of the field boundaries had occurred. The farm complex appears to have survived until the early 1950s and substantively rebuilt between the 1950s and 1980s. Based on the available evidence the Site is considered to hold low potential for 19th century farm structures, although former field boundaries and other agricultural features of low significance could conceivably survive.

5 Assessment of Significance

- 4.16 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 5.1 In accordance with paragraph 207 of the NPPF, GPA03 and Test Valley Local Plan Policy E8, this report considers the potential for the Site to contribute to the significance of Designated or non-designated Heritage assets and their settings, within the vicinity of the Site. For the purposes of identifying this contribution, a search radius of 1km from the Site was considered proportional to determine whether there are any such features that may be affected by the proposed development.

Designated Built Heritage Assets

- 5.2 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded within, or within the direct vicinity of the study Site. The nearest Scheduled Monument comprises a 230m long stretch of the Stoney Cross to Otterbourne Roman road, located c 300m to the northeast (NLHE ref: 1001853; HER ref: 60511). This is discussed further in the archaeological DBA but essentially, the development proposals are not considered to have any impact on the setting of the Roman road.

Listed Buildings

- 5.3 The nearest designated built heritage assets are the Chilworth Old Village Conservation Area and several associated individually listed buildings and structures approximately 500m southwest of the Site, including the Grade II Listed Church of St Denys (NLHE ref: 1157458), its associated churchyard monument (NLHE ref: 1093661) and a milestone on the road opposite (NLHE ref: 1157464). These sites were remotely assessed and there is no intervisibility between these locations and the Site. There is no identified or recorded historical link or association with any of these places and the Site. The official listing descriptions are included in Appendix 1 for the following Listed Buildings, which are closest to the Site in terms of distance:

Milestone (NLHE Ref 1157464)

This is a historical road milestone, set low into the ground (Appendix 1). It is important for its historical interest as an early 19th century milestone, adjacent the public road. The Milestone is best understood in its immediate setting in context with the road, and the Site does not contribute to its significance.

Church of Saint Denys (NLHE ref: 1157458 and Funerary Monument (NLHE ref: 1093661)

The Church is of national importance and recognised, based on its description, for its architectural qualities as an early 19th century Georgian Church associated with Chilworth Old Village. The Listing description also notes possible C12th church bells surviving from an earlier church which the current building has replaced. The Church is a local landmark and raised from the carriageway, with the churchyard setback from the road, screened and secluded through mature planting on the boundary. the principal approach is from Chilworth Old Village to the southwest, and the church is best understood and appreciated in that context. Associated with the churchyard is a separately listed funerary monument attached to the Pitt Family, also Grade II listed. It is located on the southern side of the church adjacent the nave wall and is only appreciated in its immediate context within the church yard.

Built Heritage Statement

- 5.4 Southeast of Chilworth Old Village there are two entries for two associated assets– the twin buildings of Grade II Listed Beehive Cottages (NLHE Ref 1301576 and NLHE Ref 1339189). The cottages are best experienced in their immediate setting in the narrow lane by Buxey Wood. There is no contribution from the Site to their setting.
- 5.5 Some 600m to the north of the Site and surrounded by more recent and substantive development is the Grade II Listed Zionshill farmhouse (NLHE Ref 1245290) and associated Grade II Listed barn (NLHE Ref 1271947). The Site is not intervisible due to the intervening development and provides no contribution to the understanding of the two structures.
- 5.6 No other Designated assets are identified within the Study Area.
- 5.7 All the designated heritage assets noted above within the Study Area were initially considered as potential receptors at the desktop review stage. Desktop review of historical mapping, current topography and landscape features indicates that the designated heritage assets noted above did not have any evident historical connection or intervisibility with the Site in terms of their current setting and experience. It was therefore concluded that the Site does not meaningfully contribute to the setting of any of these individual heritage assets that supports their recognised historical land architectural values.

Chilworth Old Village Conservation Area

- 5.8 A Conservation Area Policy document for Chilworth Old Village is available on the Test Valley Council website. It was adopted in 1983 and remains to be updated². However, the document notes the containment of the village character to the south of the A27, flanked by Buxey Wood to the east and south and open land to the west, in the direction of Chilworth Manor, and this remains largely the case today. In addition to the Church of Saint Denys mentioned above, the Chilworth Old Village conservation area contains five individually listed buildings (Figure 2). These buildings are not connected historically or visually with the Site and are not discussed further. The policy document provides a useful summary of key character elements:

The conservation area focusses on the medieval core of Old Chilworth, a small cluster of cottages close by the church, all that remain of a larger, earlier village. The boundaries are naturally drawn by arable land to the west, woodland to the south and east, and the main A27 route to the north.

The key to maintaining the character of Chilworth Old Village and enhancing its environmental quality lies in retaining those features which contribute towards its unique identity and ensuring that any restoration or new development is sympathetic in character. Key features are:-

- the small scale domestic nature of the buildings
- the clustered character of development
- the generous cover of mature trees and hedgerows
- the open vista towards Buxey Wood and the west
- clearly defined natural boundaries provided by hedges and woodland
- the local landmark formed by St. Denys Church

- 5.9 The Site does not contribute to this immediate setting, being some distance northwest of the conservation area and separated by the A27, later development and topographical features including wooded areas and mature hedgerows. In experiential terms, the Site does not contribute to an understanding or appreciation of the medieval core of the village, on which the conservation

² <https://www.testvalley.gov.uk/planning-services/heritage/conservationarea>

Built Heritage Statement

area is centred, or to any of the individually identified buildings. Therefore, the Site is not considered to have any contribution to the setting of Chilworth Old Village that would support its significance as a historical settlement of medieval origin.

5.10 in summary, the Designated Heritage Assets noted above were considered as potential receptors. It is, however, determined that the Site provides no contribution to their setting and therefore development on the Site would not affect their individual or collective heritage significance.

5.11 Beyond the 1.5km radius the nearest significant grouping of designated heritage assets is along Flexford Road and centred on the Grade II* Listed Church Of St John The Baptist (NLHE Ref. 1093668), over 1600m to the northwest of the nearest Site boundary. While there are sites beyond this limit that theoretically could have some limited intervisibility to the Site, at this distance, taking into account the intervening topography, nearby development and lack of any identified significant historical connection, the Site is not considered to have material contribution to the Significance of these places.

Non-Designated Built Heritage Assets

4.17 The HER records a number of non-designated archaeological assets including the alignment of the Stoney Cross to Otterburn Roman Road within the Site (above). These are discussed in the archaeological DBA. There are no references to the historical farm complex or to built structures within the Site. This analysis is supported by photographs of the existing site, where the current buildings are of modern construction. for the purposes of assessment, Velmore Farm is considered against the criteria set out in Historic England Guidance Note 07 (HEAN07).

HEAN07 Criteria – Velmore Farm

Criterion	Description	Comment
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.	The place is a farmyard complex which is a common typology for the 20th century.
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions	The buildings currently on the site do not exhibit any obvious age and are generally of mid- 20 th century date based on form and appearance, and development is apparent from historical mapping.
Rarity	Appropriate for all assets, as judged against local characteristics.	The buildings are of a typical and common form for the 20 th century.
Architectural and Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics	The existing farmhouse Building has no traditional vernacular elements apparent, and the existing buildings are constructed of modern materials
Group Value	Groupings of assets with a clear visual design or historic relationship.	There is no visual relationship with groupings of historical buildings or apparent historical relationship
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which	While there is cartographic evidence for earlier settlement, the existing buildings

Built Heritage Statement

Criterion	Description	Comment
	may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.	date to the 20 th century and have no archaeological interest .
Historic Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place	The farm has no known historical associations with people or events of specific note. There are no community connections identified.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.	The buildings are experienced primarily from within the Site. It does not present as a significant landmark. It has no interest as a result.

4.18 In summary, the farm may have historically been present from the 18th century. there appears to be no structures surviving that relate to this earlier period, and the farm has no especial historical interest in its current form. Based on the above criteria and understanding of the Site, Velmore Farm does not merit recognition as an NDHA.

4.19 It is understood that the farm will be entirely redeveloped as part of the outline application. However, as no heritage significance at a local or national level is attributed to the farm, this will result on no adverse effects arising.

6 The Proposed Development & Review of Potential Development Impacts on Built Heritage

Proposed Development

- 6.1 The development proposals comprise and Outline Planning Application for a residential led development for up to 1,000 dwellings inclusive of associated infrastructure. This includes land for a new 1.5 FE primary school, 1.5ha of employment land, SANG, play areas, allotments, network of new roads (and widening of existing roads), surface water drainage features, enhancement of existing Public Rights of Way, car and cycle parking and open space; and vehicular access to be from Templars Way.

Review of Potential Development Impacts on Designated and Non-Designated Heritage Assets

- 6.3 In terms of designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the study Site or its direct vicinity. The nearest Scheduled Monument comprises a 230m long stretch of the Stoney Cross to Otterbourne Roman road, located c 300m to the northeast of the Site (List Entry: 1001853; HER ref: 60511). The intervening space between the scheduled stretch of the road and the western Site boundary contains residential development, with boundaries defined by mature tree lines. Therefore, the development proposals are not considered to have any impact on the setting of the scheduled section of the Roman road.
- 6.4 The nearest designated Built heritage assets are the Chilworth Conservation Area and several individually listed buildings associated with the historical village, including a milestone and the St Danys church and churchyard. Remote assessment of potential views based on a 15m development height has determined that there is no intervisibility with these sites and also it is noted that there is already an intervening spur of modern development towards the southwest corner of the Site on the north side of the Botley Road / Chilworth Road (A27).
- 6.5 Based on the above analysis the development proposals are assessed as having no impact on the setting of Designated built heritage assets including Chilworth Conservation Area and the individual listed buildings within the extent of Chilworth Village.
- 6.6 Regarding non-designated heritage assets – the Roman Road alignment is addressed in the archaeological report in more detail, but in summary no impacts on this feature are anticipated as a result of the proposed development, because it is retained in situ with an appropriate development buffer.
- 6.7 With regard to potentially unidentified non-designated heritage assets, the proposed development is also assessed as having no impact, as the farm itself appears to have been extensively redeveloped in the second half of the 20th century, and there are no apparent structures of potential heritage significance remaining from the earlier farmstead.
- 6.8 In conclusion, the proposed development of the Site is assessed as having no impact on any recorded designated built heritage asset, or any recorded or potential non-designated heritage asset.

7 Summary & Conclusions

- 6.1 The Site at Velmore Farm, Templars Way, Chandlers Ford is proposed for development as a residential scheme. The development proposals comprise an Outline Planning Application for a residential led development for up to 1,000 dwellings inclusive of associated infrastructure. This includes land for a new 1.5 FE primary school, 1.5ha of employment land, SANG, play areas, allotments, network of new roads (and widening of existing roads), surface water drainage features, enhancement of existing Public Rights of Way, car and cycle parking and open space; and vehicular access to be from Templars Way.
- 6.2 In terms of designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the study Site or its direct vicinity. The nearest Scheduled Monument comprises a 230m long stretch of the Stoney Cross to Otterbourne Roman road, located c 300m to the northeast (List Entry: 1001853; HER ref: 60511). When the area was developed in the 1980's a section of the road was preserved southwest of the existing industrial estate. The road is projected to cross the central part of the Site on a northeast to southwest alignment (HER ref: 25861). The intervening space between the scheduled stretch of the road and the western Site boundary contains residential development, with boundaries defined by mature tree lines. Therefore, the development proposals are not considered to have any impact on the setting of the Roman road.
- 7.1 The nearest designated Built heritage assets are the Chilworth Conservation Area and several individually listed buildings associated with the historical village, including a milestone and the St Danys church and churchyard. There is no intervisibility with these sites and an intervening spur of modern development towards the southwest corner of the Site
- 7.2 Based on the above analysis the development proposals are assessed as having no impact on the setting of Designated heritage assets including Chilworth Conservation Area and the individual listed buildings within the extent of Chilworth Village.
- 6.3 The cartographic evidence indicates that the Site has retained an open agricultural character since at least the early 19th century, prior to which the Site probably existed as woodland. While a farm – initially referred to as 'Fulmers' and then 'Velmore' – is apparent from at least the 1840s, cartographic evidence and existing Site photography demonstrate this complex has been extensively redeveloped in the mid to late 20th century and no earlier buildings of potential historical interest appear to have survived these phases of development.
- 7.3 The proposed development is also assessed as having no potential to impact on previously unidentified and non-designated built heritage, as the farm itself appears to have been extensively redeveloped in the second half of the 20th century.
- 6.4 It is therefore considered that there are no built heritage constraints on development proposals, and paragraphs 215 and 216 of the PPF are not engaged. The archaeological DBA separately addresses the archaeological potential of the Site.

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NMR

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Cartographic

Chapman and Andre map of Essex

1799 Ordnance Survey Drawings

1849 Hornchurch and Romford Tithe Map

1871 Ordnance Survey (1:2,500)

1896 Ordnance Survey (1:2,500)

1920 Ordnance Survey (1:2,500)

1939 Ordnance Survey (1:2,500)

1960-1961 Ordnance Survey (1:1,250)

1975 Ordnance Survey (1:1,250)

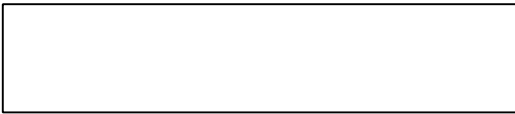
1992 Ordnance Survey (1:1,250)

2010 Aerial Photograph (Google Earth)

2021 Aerial Photograph (Google Earth)

2022 Aerial Photograph (Google Earth)

2024 Aerial Photograph (Google Earth)



PLATES



Plate 1: Velmore Farm aerial view facing N (Google Earth Accessed 2025)



Plate 2 Velmore Farm aerial view facing E (Google Earth Accessed 2025)



Plate 3 Velmore Farm aerial view facing S (Google Earth Accessed 2025)



Plate 4: Velmore Farm aerial view looking W (Google Earth Accessed 2025)



Plate 5. Looking E towards Velmore Farm Cottages



Plate 6: Looking NW towards 20th century farmhouse



Plate 7: Looking W towards farmyard

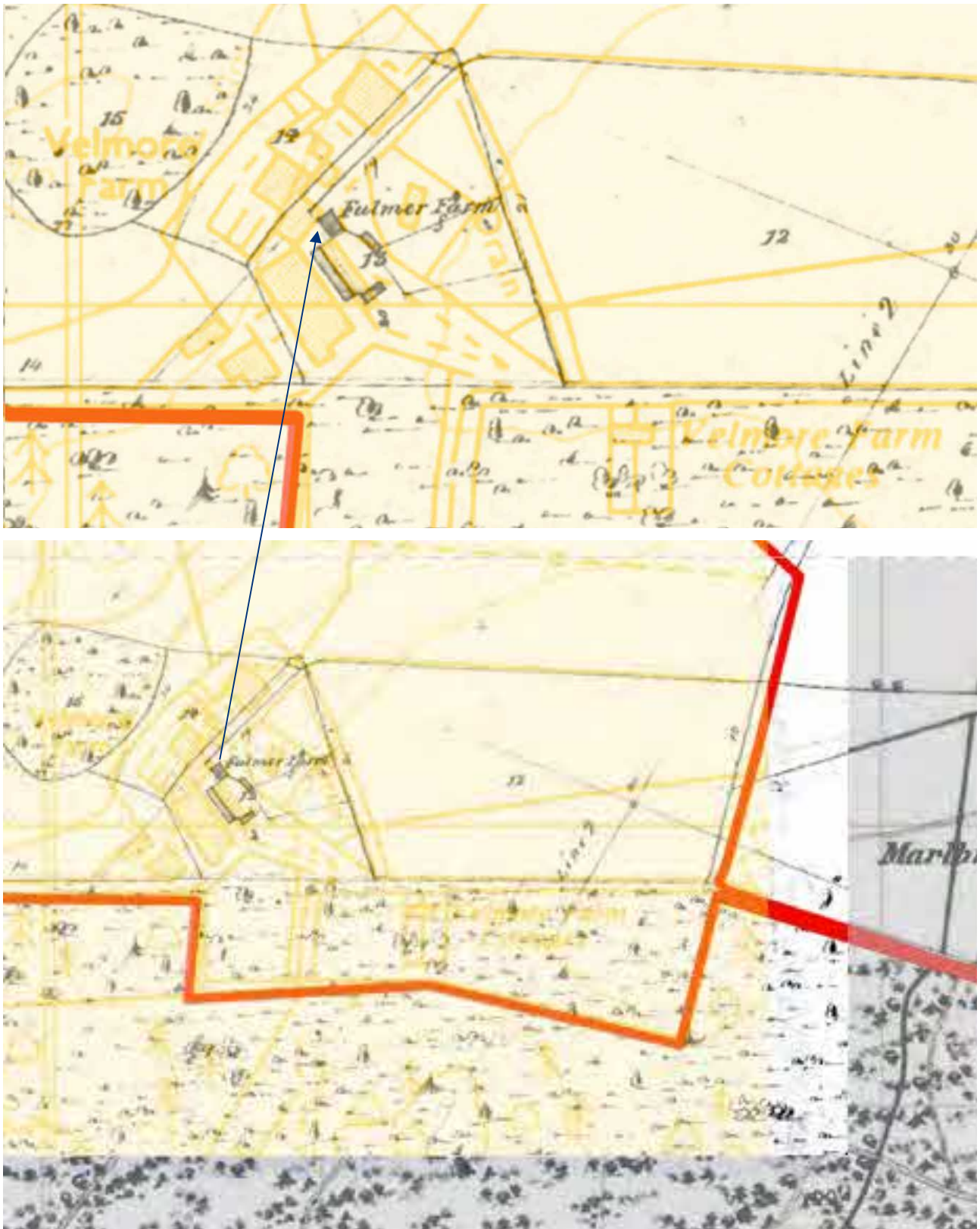
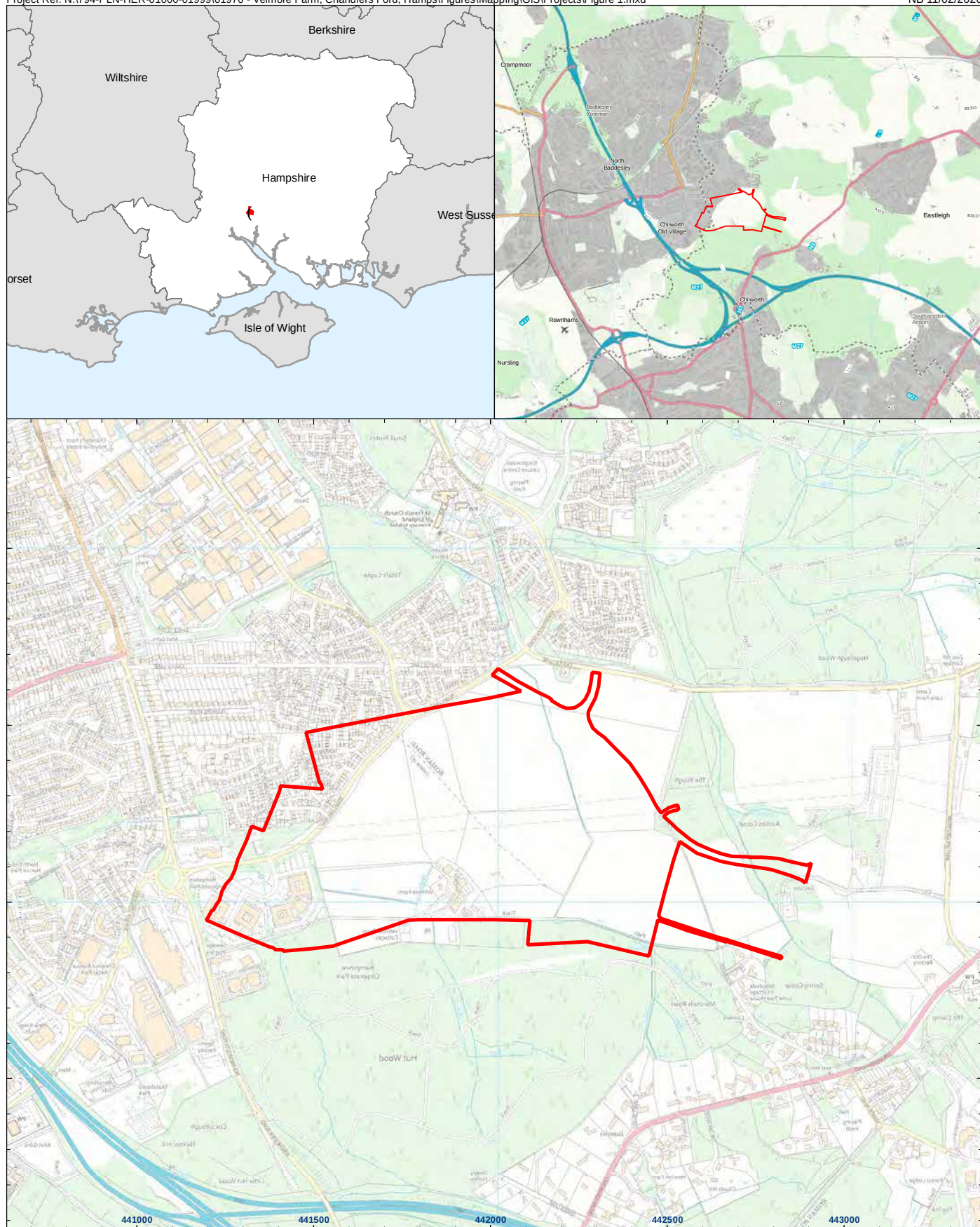


Plate 8 Overlay of 1868 OS (Black lines) and 1958-63 Ordnance Survey (Yellow shading) approximately scaled to site boundaries



 EIA Boundary

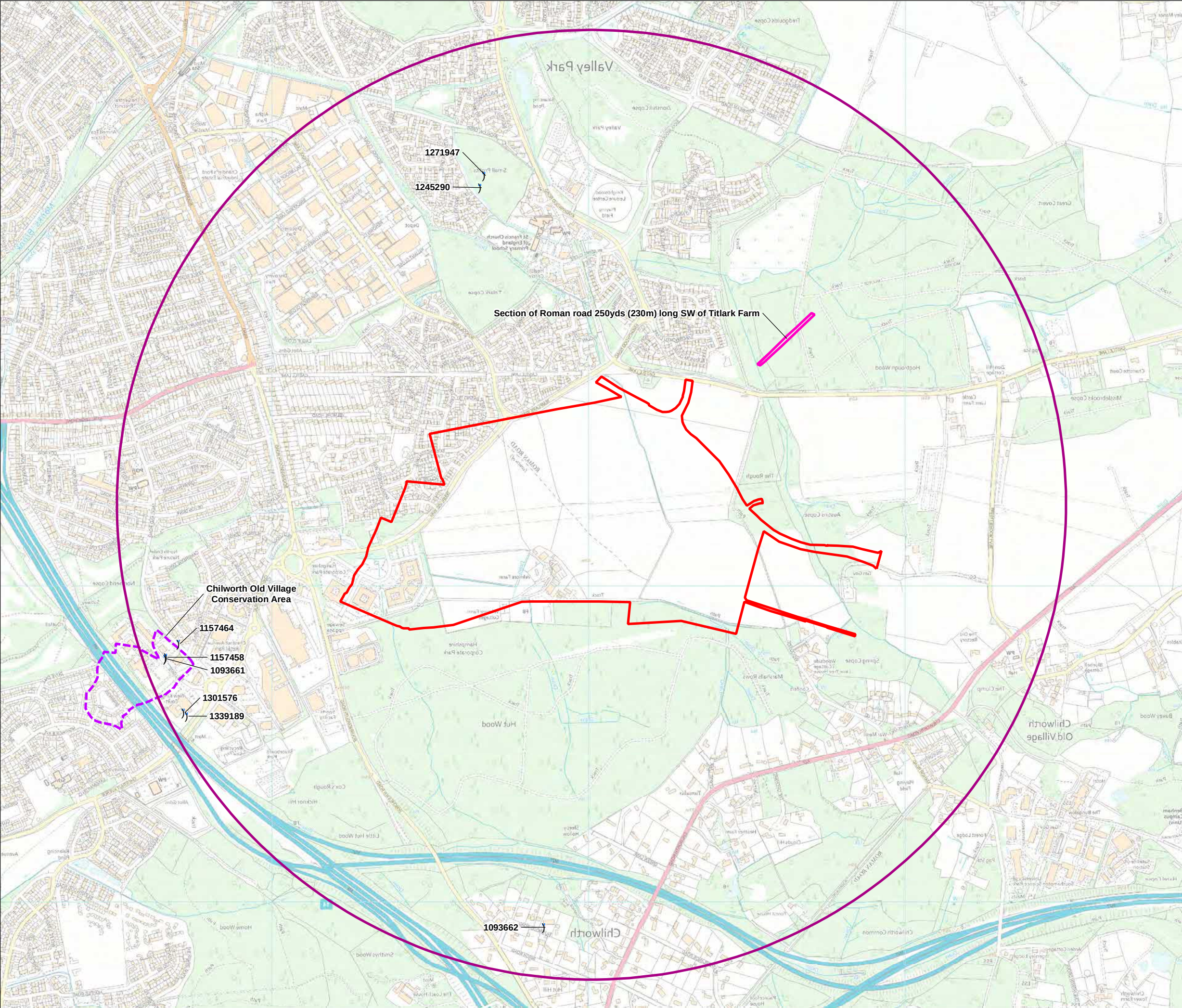


0 250 500m
Scale at A4: 1:15,000



Figure 1

Site Location



Legend

- EIA Boundary
- 1.5km search radius

Designated Heritage Assets:

Listed Buildings

- Grade II

Scheduled Monuments

- 1001853 - Section of Roman road 250yds (230m) long SW of Titlark Farm

Conservation Area

- Chilworth Old Village

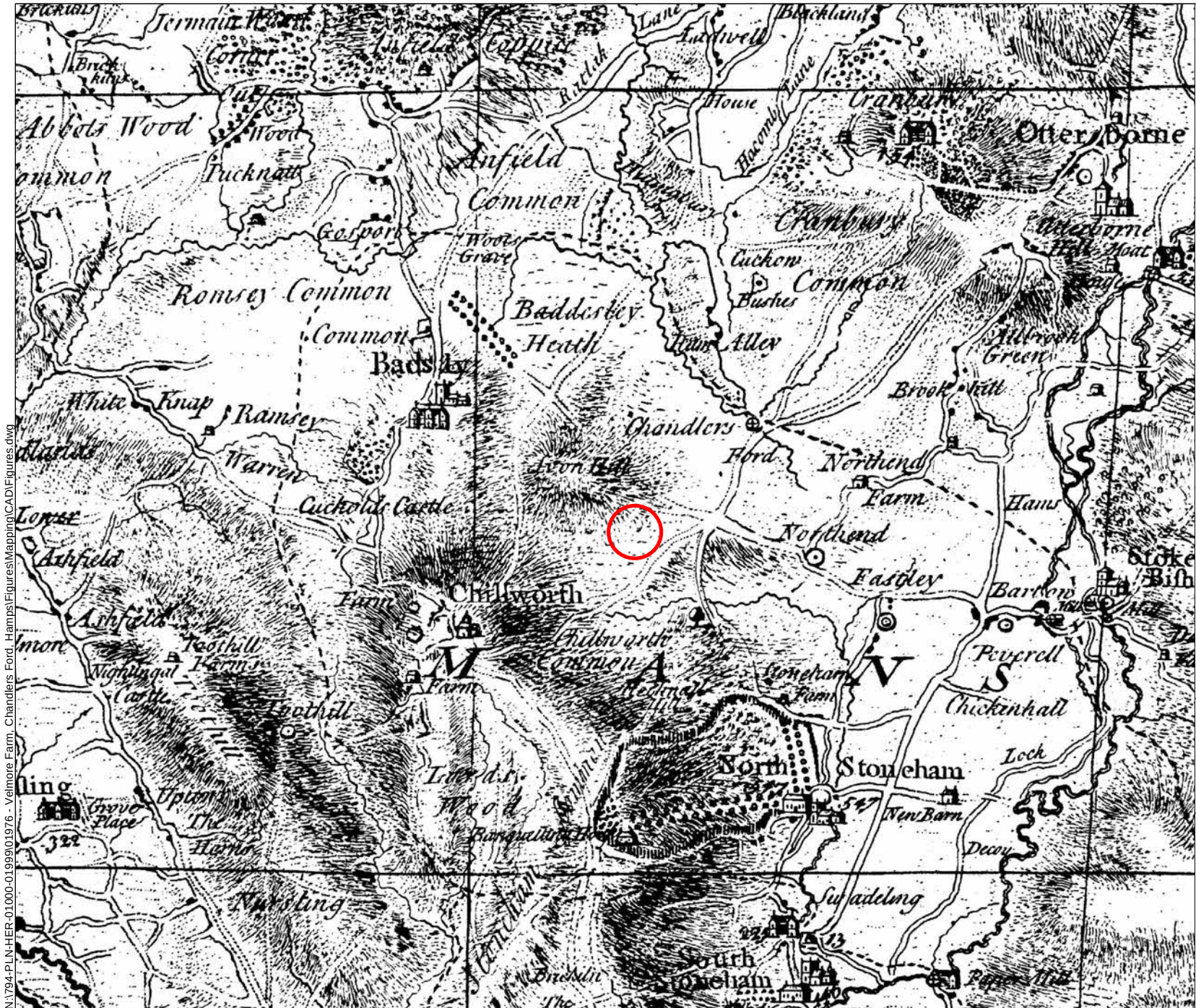


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Scale at A3: 1:11,500



Figure 2

Built Heritage Assets Plot



 Approximate site location

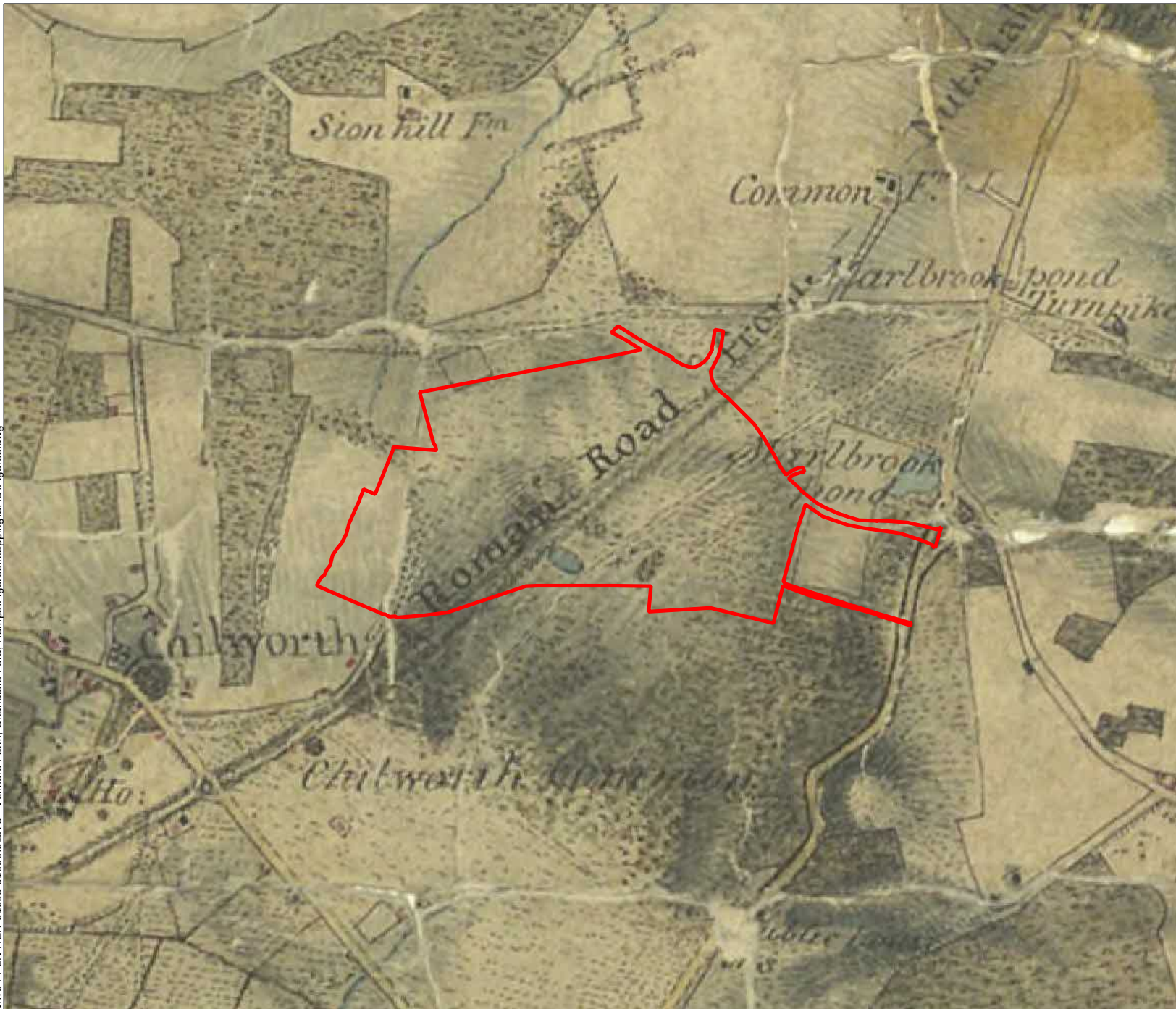


Not to Scale
Illustrative Only



Figure 4

1759 Isaac Taylor Map of
Hampshire



 EIA Boundary

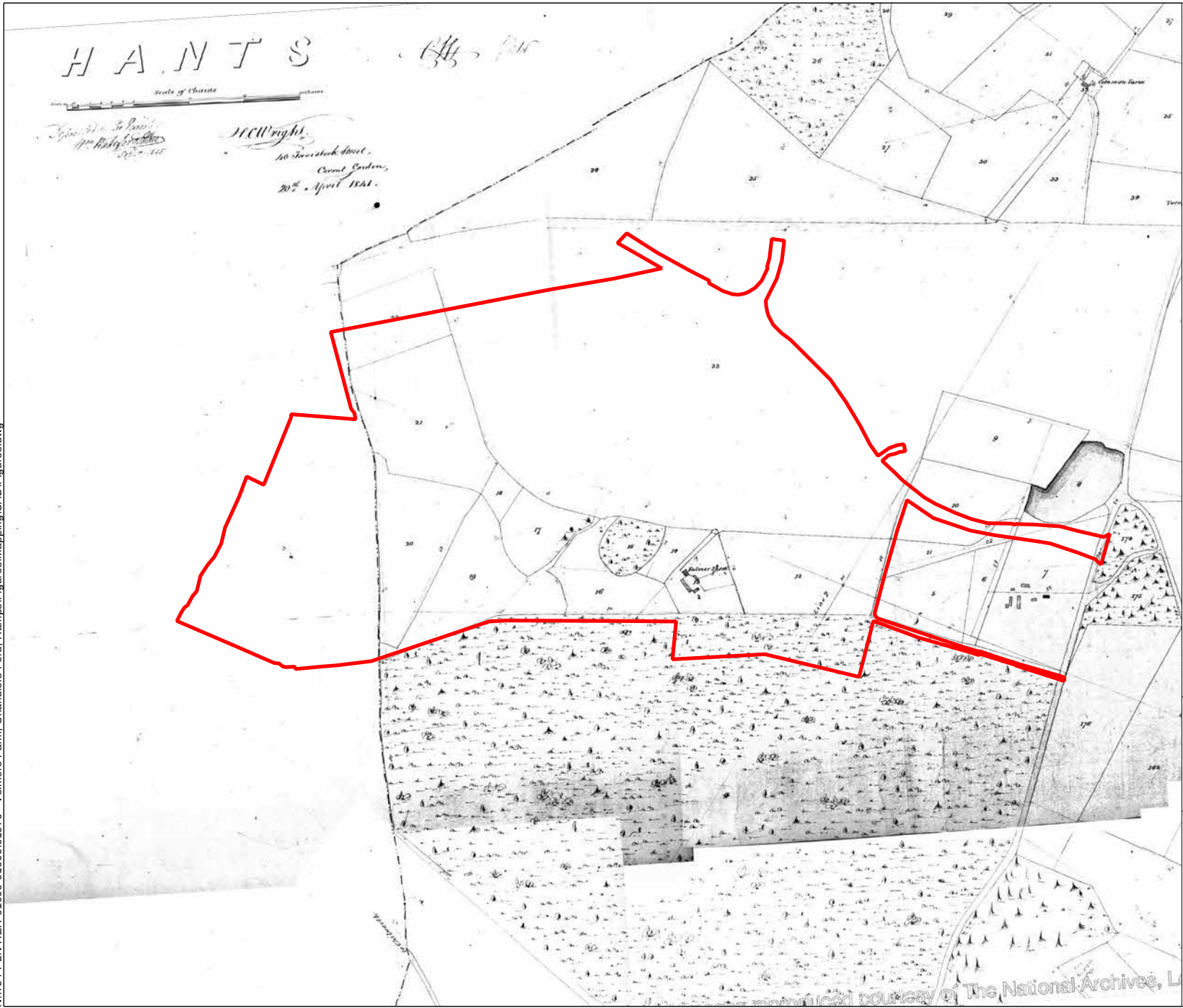


0 150 300m
Scale at A4: 1:15,000



Figure 5
1806 Ordnance Survey Drawing

N:\794-PLN-HER-01000-01999\01976 - Velmore Farm, Chandlers Ford, Hamps\Figures\Mapping\CAD\Figures.dwg



 EIA Boundary

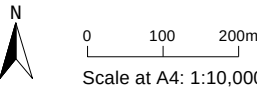


Figure 6
1841 North Stoneham -
Hampshire Tithe Map



0 100 200m
Scale at A4: 1:10,000



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Figure 7

1868 Ordnance Survey Map

 EIA Boundary

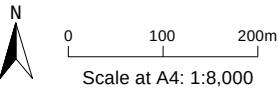
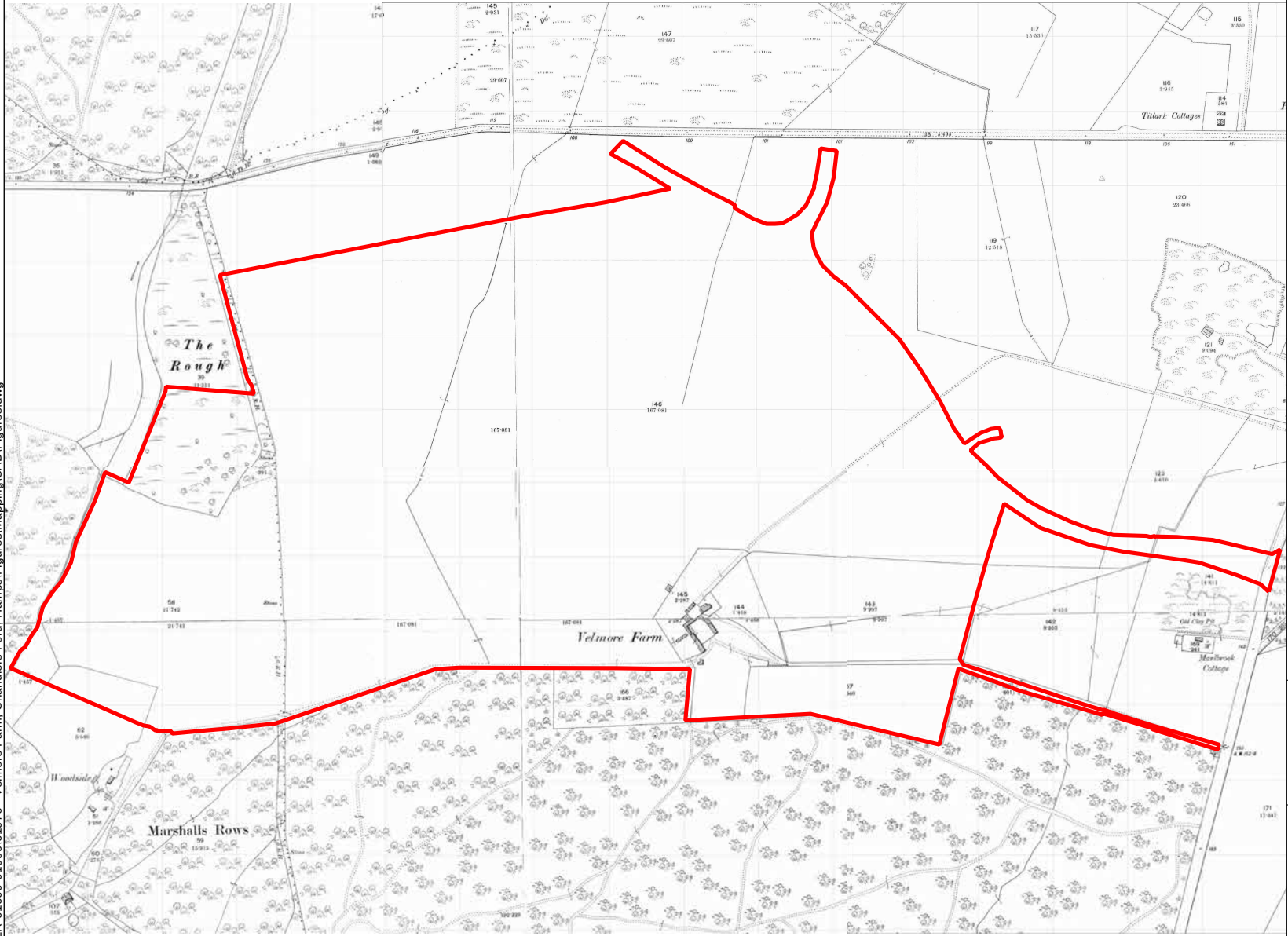
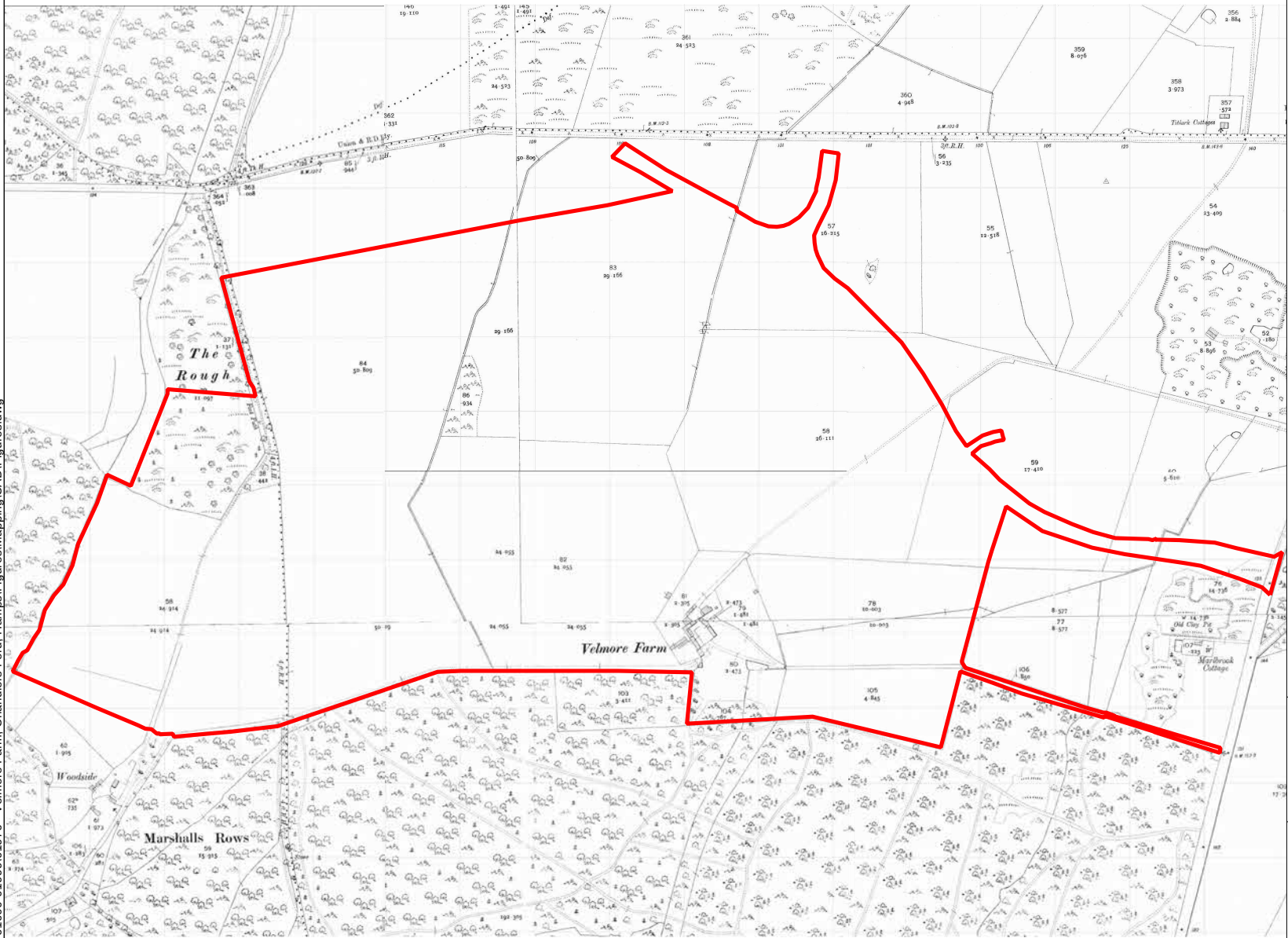


Figure 8
1896 Ordnance Survey Map

N:\794-PLN-HER-01000-01999\01976 - Velmere Farm, Chandlers Ford, Hamps\Figures\Mapping\CAD\Figures.dwg

 EIA Boundary



N
0 100 200m
Scale at A4: 1:8,000


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A TETRA TECH COMPANY

Figure 9
1909 Ordnance Survey Map

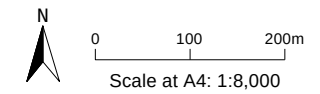
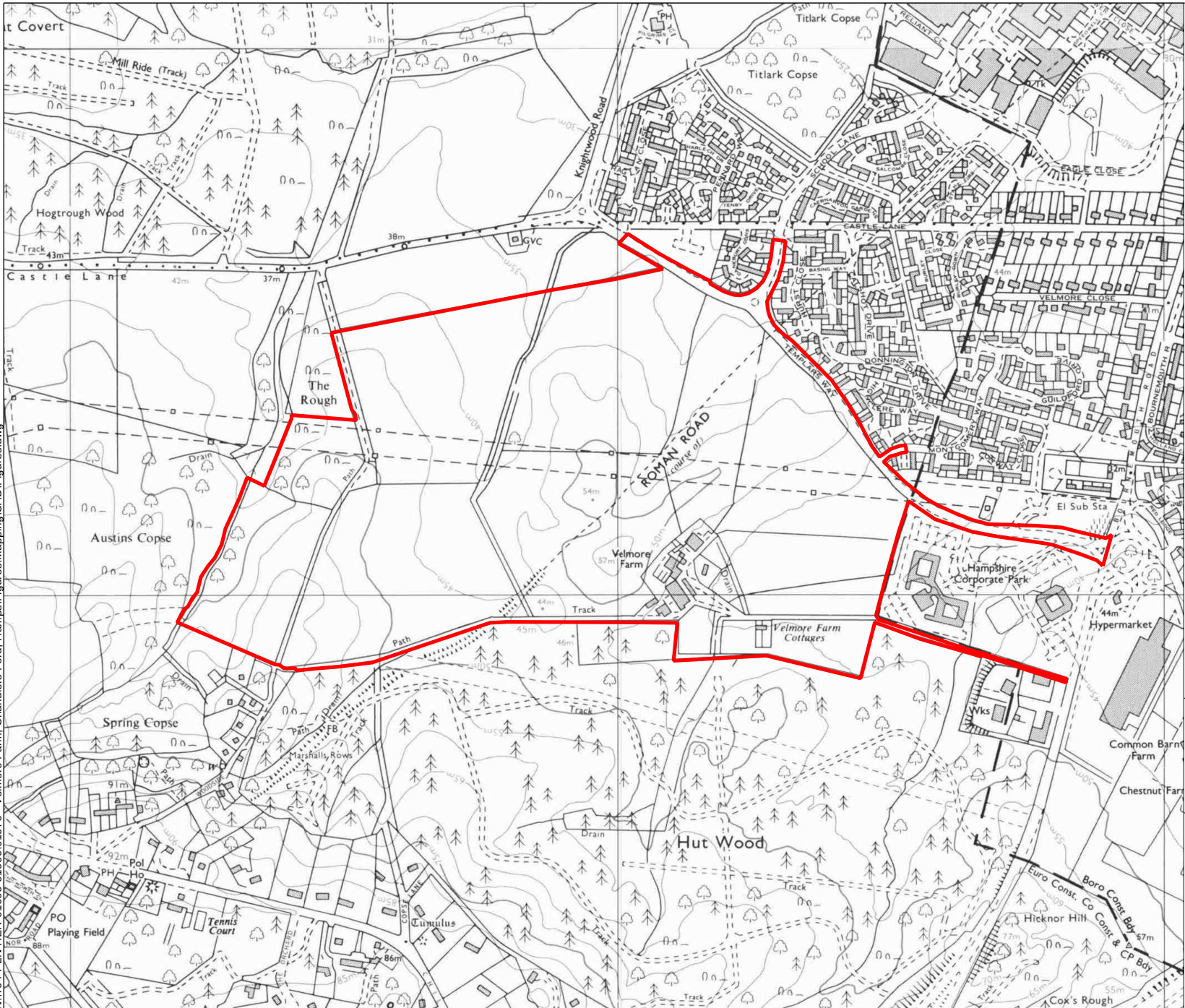


Figure 10

1958-1963 Ordnance Survey Map

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 EIA Boundary



0 100 200m
Scale at A4: 1:10,000



Figure 11
1987-1992 Ordnance Survey Map

N:\794-PLN-HER-01000-01999\01976 - Valmore Farm, Chandlers Ford, Hamps\Figures\Mapping\CAD\Figures.dwg



 EIA Boundary

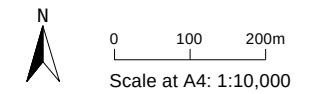


Figure 12

2000 Aerial Photograph
(Google Earth)

N:\794-PLN-HER-01000-01999\01976 - Valmore Farm, Chandlers Ford, Hamps\Figures\Mapping\CAD\Figures.dwg



 EIA Boundary

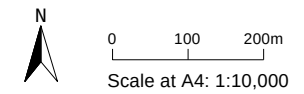


Figure 13

2023 Aerial Photograph
(Google Earth)

APPENDIX 1: Site Records

Church of St Denys

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1157458

Date first listed: 17-Nov-1986

List Entry Name: Church of St Denys

Statutory Address 1: CHURCH OF ST DENYS, A27

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Location

Statutory Address: **CHURCH OF ST DENYS, A27**

The building or site itself may lie within the boundary of more than one authority.

County: **Hampshire**

District: **Test Valley (District Authority)**

Parish: **Chilworth**

National Grid Reference: **SU 40650 18773**

Details

CHILWORTH A27 SU 41 NW 8/2 Church of St Denys

II Parish church, 1812, completed by 1820, on site and having bells of older church dating back possibly to C12. Brick, stuccoed on stone plinth, slate roof. Plan of short chancel with little transepts, and later N vestry, to aisleless nave with squat W tower incorporating porch. Chancel has E 5-light slender Perp. window. Tall diagonal buttresses at corners and to ends of transepts, having panelled sides and top raised to form 4 gables. Coupled pointed lancets to transepts. 4 bay nave with pointed lancets and short stepped buttresses at W end. Walls have deep weathering mouldings at eaves and cill level, plain stone plinth. Tower has crenellated parapet, narrow openings to bell stage, string courses, short buttresses on corners. W face has plain doorway with 4- centred chamfered arch, above band with arcaded panels and cusping, pointed coupled lancet window on bell-stage, with hoodmould. Parapet taller in centre. Inside chief feature is the plaster lierne vaulting. In chancel it rests on slender attached octagonal shafts, with closely spaced ribs, rising to foliated boss. Either side of E window are original

text boards. Delicate wrought iron communion rail. Vaulting in nave has shafts shortened on carved corbels. Again closely spaced ribs and foliated bosses, with traceried panels at E and W carried over with vaulting. Originally there was a W gallery and 2-decker pulpit. Open contemporary pews with Gothic panels on ends. Family pews used to be in transepts, with fireplaces. C12 font of square-panelled bowl, cut down. Monuments on walls of 1819, 1825, 1826 and one 1883 to sculptor R C Lucas, carved by himself 1840. 2 bells from old church, possibly C12, small, uninscribed with domed crowns, straight sides and sound bow of angular section on inner face. Very rare if genuine.

Listing NGR: SP3187223056

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **141108**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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Monument 2 Metres South of Nave of Church of St Denys

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1093661**

Date first listed: **17-Nov-1986**

List Entry Name: **Monument 2 Metres South of Nave of Church of St Denys**

Statutory Address 1: **MONUMENT 2 METRES SOUTH OF NAVE OF CHURCH OF ST DENYS, A27**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **MONUMENT 2 METRES SOUTH OF NAVE OF CHURCH OF ST DENYS, A27**

The building or site itself may lie within the boundary of more than one authority.

County: **Hampshire**

District: **Test Valley (District Authority)**

Parish: **Chilworth**

National Grid Reference: **SU 40648 18768**

Details

CHILWORTH A27 SU 41 NW 8/3 Monument 2m S. of nave of Church of St Denys.

II

Monument, 1823 Stone. Classical square structure of vase on slender base, resting on pedestal with concave sides and mouldings at top and bottom. Inscription on one side to Pitt family.

Listing NGR: SP3984323224

Legacy

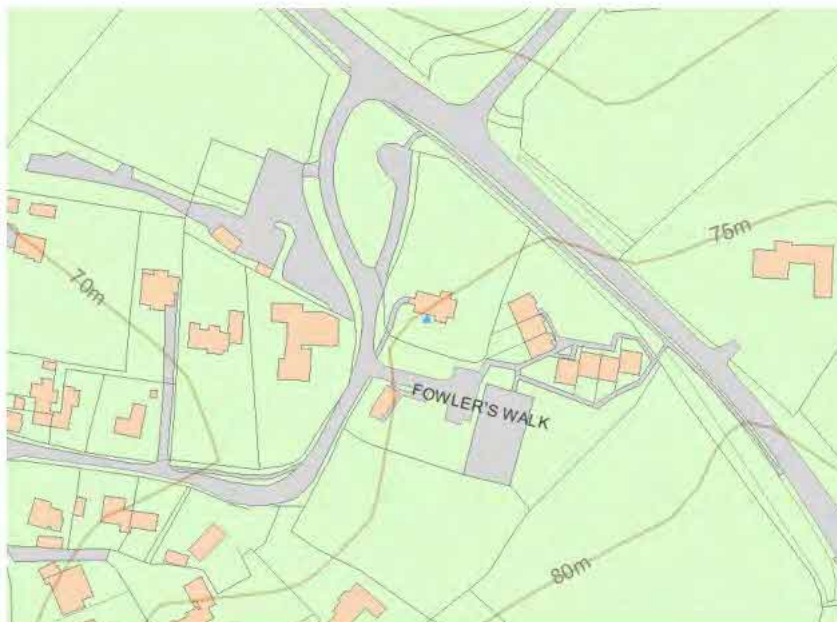
The contents of this record have been generated from a legacy data system.

Legacy System number: 141109

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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End of official list entry



Milestone Opposite Churchyard of Church of St Denys

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1157464

Date first listed: 17-Nov-1986

List Entry Name: Milestone Opposite Churchyard of Church of St Denys

Statutory Address 1: MILESTONE OPPOSITE CHURCHYARD OF CHURCH OF ST DENYS, A27

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

(<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: MILESTONE OPPOSITE CHURCHYARD OF CHURCH OF ST DENYS, A27

The building or site itself may lie within the boundary of more than one authority.

County: Hampshire

District: Test Valley (District Authority)

Parish: Chilworth

National Grid Reference: SU 40690 18816

Details

CHILWORTH A27 SU 41 NW 8/1 Milestone opposite church yard of Church of St Denys

GV II

Milestone, Early C19, Painted stone and attached cast-iron plate, Rectangular stone with slightly rounded top, on front large rectangular cast-iron plate, inscribed '8 miles TO BOTLEY, 4 TO ROMSEY'. On route of Whiteparish, Romsey & Southampton Turnpike, 1755.

Listing NGR: SP2778120315

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 141110

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

