

To: Design/Conservation
From: Southern Team

Date: 7th April 2026
Tel: 01264 368803

PLANNING APPLICATION CONSULTATION

Please complete and return to the case officer by **17 April 2026**

If no response is received by this date it will be taken that you have no comments to make.

Case Officer: Sarah Barter
Application No: 26/00702/SCOS
Proposal: Scoping opinion under the Environmental Impact Assessment Regulations 2017 (as amended) for up to 1,000 dwellings, including land for educational provision, employment/community provision, SANG, play areas, allotments and associated infrastructure
Location: Velmore Farm, Bournemouth Road, Chandler's Ford, CHILWORTH VALLEY PARK
TPO: Yes/No
Conservation Area: Yes/No
Development Type: Non Planning Submissions

Listed Building	Yes/No
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Case Officer Comments:

Response on application as submitted

No Objection ☒	No Comment ☐	Objection ☐
(subject to conditions)		(specify planning reasons for refusal)

Conditions/Reasons for refusal:

Other comments:

The scoping opinion is for up to 1,000 dwellings, including land for educational provision, employment/community provision, SANG, play areas, allotments with associated infrastructure on land at Velmore Farm, Bournemouth Road, Chandler's Ford.

The site is located outside the settlement boundary in the countryside and is within the Southampton/Eastleigh local gap.

There are two public rights of way crossing the site: 'Chilworth 6' runs north–south along the western side and 'Chilworth 7' follows the southern boundary.

As is shown on Fig. 2 'Built Heritage Assets Plot' there are no designated heritage assets within the site boundary. Chilworth Old Village conservation area, which contains a number of listed buildings, lies to the south-west. There are also two listed buildings to the north-west (Zionhill Farmhouse and barn (GII) and a listed milestone to the south (GII),

as well as a scheduled monument (section of Roman Road) to the north-east.

Just outside of the 1.5km study area is the Castle Hill scheduled monument which may have longer-distance views and The Ring scheduled monument.

Given the size of the development area, it is suggested views from the cluster of listed buildings at Baddesley Manor (GII) & the Church of St. John the Baptist (GII*) as well as Manor Farm and its barn (GII) should also be considered. This may demonstrate that intervening vegetation/topography prevent significant views.

In terms of Chilworth Old Village it is noted that a site visit has not been undertaken. Whilst it is true that the settings of the listed buildings are quite intimate, and largely formed of the village confines and land immediately around, it is suggested that this should be considered in more depth in the heritage assessment, especially given the size of the site.

The settings of Zionhill farm and the milestone to the south of the site are likely to be contained to the modern development immediately around them with regards the current proposal, and, in Zionhill's case, further intervening development to its south.

Design and Conservation defer to the archaeological advisor in terms of any archaeological remains within the site, but would raise the matter that it appears that the Roman road continues across the site, and may be considered to be of equal importance to that section which is designated. It also seems likely there could be archaeological material within the site associated with the Roman road.

Any forthcoming submission should include an heritage assessment, either in support of the application, or as part of an EIA.

Consultee Name: Margaret Bennett
Date of reply: April 16th 2026