

# Botley Road Bishop's Waltham

## Vision Document

**Bellway**

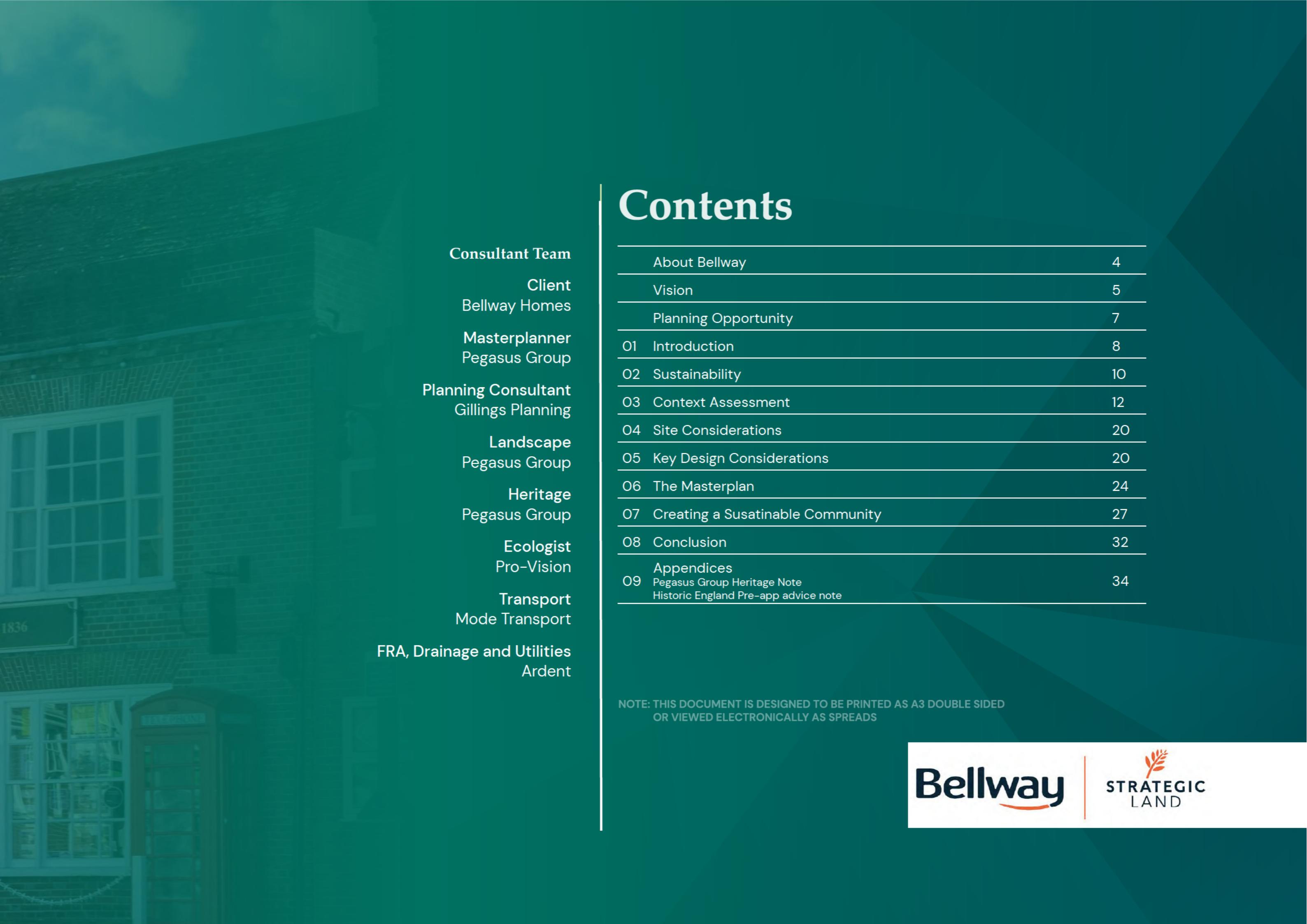
STRATEGIC  
LAND

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Creating high-quality, landscape-led and sustainable development at the eastern gateway to Bishops Waltham, contributing positively to the social ambiance and vitality of this medieval market town.

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## Consultant Team

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NOTE: THIS DOCUMENT IS DESIGNED TO BE PRINTED AS A3 DOUBLE SIDED  
OR VIEWED ELECTRONICALLY AS SPREADS

## About Bellway

In over the 75 years since its foundation, Bellway has grown from a local, family run housebuilding business in the Northeast of England into one of Britain's most well-known and successful housebuilding groups. As one of Britain's leading national housebuilders, Bellway is active in nearly every part of the country, with a passion for building exceptional quality homes in carefully selected locations, inspired by the needs of real families. To this day, we maintain these same core values, combining our decades of expertise with the level of personalised care that Bellway is known for.



## 5\* Homebuilder

Our mission is to build first-class homes that our customers are proud to live in. We are delighted to have been awarded 5-star builder status by the Home Builders Federation for the eighth year running. This prestigious award is not only a reflection of our exceptional quality housing, but of our ongoing commitment to our customers.



## Bellway Vision

As well as building quality homes, Bellway are experts at successfully promoting and delivering strategic land.

'We are advocates of positive engagement with the community at the local level, working with the correct level of rigour and sensitivity, with experienced teams on all of our sites.'

Bellway can provide much needed new homes in the Winchester District, in an attractive setting that can successfully be delivered in the short term. Our overarching vision for this development draws on company values which are as follows:

- We take time and care when designing, planning and building new homes
- We ensure that our developments are in a sustainable location to encourage and enhance cycling and walkability
- We build and maintain quality communities not just houses
- We use the right materials and experienced teams to build 5-star homes
- We ensure our new homes are energy efficient to ensure carbon reduction
- We protect and preserve nature by ensuring biodiversity net gain for our developments.

We want to create a sense of place that is 'more of what makes Bishops Waltham a great place to live'.

**"Our vision is for high quality new homes that knit in with the existing fabric of Bishops Waltham, which respond to and reinforce the local character of the town. The potential development site offers a number of opportunities to further enhance the market town, provide the local community with increased amenity and enhance the southern settlement boundary whilst also providing a number and variety of new homes to meet the local need."**



**1946**

The year Bellway was founded



**3,042**

People employed by our company

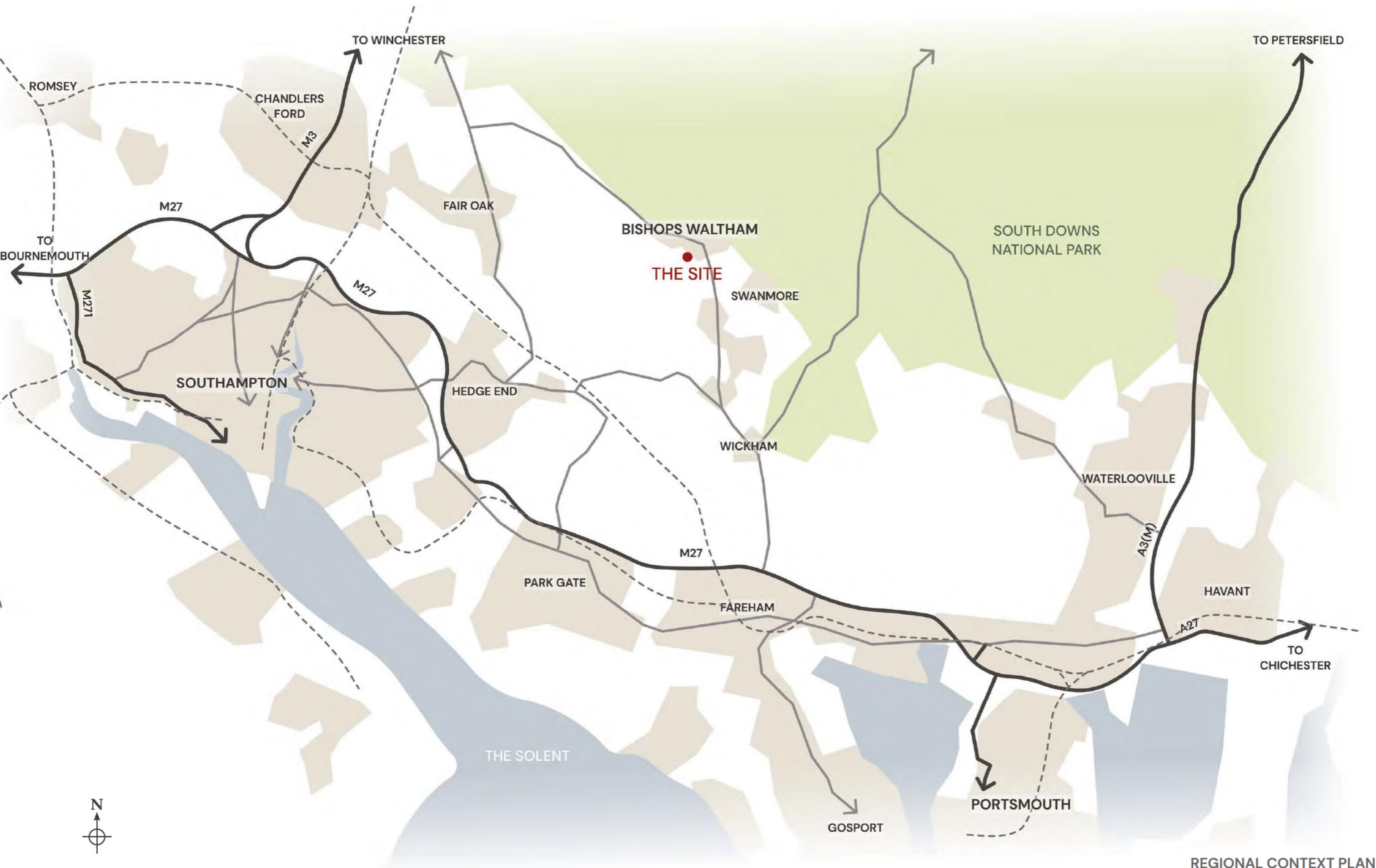


We are a 5-star house builder



**11,198**

Homes sold in 2022



## Planning Opportunity

- i. Winchester City Council is currently preparing a Local Plan review, which will include an assessment of future housing need of the district. In order to deliver sustainable development this need is likely to be best provided within the larger towns and villages with good access to services and facilities such as Bishop's Waltham.
- ii. There is an acute need for affordable housing across Winchester including in Bishop's Waltham. Evidence prepared to support the emerging plan advised the need for 220 affordable homes per year over the plan period (equivalent of a total need for 3,750 affordable homes over the plan period (2020-2040) across the district. This development will provide 40% affordable housing in line with emerging policy requirements.
- iii. The site is highly sustainable, well connected and available to make a strategic contribution to the future housing land supply in the Winchester District. The site:
  - Is highly accessible, located adjacent to the existing community at Bishops Waltham with local shops and services a 5-minute walk and very close to bus stops;
  - Will deliver much needed homes, including 40% affordable homes;
  - Is promoted by Bellway Homes, a national housebuilder that is committed to early delivery;
  - Will deliver Biodiversity Net Gain on-site;
  - Provides an attractive, easily accessible open space with local viewpoints and heritage community interactions.



# 01 Introduction



## Introduction

- 1.1 This document sets out our vision for the land at Botley Road, Bishops Waltham; considered to be a sustainable location for new homes to support the community's housing needs and support the Council's emerging local plan.
- 1.2 The site presents an exciting opportunity to accommodate new homes, including market and affordable (40%), within a variety of forms informed by the local context.
- 1.3 Furthermore, the development of the site responds to the Government's call for more homes to be built at pace to address the chronic housing shortage.
- 1.4 Bellway Homes will deliver high quality homes in a beautiful landscape setting designed with great consideration to heritage assets, the wider countryside beyond and adjacent houses.
- 1.5 The vision document helps to inform the emerging local plan by summarising the full benefits that the proposed development of the site can yield.
- 1.6 The site is free from any technical or landscape constraints that would prevent development coming forward and will therefore be **suitable, available and deliverable** for allocation via the emerging Winchester Local Plan.

## The Site

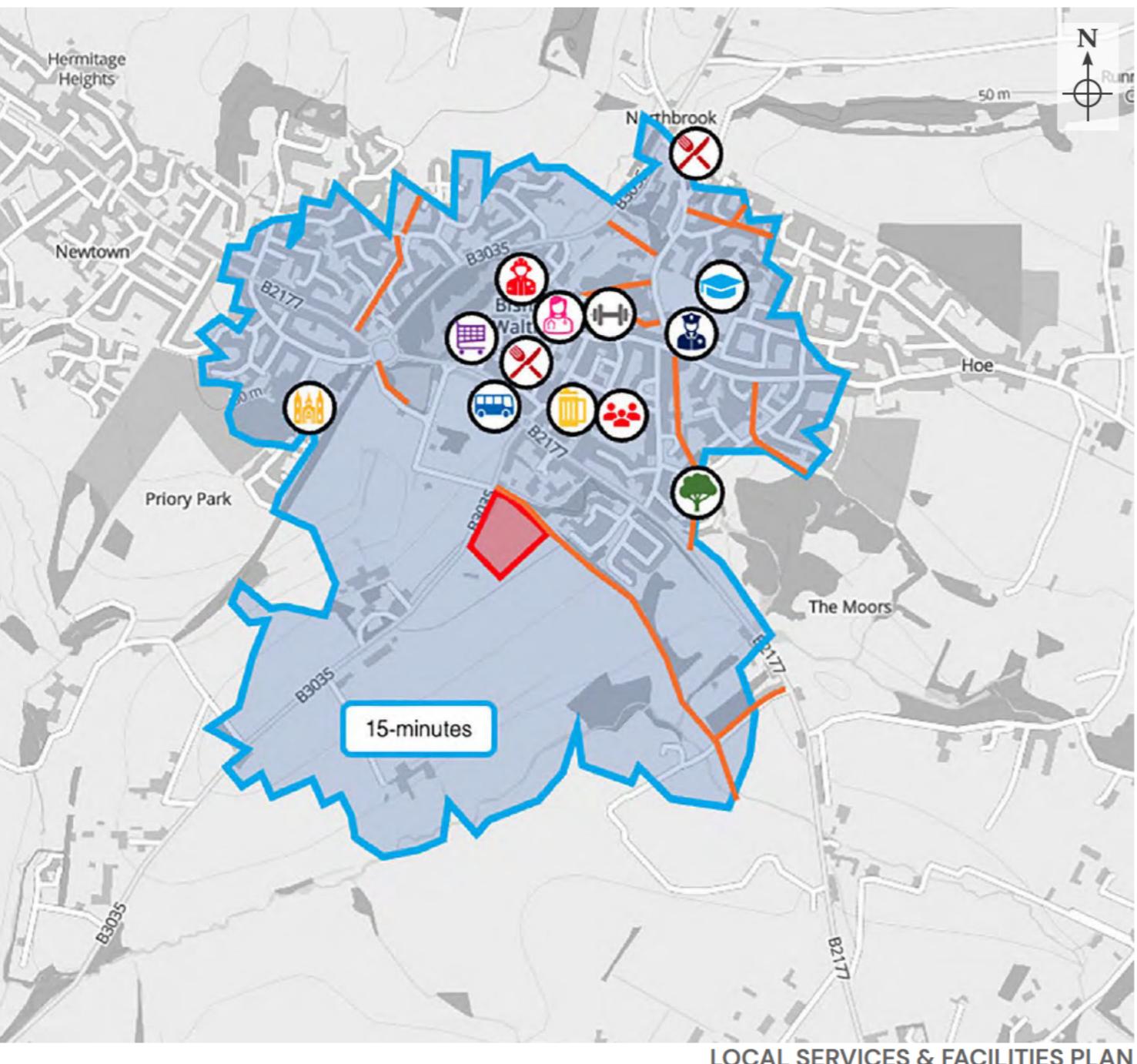
- 1.7 The site is a greenfield site and is open grassland currently in agricultural use. It is currently accessed by a gate located at the southwest corner that is located on a shared unpaved road with a residential property.
- 1.8 The site is situated to the south of Bishop's Waltham, a market town in the Winchester District in Hampshire.

### Site Description

- 1.9 The site comprises of a single agricultural field, approximately 2.6ha in area.
- 1.10 There is an existing Public Right of Way (PRoW) that connects Botley Road to Winchester Road in the east. There is also a paved footpath connecting on Botley Road which connects to the PRoW.
- 1.11 It is bounded to the west by the Botley Road (B3035) beyond which, further to the west, lies open countryside comprising fields. Immediately to the north of the site lies a small residential neighbourhood serviced off Saxby Road which in particular provides access to a large scale apartment complex set within a former quarry. Immediately to the east of the site lies open countryside comprising a series of pastoral fields. The site is bounded to the south by a residential curtilage accessed off the Botley Road.



# 02 Sustainability



## A Sustainable Location

- 1 The following highlights the suitability of the site to deliver new homes as a modest extension to Bishop's Waltham.
- 2 The site is located a short walking and cycling distance from the town centre of Bishop's Waltham. In line with the draft policies outlined within Winchester City Council's Emerging Local Plan, the site is well placed to facilitate trips to the shops, school, or places of work on foot or by bicycle. The site will contribute to the vision of a 15-minute city, with important nearby amenities within the market square all accessible within a 15-minute walk from the site.
- 3 The site provides an opportunity to move away from the "predict and provide" approach to transport solutions and instead shift to a vision and validate style of encouraging trips made via sustainable means and by providing parking in line with relevant policy and guidance while utilising the wealth of public footpaths near to the site. The site is well-placed to benefit from all of the amenities on offer from the town centre of Bishop's Waltham. This includes the bus services that provide opportunities for onward travel to Botley Railway Station (also accessible via a 15-minute cycle journey) as well as major nearby settlements such as Winchester City.

## Local Facilities

- 4 Bishop's Waltham is a medieval market town that has a range of local shops, traditional pubs, schools, and community facilities accessible within a 15-minute walk from the site.
- 5 The site will connect onto the existing footway provision along Botley Road, providing direct pedestrian access to the heart of Bishop's Waltham. Here, the town centre and associated amenities can be accessed, including a Sainsbury's Local, Precision Health & Fitness, Wade-West Doctor Surgery, Jubilee Hall and Bishop's Waltham Pond Nature Reserve.
- 6 The historically important Bishop's Waltham Palace is located a short 3-minute walk from the site, with Marwell Zoo accessible via the 69 bus service in under an hour from Bishops Waltham.

## Public Transport

### Bus

2.7 The nearest bus stop to the site, 'The Square' is located in the centre of Bishop's Waltham and can be accessed within a short a 4-minute walk from the site. Services available can be accessed within a short (distance) walk from the site and include:

- Service no. 49: Hedge End – Bishop's Waltham – One bus every 2 hours
- Service no. 69: Winchester – Fareham – One bus every hour
- Service no. 649: Hedge End – Bishop's Waltham – 3 buses per day (School days only)
- Service no. 691: Knowle Village – Peter Symonds College – 2 buses per day (School days only)
- Service no. SD4: Bishop's Waltham – Havant College – 2 buses per day (School days only)

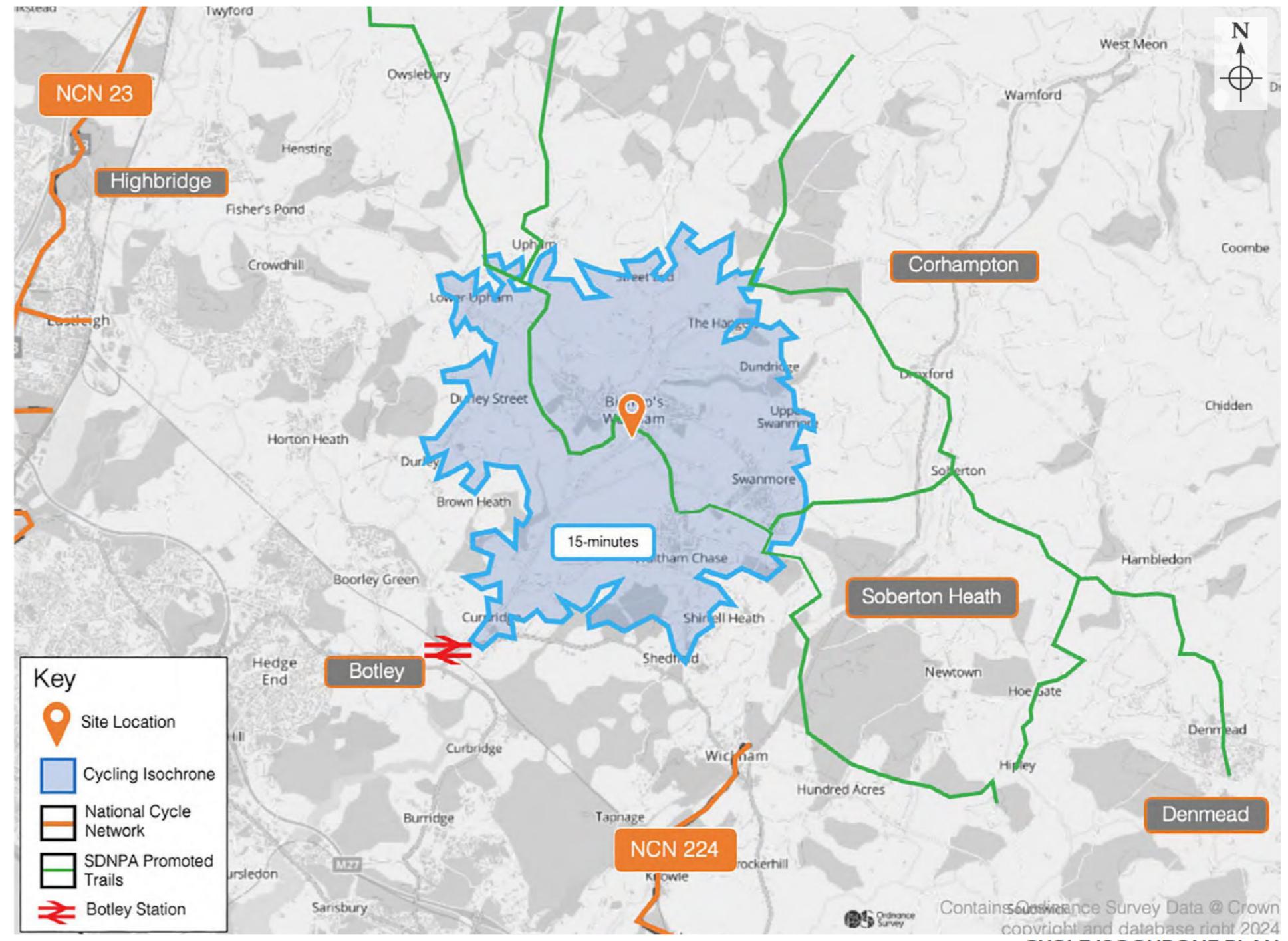
2.8 The bus services located near the site will provide future residents with sufficient opportunities for onward travel once reaching Bishop's Waltham town centre to key destinations such as Winchester and Fareham.

2.9 Bus service 49 is particularly important as it serves Botley Station, the nearest railway station to the site. Bus service 69 also serves Winchester City Centre, connecting the site with the wealth of retail and employment opportunities via public transport.

### Rail

2.10 Botley Railway Station is located approximately 5km to the southwest of the site. Botley Railway Station is accessible via numerous services accessible at the 'The Square' Bus stop. Trains services available from Botley Station provide direct services to key retail and employment destinations including:

- An hourly service to London Waterloo; and
- An hourly service to Portsmouth Harbour.



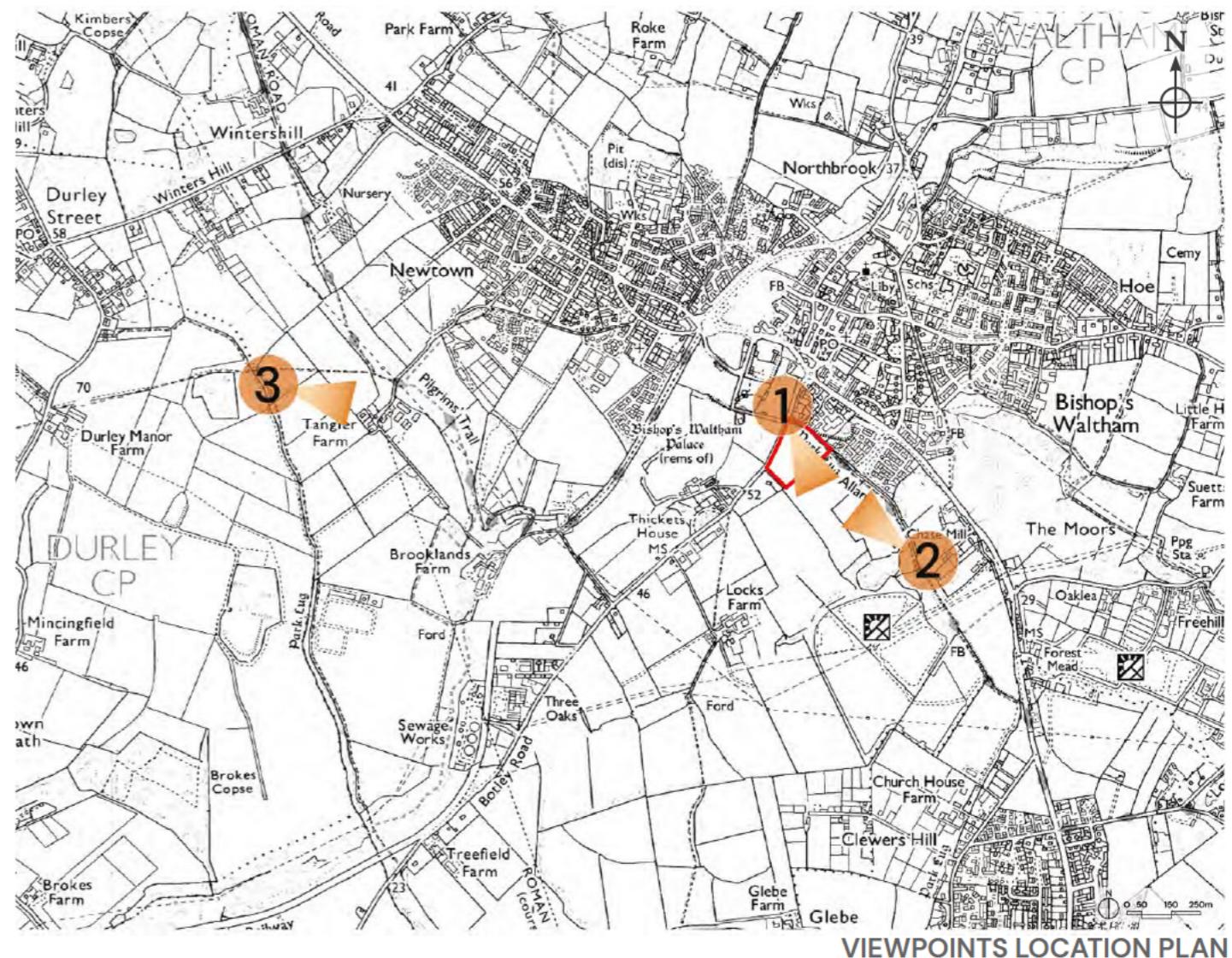
# 03 Context Assessment

## Landscape and Visual Impact

- 3.1 The landscape appraisal states that the site lies within an undulating lowland landscape and exhibits a moderate gradient. The lowest parts of the site are along its western boundary adjacent to Botley Road from where the land rises exhibiting a gentle slope to the eastern half of the site which forms a local plateau and ridge of local high ground, sharing topographic continuity with existing residential curtilage to the south and recent residential development to the north-east.
- 3.2 The site is not subject to any statutory or non-statutory landscape designation, nor is it subject to any ecological designations. The South Downs National Park extends around the northern edge of Bishop's Waltham and does not cover the site or nearby vicinity.
- 3.3 There is a public footpath (Bishops Waltham FP 12/Allan King Way national trail and Park Lug feature) running along the northern boundary of the site contiguous with the settlement boundary and links Botley Road to the west with Winchester Road to the east. Users of this route walking westward have elevated views over the countryside to the west.

## Visual Appearance

- 3.4 The site is framed by existing residential development and mature tree cover immediately to the north and therefore there are no significant views that need to be taken into account located north of the site. There are a number of public footpaths in the countryside to the east which reveal that the site forms skyline as it sits on a local ridge. Views from the south would be very limited due to the screening effect of an existing residential complex and associated tree cover.
- 3.5 There are limited views from the west in the countryside due to topographical changes. However, there are footpaths which would facilitate eastward views towards the site as it forms a local skyline. Intervening built form, including newly constructed residential development, when accompanied by existing mature trees and woodland restricts views to the short and middle-distance, with longer distance views not discernible.





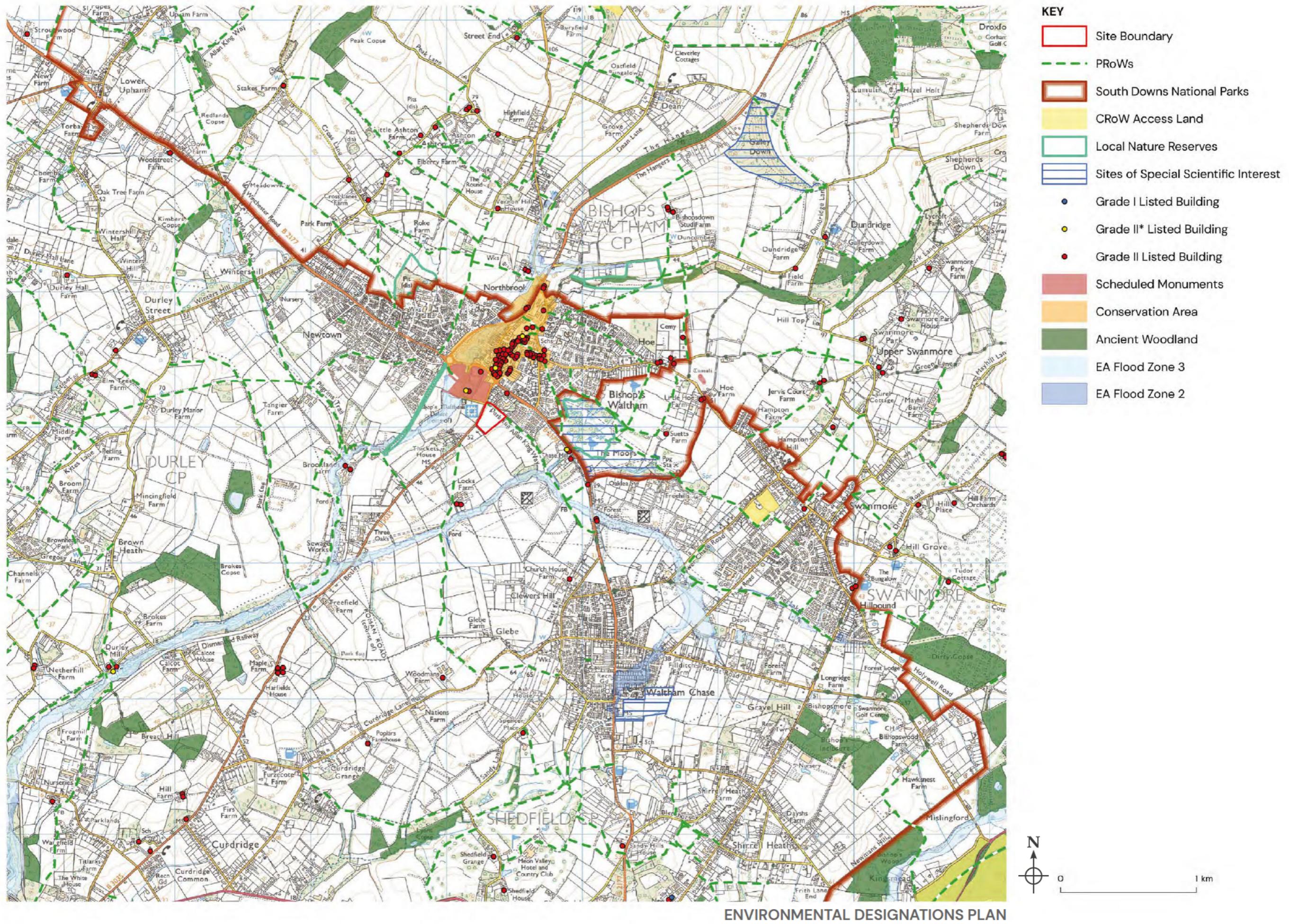
VP1 - VIEW FROM THE FOOTPATH ENTRANCE INTO THE NORTH-WESTERN CORNER OF THE SITE



VP2 - VIEW FROM THE FOOTPATH TO THE EAST OF THE SITE AT LOWER GROUND NEAR TRIBUTARY



VP3 - LONG DISTANCE FROM FOOTPATH AT HIGHER GROUND TO WEST (SITE NOT VISIBLE)



## South Downs National Park

3.6 The South Downs National Park (SDNP) extends around the northern edge of Bishop's Waltham, beyond the B2177. It does not cover land on or adjacent to the site; however, the landscape character, special qualities and its outlines & priorities taken from the SDNPA Partnership Management Plan have been considered when developing the vision for the site. Those of relevance are summarised below with associated text to express how we are contributing to each with the proposed development.

### Outcome 1: Landscape & Natural Beauty

- **Priority 1.1** Protect Landscape Character: To protect and enhance the natural beauty and character of the National Park and seek environmental net-gain from any infrastructure projects.
  - » Development on the site seeks to deliver a Biodiversity Net Gain on site. There is no intervisibility between the site and the SDNP so therefore the natural beauty and character of the designated area will not be affected.
- **Priority 1.2** Create Green Infrastructure: To improve green and blue infrastructure to deliver nature recovery networks and connect people to nature within and around the National Park.
  - » Development on the site comprises a robust and natural green and blue infrastructure strategy with a wide mixture of planting typologies which provide connectivity (people and nature) with the wider landscape. The existing footpath forming part of the Allan King Way is retained within a large green corridor, with multiple connections flowing eastwards towards the SDNP at The Moors.

### Outcome 3: Habitats & Species

- **Priority 3.1** Join Up Habitats: To create, restore and improve areas of priority habitat to be more, bigger, better, and joined up at a landscape scale.
  - » A network of habitats are proposed throughout the development proposals, including species-rich grassland, trees and shrubbery of local provenance, to support and increase the population of a variety of species in the local area.

### Outcome 5: Outstanding Experiences

- **Priority 5.2** Improve Accessibility: To improve accessibility through a network of high-quality routes connecting communities with the landscape, heritage, attractions and transport hubs and gateways.
  - » Upgrades will be made as part of the proposals to promote connectivity to the footpath network and nearby features, including the SDNP, Bishop's Waltham Palace and the transport hub. This will include enhanced pedestrian links in the corners, a network of new footpaths, and way-finding signs and interpretation boards to provide information about the local area..
- **Priority 5.3** Encourage Sustainable Transport: To encourage sustainable access into and around the National Park, encouraging the retention and expansion of rural transport services.
  - » The site is located in an inherently sustainable location, close to nearby facilities, schools and places to work. The site is well placed to facilitate trips on foot or by bicycle, or nearby bus routes to rail services.

### Outcome 9: Great Places to Live

- **Priority 9.1** Increase Affordable Housing: To increase affordable housing stock in the National Park, with focus on exemplary design and using local sustainable materials.
  - » Although the site is not within the SDNP, its affordable housing provision will be 40% of the homes delivered which will contribute to the much needed affordable homes in the Winchester District. These will be built to a high standard from a 5-star housebuilder, drawing upon the surrounding vernacular to create a locally distinctive development.
- **Priority 9.2** Support Vibrant Communities: To support community-led initiatives which enhance the towns, villages and landscapes of the National Park.
  - » The safeguarding of more than 6.5ha for publicly accessible open space, with woodland, grassland and active green space, promote physical health and well-being to the wider community.

## Conclusion

3.7 The site is outside the designated boundary of the SDNP and would not be considered to be within the immediate setting due to the presence of Bishop's Waltham settlement in between. There is no intervisibility with the SDNP from the site due to its location at the southern edge of Bishop's Waltham with existing settlement and mature tree cover along its northern boundary.

3.8 Although the site will not directly affect the SDNP, it seeks to promote and enhance the priorities set out within the SDNPA Partnership Management Plan 2020-2025 ([https://www.southdowns.gov.uk/wp-content/uploads/2020/04/SD\\_PMP\\_2019\\_F\\_22-FINAL.pdf](https://www.southdowns.gov.uk/wp-content/uploads/2020/04/SD_PMP_2019_F_22-FINAL.pdf)).



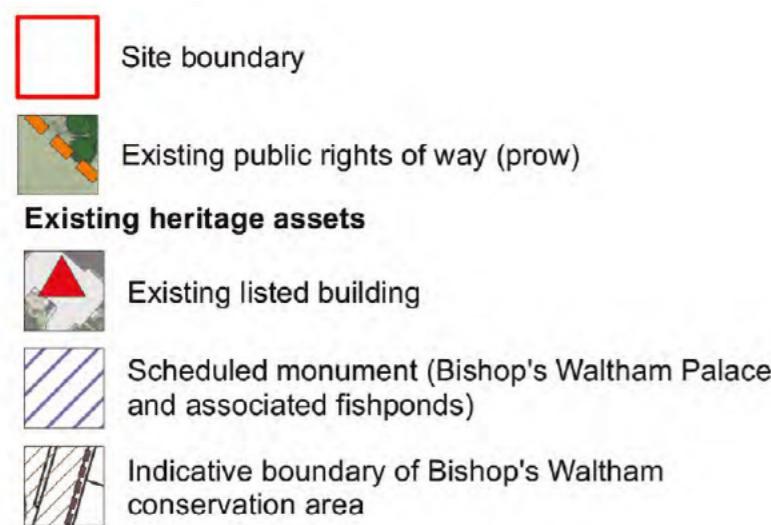
VIEW ALONG THE WESTERN BOUNDARY OF THE SITE TOWARDS SCHEDULED RUINS AT BWP AND CHURCH OF ST PETER



## Heritage

- 3.9 There are no built heritage assets located within the bounds of the Site; however, it is located adjacent to the boundary of the Bishops Waltham Conservation Area and in proximity to the grouping of heritage assets associated with the Bishops Waltham Palace complex.
- 3.10 The emerging Framework Plan has been carefully developed in response to 'constraints' and 'opportunities' identified by all relevant disciplines involved in the project. This includes the consideration of heritage and landscape matters, with such matters having informed the design process from the start.
- 3.11 With specific regard to the consideration of the historic environment the following design measures have been incorporated into the emerging Framework Plan.
- 3.12 The inclusion of a 'set back' from the western boundary of the Site and retention of a strong hedgerow boundary along Botley Road.
- 3.13 The inclusion of a 'set back' from the park pale ('Park Lug') and the PRoW which runs along the northern boundary of the Site.
- 3.14 The inclusion of areas of open space which facilitate views back to the historic core of the settlement and the BWP complex.

- 3.15 It also is intended that any new development would look to explore opportunities to enhance the understanding and experience of the historic environment via the provision of a programme of interpretation.
- 3.16 When taking into account the existing baseline and the informed design approach being pursued, it is considered that the development of the Site could come forward in manner that seeks to minimise potential impacts on the historic environment.
- 3.17 The layout detailed on the emerging Framework Plan is considered to be deliverable in a manner that could result in no harm to the Church of St Peter, via a change in 'setting', and less than substantial harm to Bishops Waltham Conservation Area and in proximity to the grouping of heritage assets associated with the Bishops Waltham Palace complex, via a change in 'setting'. Subject to detailed design, the less than substantial harm identified could be at the lower end of the spectrum.
- 3.18 The Project Team have engaged with Historic England via their independent Pre-Application advice services. This has included at meeting with Johanna Short, Inspector of Ancient Monuments, and provision of the emerging Framework Plan which is the subject of this document. The Pre-Application response from Historic England is appended to this Vision Document.



DESIGNATED HERITAGE ASSETS PLAN

## Urban Influences

- 3.19 An analysis of the existing built form of Bishop's Waltham can help identify patterns of development and key design components. Together these character generators and design components can help to inform the design approach.
- 3.20 Bishop's Waltham Conservation Area is situated to the north west of the site and represents the historic core of the town. It was designated in 1973 to include over 100 listed buildings.
- 3.21 In the medieval centre the plot sizes are small and based on the medieval grid pattern. The delineation of the conservation area includes a few small modern developments.
- 3.22 The town outside the central Conservation Area is generally made up of small developments of different styles, built over the last 60 years, forming a piecemeal effect with interesting variety. These developments have worked best where there is a consistency of architectural style within each street.



EXISTING 2 STOREY HOUSES ALONG CHARLES HEMMING ROAD TO THE NORTH EAST OF THE SITE

## Key Character Features

### Shape and height dominating the surroundings

- 3.23 Most of the settlement area consists of 2 storey (or equivalent) buildings. There is also a significant number of 2 storey dwellings with an additional level incorporated into the roof space (2 ½ storeys) which fit well into the character of the town. However, there are a few individual buildings of a large size, mainly 3 storeys, that dominate or are out of proportion with adjacent properties.
- 3.24 There is a variety of layouts across the town. There are the older straight roads with many curvy cul-de-sacs running off and behind them. Also, there are courtyard and mews developments such as Weeks Court and Gunners Mews.
- 3.25 Throughout the town there are many examples of small open spaces that provide the opportunity for community activities e.g. sitting and playing.



EXISTING 2 ½ STOREY BUILDINGS ALONG HIGH STREET

### Walls and Renderings

- 3.26 Bishop's Waltham historically produced high quality, exceptionally hard and weather resistant bricks of different colours.
- 3.27 Today, the majority of buildings in Bishop's Waltham are of brick, with red or red-brown most often used and being more appealing. Throughout the town there are many examples at first floor level of tile hanging and rendering which can be attractive when used in moderation to add interest. The rendering looks best when painted in neutral shades.

### Frontages and Boundaries

- 3.28 There is a wide variety of frontage treatment across the town, varying according to the situation, age, and style of housing development. Within the town core the buildings along the High Street and the historic residential streets front directly onto the road or pavement, as is typical of an historic core.
- 3.29 Some more recent developments appear more successful in terms of addressing the public realm with small to medium sized front gardens, enclosed with deciduous hedge planting; low red brick walls or metal railings softened with hedging (e.g. new development on Hoe Road and Winchester Road) or a mix of small tree and shrub planting, all of which lend character and interest to the overall street scene.



EXISTING 3 STOREY BUILDINGS ALONG HIGH STREET

## Urban Character Assessment

3.30 A review of historical mapping and aerial photography shows that Bishop's Waltham has grown steadily over time reflecting a need for Bishop's Waltham to provide new homes and facilities to meet its own needs and in particular provide homes for the children of the town. The diagram to the right shows that Bishop's Waltham has grown and evolved from two small cores into a linear form of development, and most recently into a more elliptical shape.

3.31 Development in the period 1900 to the 1970s infilled the space between the two cores, merging the town into a broadly linear settlement stretching east to west.

3.32 Development from 2000 onwards has broadened the shape of Bishop's Waltham into its more elliptical shape with development taking place to the north and primarily the south of the town; this reflecting the fact that the east to west extremes are no longer a sustainable option for expansion being too remote from the town centre.

3.33 The diagram also shows how the proposed development follows the same acceptable pattern of development that has rounded off the settlement on its southern edge and has become established as part of the character of the town and its hinterland.



URBAN CHARACTER ASSESSMENT PLAN

# 04 Site Considerations

4.1 The Opportunities and Influences associated with the proposed development have been identified following the assessment of the site and its surroundings, as detailed in Section 2. These are listed below and shown on the Opportunities and Influences Plan opposite. This assessment of the site and its surroundings has informed the design proposals.

## Opportunities

- Provision of high quality housing, with the site able to accommodate new homes with associated green infrastructure.
- Create a sensitively designed new development in a location that is closely related to the existing settlement form in this part of Bishop's Waltham.
- Provision of new vehicular access from Botley Road in the form of a T-Junction.
- The existing public footpath 022/12/2 runs along the northern boundary of the site. The opportunity exists for the existing PRoW to be retained and accommodated within a green corridor, with the provision of enhanced pedestrian/cycle links at the northern and south eastern corners of the site.
- Creation of a locally distinctive development which draws upon the local vernacular.
- The lowest parts of the site occur along the western boundary where the opportunity exists to provide new sustainable drainage system (SuDS) feature within this part. The new SuDS will form an integral part of the development's green infrastructure.
- Existing views towards the historic core of Bishop's Waltham, Bishop's Waltham Palace, and the adjoining countryside to the north and north west should be retained and incorporated within the layout design.
- The opportunity for new development to set back from the western boundary of the site and retain a strong hedgerow boundary along Botley Road. This would help to minimise impacts on the character and composition of the approach to the Bishop's Waltham Conservation Area, retain views of the Church of St Peter and soften the appearance of new development from within the bounds of the Bishop's Waltham Palace complex.

## Influences

- The tree cover and hedgerows forming the perimeters of the site should be accommodated within the design layout as an integral part of the development proposals where possible, with compensatory planting provided to mitigate any required loss. This helps filter views of the proposed development as well as enhance the site's habitats and biodiversity value.
- The lowest parts of the site are along its western boundary adjacent to Botley Road from where the land rises exhibiting a moderate gradient to the eastern half of the site which forms a local plateau and ridge of local high ground. This aspect heightens the site's sensitivity in visual terms and requires careful consideration in terms of design layout.
- The majority of the existing trees and hedges within the site fall along the boundaries, leaving the central field open and available for development. A large proportion of trees on the north eastern and north western boundaries are under a Tree Preservation Order (TPO). Any removal of TPO trees/hedges to facilitate the access road will need to be mitigated with additional planting along the western boundary of the site, helping to enforce the existing noise barrier to the road.
- Development will be limited by the existing trees, with Root Protection Area's (RPA's) determining the development extents.
- Contextual heritage sensitivities, including the urban influenced edge to the Bishop's Palace SAM and views to St. Peter's Church have guided building set-backs, thoughts about building forms, detailing and materials and the landscape strategy.



OPPORTUNITIES & INFLUENCES PLAN

# 05 Key Design Considerations

5.1 The design proposals for the site have evolved through design process informed by initial technical work, an understanding of the development's relationship with Bishop's Waltham and the surrounding context, and an assessment of The Bishop's Waltham Design Statement SPD (2016). This has resulted in the Development Framework Plan which shows the site boundary, the means of access into the site, the areas of retained and new landscaping and the location and extent of the proposed land uses, including the amount of built development.

## Design Themes

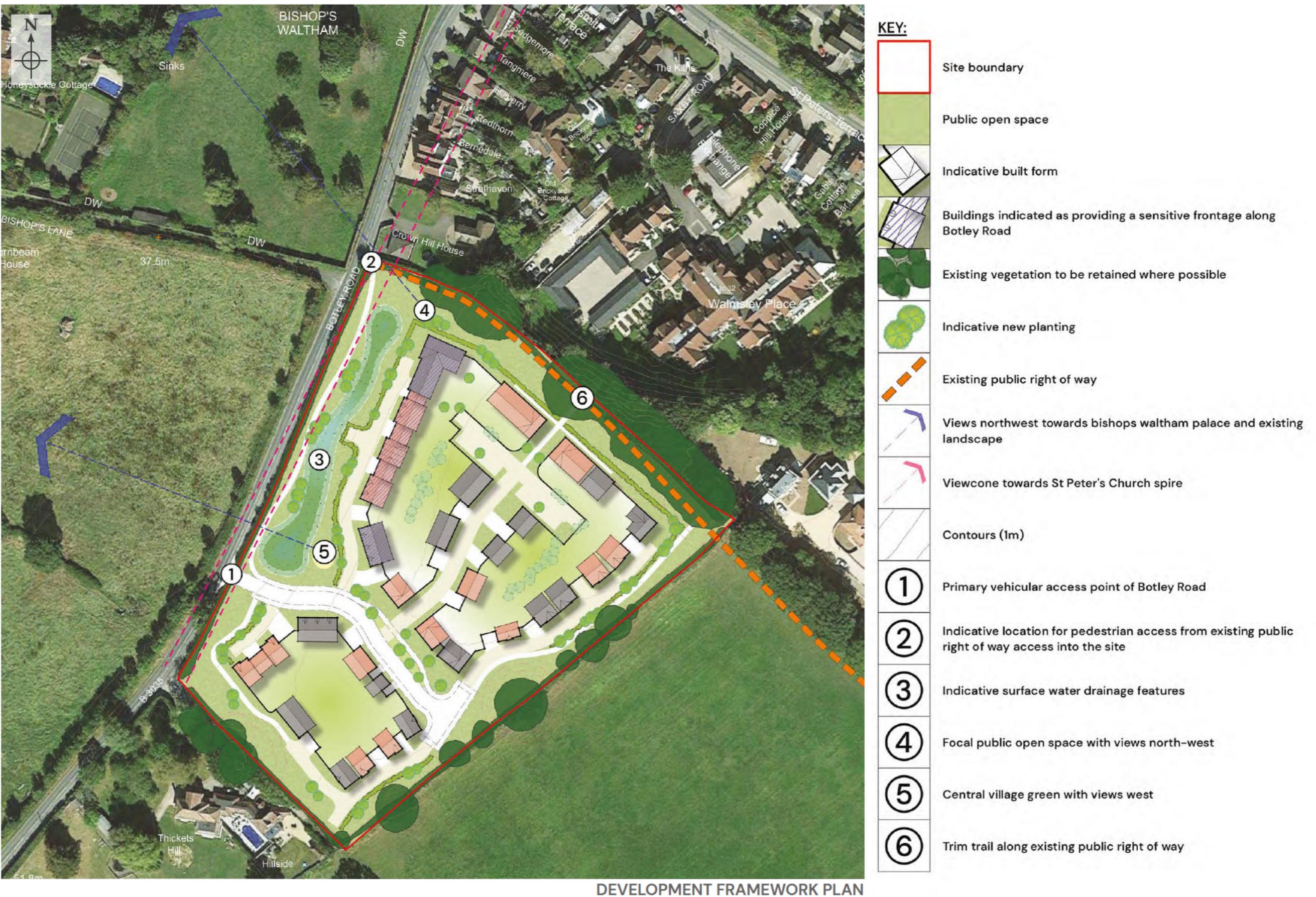
- The layout will include small informal open spaces to encourage community life.
- The edge of the main vehicular access route will include a variety of verges, trees and planted areas.
- Open spaces will be linked to each other with green corridor to promote biodiversity.
- New development will set back from the western boundary of the site creating an area of open space to retain views of the Church of St Peter and soften the appearance of new development from within the bounds of the Bishop's Waltham Palace complex.
- Accordingly, the existing rural nature of the approach to Bishop's Waltham will be preserved by the provision of landscaped edge along the western boundary of the site.
- The existing footpath 022/12/2 will be retained and accommodated within a green corridor, with the provision of enhanced pedestrian/cycle links at the northern and south eastern corners of the site.



- New development will incorporate appropriate planting with sufficient space for mature growth to respect the overall rural character of Bishop's Waltham.
- A sustainable Drainage (SuDS) feature will be provided in the lower part of the site, along the western boundary, to manage the run off of surface water. The SuDS feature will be appropriately vegetated and will become an important landscape feature providing new habitats for wildlife.
- Public open spaces, and in particular children's play spaces are well overlooked by the surrounding built form.
- Architectural details which promote natural surveillance, and the active overlooking of spaces will be included in the future detailed design of dwellings, through window positioning, offering further angles of natural surveillance.
- Development parcels are designed to accommodate the required minimum back-to-back distance to ensure rear gardens are enclosed and protected, providing private rear amenity space for all dwellings.
- A clear hierarchy of streets is proposed creating an integrated movement network. Variation in the street types proposed aids in the creation of a legible and permeable development, whilst also providing for, and encouraging pedestrian and cycle movement, and delivering necessary vehicular connections.



# 06 The Masterplan

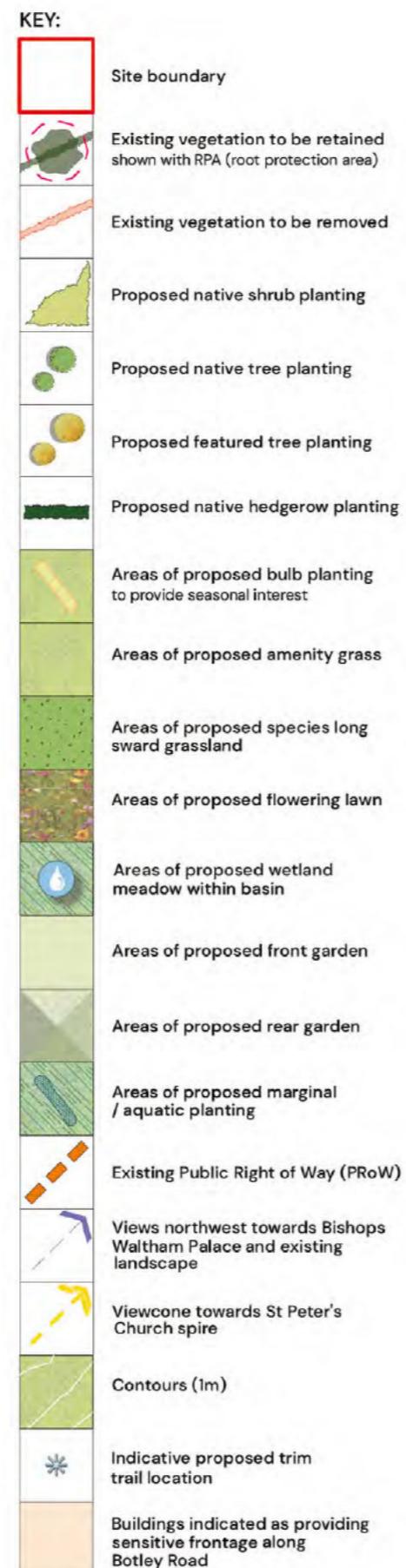


## Landscape and Visual Strategy

6.1 The guiding principles and quantum of residential development have been reviewed and restructured to facilitate a holistic approach, promoted through a landscape-led scheme. The proposals will complement adjacent residential development in terms of scale, form, and massing to the north, as well as being sympathetically designed to take account of the nearby heritage features (Bishop's Waltham Conservation Area and Palace) and surrounding lowland countryside landscape.

6.2 The site is set within a strong wooded landscape framework allowing for the retention of mature tree cover, with additional proposed trees throughout the layout's areas of open space. An additional tree belt runs through the centre of the site along the primary street to break up built form physically and visually and assimilate residential development within the local landscape. Large offsets to all boundaries allow for a comprehensive green and blue infrastructure strategy, accommodating the national trail along the northern boundary within a wide channel to reduce impact of development on its highly sensitive users. This, when coupled with the introduction of new footpaths and additional trees, improves pedestrian connectivity, and promotes enjoyment of the outdoors.

6.3 The landscape-led scheme ensures that the development is attractive, accessible, and legible, contributing to a connected sense of place where people want to live whilst wildlife thrives. This supports local landscape character whilst considering visual appearance and amenity.



STRATEGIC LANDSCAPE MASTERPLAN

## Character

6.4 The external appearance of the new homes will respect the vernacular of Bishop's Waltham and the local area and potentially incorporate elements from the local vernacular into the design of the new development, to complement the local character.

6.5 The new homes will not directly replicate the settlement's vernacular, but draw upon local building styles, details, and materials to create visual cohesion. At the same time, incorporating a more contemporary approach to the appearance and built form will contribute to bringing the development into the 21st century, so that making it an attractive, high-quality and sustainable place to live.

6.6 The following general principles will guide the design of the new dwellings:

- **Simple Built Form:** Buildings will be designed with a simple form and an appropriate level of detailing that complements Bishop's Waltham vernacular.
- **Unity:** New homes will convey an impression of unity relieved by minor points of detail, materials, and grouping, producing variety with harmonious identity.
- **Key Buildings:** Key buildings using special details and/or increased massing will be used in key locations.
- **Corners:** Houses on corners should have dual-frontages and use features such as bay windows to emphasise their pivotal position as well as promote natural surveillance throughout the new development.
- **Materials:** A restrained palette of materials should be used, and these building materials should be sympathetic to the local vernacular. The choice of materials should be consistent with local colours.

## Access Arrangements

6.7 Access into the site is to be provided via a T-junction off Botley Road, which has been designed based on visibility requirements informed by ATC recorded speeds along Botley Road. A footway is to be provided from the site access and will extend along the internal hedgerow away from the carriageway. This footway will connect to the existing PRow which extends along the northern boundary of the site – providing a sustainable connection into the centre of Bishop's Waltham.

6.8 Hampshire County Council (the Highway Authority) confirmed via a pre-application that it raises no in-principle objection to the new access being provided via Botley Road in highway impact terms.



**Meeting Housing Need**

- 40% Affordable Housing
- Housing mix to meet local need
- All Homes designed to be fit for use and purpose (NDSS)



NEW SPECIES RICH PLANTING THROUGHOUT TO ENCOURAGE WILDLIFE AND BIODIVERSITY TO USE THE SITE



ADDITIONAL TREE PLANTING PROVIDED WITHIN THE URBAN CONTEXT TO HELP SOFTEN THE URBAN ENVIRONMENT AND CREATE A PLEASANT SPACE TO LIVE



WETLAND ECOLOGY AND DRAINAGE FEATURES FOR SUSTAINABLE DRAINAGE AND BIODIVERSITY GAIN. THE SUDS FEATURE WILL BE APPROPRIATELY VEGETATED AND WILL BECOME AN IMPORTANT LANDSCAPE FEATURE PROVIDING NEW HABITATS FOR WILDLIFE.



A NEW CHILDRENS' PLAY AREA READILY ACCESSIBLE BY NEW AND EXISTING COMMUNITY. PUBLIC OPEN SPACES, AND IN PARTICULAR CHILDRENS' PLAY SPACES ARE WELL OVERLOOKED BY THE SURROUNDING BUILT FORM

THE EXISTING FOOTPATH O22/12/2 WILL BE RETAINED AND ACCOMMODATED WITHIN A GREEN CORRIDOR, WITH THE PROVISION OF ENHANCED PEDESTRIAN/CYCLE LINKS AT THE NORTHERN AND SOUTH EASTERN CORNERS OF THE SITE



A CLEAR HIERARCHY OF STREETS IS PROPOSED CREATING AN INTEGRATED MOVEMENT NETWORK.

## Sustainable Development

7.1 Bellway Homes are committed to a plan for meeting climate, nature and the wider environmental targets set by Government to meet net-zero carbon emissions by 2050. Their goals are to deliver:

- High quality sustainable homes that are both warm and cosy for the customer and zero-carbon ready.
- Places and developments that are consistently low-carbon, nature rich resilient, healthy and well designed.
- Deploy production and construction methods and processes that are sustainable.

7.2 Bellway Homes are supportive of the objectives of the Climate Change and Sustainable Construction SPD in the context of Government requirements, as set out in Building Regulations and adopted Local Plan policy at the time of determination of a planning application.

7.3 Permeable surfaces will be introduced, capturing and filtering rainwater, reducing the level of surface water runoff as a result of the development to no greater than existing.

7.4 A series of masterplanning strategies will be implemented into the Botley Road, Bishop's Waltham scheme, including:



### Promoting a Healthy Community

The overarching masterplan will seek to promote a new healthy and happy community. This will be achieved through high quality, sustainable design, with new accessible green space and an extensive network of footpaths to promote walking, running and other means of leisure and active movement. Biodiversity will be integral within the masterplan allowing people and nature to co-exist with one another.



### Energy Efficient Homes

Homes will be fitted with air source heat pumps and Photovoltaic Panels (or other similar technologies), A+ rated appliances and smart home technologies to improve the energy efficiency of homes. EV car charging infrastructure will also be provided to encourage more sustainable travel.



### Homes for All

All homes will be designed to consider the needs of daily life with homes adaptable to suit each individual.



### High-Quality Green & Blue Infrastructure

The scheme sits within a series of high-quality green and blue infrastructure that can help mitigate the effects of high temperatures and overheating. These spaces will help cool down the local area, clean the air, filter water and, in general, promote improved well-being for residents.



### Biodiversity Enhancement

The development will deliver biodiversity enhancements, making use of climate tolerant native species to minimise the risk of climate change effects on habitats and species and result in an overall Biodiversity Net Gain of at least 10%.



### Promoting Sustainable Movement

The site layout will provide for a network of internal streets that are well connected and encourage walking and cycling. A key focus for the masterplan is to promote more sustainable means of travel. Along with EV charging, homes will also have provision for cycle storage in either rear gardens or garages to promote alternative and more eco-friendly ways to travel.



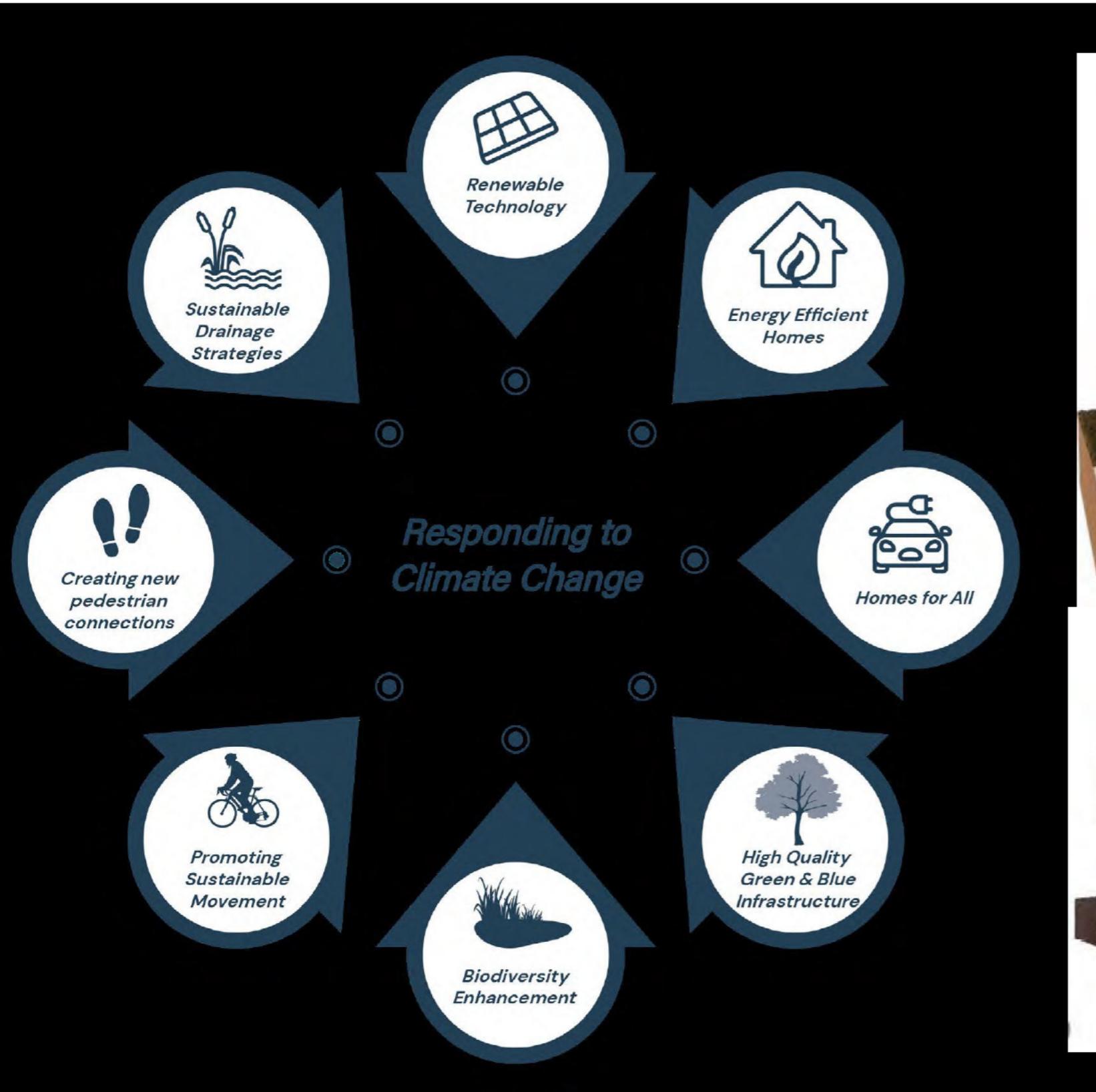
### Creating new pedestrian connections

There are opportunities for the development to provide pedestrian/ cycle connections both within the site and to the surrounding network.



### Sustainable Drainage Strategies

The masterplan will incorporate a comprehensive drainage strategy, designed to take account of the future allowance for climate change. Significant new native tree planting will contribute to rainwater retention as well as a wider benefit to climate, soil quality and biodiversity.



1	Improved insulation (loft, floor)	
2	Thermal lintels	
3	Improved airtightness	
4	Efficient services (oversized radiators)	
5	Heat recovery (flue gas, waste water)	
6	Continuous mechanical ventilation	
7	Renewable technology (PV panels)	
8	EV charging	
9	Improved insulation (150mm cavity wall)	
10	Triple glazed windows	
11	Mechanical ventilation with heat recovery (MVHR)	
12	Renewable technology (heat pump with cylinder)	

## Our commitment

7.5 To deliver a sustainable neighbourhood for Bishop's Waltham that integrates into the existing village and ensuring it is delivered to a whole life living principle - where a development, a homeowner and the environment that surrounds them exist in harmony and balance for a whole life and beyond.



### Meeting Housing Need

The development will be carefully designed, achieving a high quality environment. A range of housing types and tenures will be provided, designed to a high standard, delivering market and affordable housing in line with local need.



### Well Designed Homes

Homes to be designed to Nationally Described Space Standards, suitable for use for a wide range of occupiers including families, older people and those with reduced mobility.



### Energy Efficient Homes

The design of the new homes will also contribute significantly to sustainability delivering energy efficient houses, Electric Vehicle Charging Points (EVCP), heat pumps and PV panels (or other alternative technologies) on all suitable plots.



### Healthy Living

Spaces will be designed to be easy to navigate, with a wide range of interlinked uses and generous green spaces allowing residents to flourish within their own surroundings.



### Public Open Space

Safeguarding more than 6.5 ha for publicly accessible open space, providing woodland, meadow grassland and ecology rich water features, all providing a significant benefit in promoting mental and physical health and well-being to both the individual and the community.



### Walking and Cycling Trails

A network of paths and cycle routes will be integrated into the retained PRoW network. There is also an opportunity to provide an interpretative walk across the site, including wayfinding and interpretative signs to provide information about the ecology and landscape of the local area.





### Play

An equipped play area will be provided at the junction of the retained PRoW and Drift Road so that it is accessible to new and existing residents of Bishop's Waltham.

Opportunities for informal play will be integrated into the public open space, through a range of play trails and pocket greens.



### Biodiversity Enhancement

Opportunities for biodiversity gain will be implemented throughout the scheme by retaining and enhancing existing valuable habitats and providing a greater diversity of habitats through tree planting, meadow planting and SuDS.



### Active Green Space

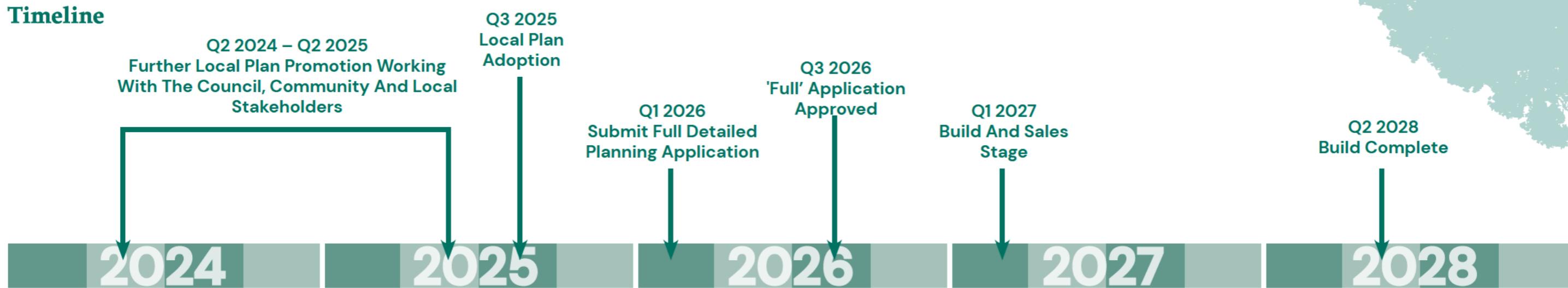
Green spaces with integrated opportunities for activity; such as outdoor gym equipment and flexible sport spaces, for the benefit of existing and new residents of Bishop's Waltham.



### Sustainable Drainage Systems

SuDS will be designed to manage surface water on the site and could include wet and dry attenuation basins that can provide a wide range of habitat for native flora and fauna.

## Timeline



# 08 Conclusion

- 8.1 The site at Botley Road forms land identified through the Council's evidence base as a suitable and deliverable location for housing. This initial masterplanning and visioning exercise has assessed and evaluated the land within the control of Bellway Homes and identified the potential parameters for development through a concept framework plan.
- 8.2 The framework plan considers the likely access arrangement, landscape, heritage, site levels and means of potential drainage and identifies approximately 2.6 ha for residential development which could potentially deliver at least 65 homes.
- 8.3 These homes would be set within a high-quality landscape and heritage environment that sensitively responds to the Bishops Waltham Conservation Area (including its scheduled ancient monument complex) the Allen King Public Rights of Way as well as existing landscape features such as mature trees and the existing hedgerows.
- 8.4 The framework plan is landscape-led and set back from Botley Road such that it positively integrates within its surroundings. Open space and landscaping will also be provided around the site to further enhance its setting and to deliver high quality amenity space with strategic viewing points.
- 8.5 In conclusion, there are no overriding constraints which would prevent the development of the site. We invite Winchester District Council and other key stakeholders to consider the clear merits of this development opportunity.



Botley Road, Bishop's Waltham

## 09 Appendices

## Heritage Note.

### Land East of Botley Road, Bishops Waltham.

Prepared by: [REDACTED] BA(Hons) MSc ACIfA IHBC  
Director

#### Introduction

Pegasus Group have been appointed by Bellway Homes Ltd. (Wessex) to provide Heritage advice in regard to the development of Land East of Botley Road, Bishops Waltham.

The principal focus of our involvement to date has been the identification of heritage assets that have the potential to be sensitive to the development of the Site, and how any potential impacts can be minimised or removed via design.

The above has been informed by onsite assessment and initial archival research. Onsite assessment included a joint site visit with design colleagues to discuss layout and design options 'onsite', alongside liaison with landscape colleagues. Accordingly, potential heritage 'constraints' and 'opportunities' have informed the design process from the start.

The Project Team have engaged with Historic England via their independent Pre-Application advice services. This has included at meeting with Johanna Short, Inspector of Ancient Monuments, and provision of the emerging Framework Plan which is the subject of this document. The Pre-Application response from Historic England is included within this Vision Document.

#### The Historic Environment

There are no built heritage assets located within the bounds of the Site; however, it is located adjacent to the boundary of the Bishops Waltham Conservation Area and in proximity to the grouping of heritage assets associated with the Bishops Waltham Palace complex.

A site visit was undertaken by a Heritage Consultant from Pegasus Group in January 2024, during which the Site and its surrounds were assessed.

In accordance with 'Step 1' of *GPA3 – The Setting of Heritage Assets*, consideration was made during the site visit, based upon professional judgement and on-site analysis, as to whether any of the designated heritage assets present within the surrounding area may include the Site as part of their 'setting' which positively contributes to their overall heritage significance, and whether, as a result, the assets may potentially be sensitive to the development of the Site.

This concluded that the following designated heritage assets have the potential to be sensitive to the development of the Site:

- The Bishops Waltham Conservation Area (henceforth referred to as the 'BWCA').
- The group of heritage assets associated with the Bishops Waltham Palace (henceforth referred to as 'BWP') complex.

- The Grade II\* Listed Church of St Peter, located within Bishops Waltham.

Consideration was also made during the onsite assessment in regard to potential heritage related 'constraints' and 'opportunities' associated with the development of the Site to inform the master planning process – see further below.

#### Bishops Waltham Palace Complex

The BWP complex comprises the following designated heritage assets, and is also located within the bounds of the BWCA:

- Scheduled remains (standing and below ground) of the palace and its associated fishponds, located c.5m (the width of Botley Road) from the Site boundary at its closest point.
- Grade II\* Listed Palace House, located c.160m north of the Site.
- Grade II Listed Granary, located c.131m north of the Site.
- Grade II Listed Stables, located c.220m north of the Site.

The BWP complex lies on the southwestern edge of the settlement, west of Botley Road and south of Station Road. Modern development lies to the north and east of the complex, with open agricultural fields to the south. The complex is understood and experienced (both from within its bounds and beyond) as set within an urban complex. The built form of the settlement (historic and modern) and road network is viewed from, and in conjunction, with the complex. The busy road network is also clearly audible from within the bounds of the complex.

The surrounds of the complex are currently evolving with construction having commenced on the redevelopment of land immediately to the west of the Scheduled area, which comprises the conversion of Bishops Mill for residential use (a historic mill building associated with the complex) and the construction of a 66 bed Care Home, 38 Assisted Living Units, 19 family houses and 12 affordable homes. Under the approved development, 3 storey development will be introduced adjacent to the Scheduled Monument.

The approved development will result in a notable change to the immediate surrounds of the BWP complex to the west and further enclose the complex within an urban environment. It is noted that Historic England and the LPA Conservation Officer did not object to the proposals (which also included some enhancement works to the Scheduled Monument) with the Committee Report concluding that the proposals would result in less than substantial harm to Listed Buildings with the BWP complex and no harm/enhancements to the Conservation Area and Scheduled Monument.

A review of archival sources indicates that the Site which is the subject of this document did not form part of the immediate landholdings or gardens associated with the BWP complex, with these defined to the southwest by the boundary wall which lines Botley Road and Bishops Lane. The Site did, however, fall within the bounds of the large deer park associated with the complex, with the treelined ditch and bank feature which defines the northern boundary comprising a park pale (known locally as the 'Park Lug'). The Historic Environment Record (HER) indicates that the deer park extended across a large area to the south and west of the existing settlement of Bishops Waltham, with much of the area having been subject to development or subdivided for agricultural use. Beyond the presence of the park pale to the north, the Site does not read as forming part of a deer park, rather is read simply as a small agricultural field.

Not all parts of the Scheduled Monument were accessible at the date of survey; however, it was identified that the Site was visible from areas around the ruins which are freely open to the public. From such areas the Site is glimpsed as an area of undeveloped green space on the edge of the development, read alongside modern development, and from within the vicinity of the Listed Buildings is understood as being set away from the defined area of the complex. It is anticipated that the Site will also be visible from the wider former garden areas to the southeast of the ruins (as marked by the boundary wall) and from Palace House.

The Site is not readily experienced in conjunction with the complex from the existing settlement areas to the north, east and west of the complex. It is, however, experienced on the approach to the settlement along Botley Road from where glimpsed views of the Listed Buildings and Scheduled ruins are obtainable alongside views of the boundary wall of the complex.

The Site is visible as one travels southeast along Bishops Lane which runs along the southern edge of the Scheduled Area and which forms part of the Pilgrim's Way PRoW. From this location the Site is viewed as an area of undeveloped land on the edge of the settlement.

The BWP complex, in particular the boundary wall and Palace House, is also visible from western part of the Site. Filtered views of the Scheduled ruins are available through the trees during the winter months, with greater screening anticipated during the summer.

The emerging development to the west of the BWP complex will be readily experienced in views from Botley Road and the Site.

Overall, the Site is considered to form part of the 'setting' of the BWP complex which contributes to its overall heritage significance by virtue of the historic associative connection (albeit acknowledging the limited understanding of this 'on site') and the visual connections noted above. This particularly relates to the Scheduled Monument and Listed Palace House.

#### **Bishops Waltham Conservation Area**

In summary the BWCA covers the historic core of Bishops Waltham, with the boundary located adjacent to the Site. Based upon onsite analysis the only aspects of the BWCA which are considered to be sensitive to the development of the Site are the area which covers the Palace complex (referred to as Character Area A in the BWCA Appraisal) and the approach / exit from the BWCA (specifically character Area A) along the Botley Road.

The BWP complex contributes to the character and appearance of the southern part of the BWCA (as defined by Character Area A), and also contributes to the understanding of the historic development of the settlement. The experience and appreciation of the BWP complex set out above is applicable in the consideration of the contribution which the complex makes to BWCA.

With regard to the Botley Road approach, this can be characterised as a semi-verdant road with a transitional character. Views are channelled northwards towards the settlement by the hedgerows which line in, with glimpsed views to the lower valley, BWP complex and settlement to the west and northwest, and agricultural land to the east (the Site).

The settlement edge is marked by the boundary wall of the BWP complex, the gable of Strathavon and the garage of Crown Hill Cottage. The latter is a fairly recent introduction having been approved in 2019 alongside the accompanying new dwelling to the east. The wider settlement visible comprises an eclectic view of buildings and roofscapes, in the tower and cupola of the Church of St Peter.

The overall composition and character of the view and approach, as described above, is considered to contribute to the significance of the BWCA. The current character of the Site, including the hedgerow boundary, forms one part of the transitional character and experience of the approach. As one exits the BWCA on Botley Road there is a clear distinction and transition in experience as one approaches and moves beyond the southern end of the BWP complex boundary wall and Strathavon and Crown Hill Cottage and into the undeveloped hinterland beyond. Again, the Site forms part of the transitional character of the exit.

#### **Grade II\* Listed Church of St Peter**

The Church of St Peter is located c.540m north of the Site within the historic core of the settlement. As discussed above, the Church is visible on the approach to the settlement along Botley Road and views of the Church are also obtainable from the western part of the Site where it is seen with the southern part of the settlement in the foreground.

Views of the Church from these locations, whilst incidental, are considered to form part of the 'setting' of the asset which contributes to its overall heritage significance, albeit to a minor degree.

#### **Emerging Framework Plan**

The emerging Framework Plan has been carefully developed in response to 'constraints' and 'opportunities' identified by all relevant disciplines involved in the project. This includes the consideration of heritage and landscape matters, and more technical issues such as drainage and highways.

With specific regard to the consideration of the historic environment the following design measures have been incorporated into the emerging Framework Plan, as detailed on DWG No. P22-1091\_DE\_004\_D\_01:

- **The inclusion of a 'set back' from the western boundary of the Site and retention of a strong hedgerow boundary along Botley Road.**

The Framework Plan details the setting back of development away from Botley Road, with an area of open space (incorporating required surface water drainage features) situated between areas of built form and the road. Built form would not extend closer to Botley Road than Crown Hill House to the north of the Site. The existing hedgerow along Botley Road would be retained and further 'layered' vegetation boundaries introduced between the road and proposed built form.

The above would help to minimise potential impacts on the character and composition of the approach to the BWCA, retain views of the Church of St Peter (from within the Site and Botley Road) and soften the appearance of new development when viewed from within the bounds of the BWP complex.

- **The inclusion of a 'set back' from the park pale ('Park Lug') and the PRoW which runs along the northern boundary of the Site.**

The Framework Plan details built form as set away from the northern edge of the Site, with the existing PRoW retained within a wide area of open space. The area of open space and areas of built form would be separated by a vegetation boundary.

This arrangement would retain the PRoW (which includes the Pilgrim's Way) within a green corridor and allow for an appreciation of the Park Lug.

- The inclusion of areas of open space which facilitate views back to the historic core of the settlement and the BWP complex.

The location of areas of open space were carefully considered by heritage and urban design consultants during a site visit, and has also been informed by 'constraints' and 'opportunities' associated with other disciplines (in particular landscape). As proposed, views of the historic core of the settlement and the BWP would be obtainable from numerous locations.

Although not shown on the Framework Plan, it is intended that any new development would look to explore opportunities to enhance the understanding and experience of the historic environment. The presence of the Park Lug and views of the BWP complex and historic settlement, coupled with the PRoW which runs along the northern boundary, provides an ideal opportunity to enhance the understanding and appreciation of the historic environment in this location. Interpretation boards could be introduced along the PRoW which explore the history of the Park Lug and deer park, and the manner to which it related to BWP, with this being particularly pertinent due to the PRoW forming part of the 'Pilgrim's Way' which then extends around the BWP complex.

When taking into account the existing baseline and the informed design approach being pursued, it is considered that the development of the Site could come forward in manner that seeks to minimise potential impacts on the historic environment, in accordance with §201 of the NPPF.

The layout detailed on the emerging Framework Plan is considered to be deliverable in a manner that could result in no harm to the Church of St Peter, via a change in 'setting', and less than substantial harm to BWCA and BWP complex, via a change in 'setting'. Subject to detailed design, the less than substantial harm identified could be at the lower end of the spectrum.

The identification harm to the historic environment should not preclude the opportunity to the consider the development of this Site.

§66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

*"In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."* (our emphasis)

Key is the use of the terms 'special regard' and 'desirability'. Section 66(1) it does not state that where a development does preserve or enhance a development that it must be considered contrary to legislation.

This is echoed in the 'Palmer' case, which whilst considering Listed Buildings sets out that:

*"Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused."*

As clarified by the Court of Appeal ('Mordue'<sup>3</sup>), where the principles of the NPPF (specifically that now given under §208 of the NPPF) are applied this is in keeping with the duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires 'special regard' to be paid to 'desirability of preserving the architectural and historic interest of a Listed Building, including any contribution made by its 'setting'.

There is no duty under §72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 or the Ancient Monuments and Archaeological Areas Act 1979 to have regard to the desirability of preservation of the 'setting' of Conservation Areas and Scheduled Monument, respectively. It is, however, fully recognised that such matters are a consideration under the NPPF and local policy.

#### Archaeology

The Site was subject to a geophysical survey in March 2024.

The HER identifies that bibliographic sources place a World War II (WWII) ammunition dump in the fields behind Coppice Hill that would have served nearby anti-aircraft batteries (HER Ref. 68613). The exact location of the ammunition dump is however stated on the HER as being unknown. A small area of magnetic disturbance identified by the March 2024 geophysical survey in the northeast of the Site may be associated with the ammunition dump. It is, however, noted that other modern debris could result in similar anomalies. Should below-ground remains of the WWII ammunition dump be present within the Site these are not considered to represent a constraint to development from a heritage perspective.

The March 2024 geophysical survey did not identify any further magnetic responses that could be interpreted as being of definitive archaeological interest.

<sup>1</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

<sup>2</sup> Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061. Paragraph 34.

<sup>3</sup> Jones v Mordue [2015] EWCA Civ 1243.



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Direct Dial: 020 7973 3228

Our ref: PA01200759

25 April 2024

Dear [REDACTED]

#### Pre-application Advice

#### LAND AT BOTLEY ROAD, BISHOPS WALTHAM , HAMPSHIRE

Thank you for presenting the initial masterplan for the proposed development at our meeting on 12 April 2024, and for subsequently requesting written pre-application advice.

The proposed development site is located within a historically sensitive area, close to a number of designated heritage assets, including Listed Buildings, a Conservation Area, and the Scheduled Monument known as Bishop's Waltham Palace and associated fishponds (NHLE 1016169). The official list description of the monument can be found here:

<https://historicengland.org.uk/listing/the-list/list-entry/1016169?section=official-list-entry>

Please note that our advice below specifically relates to the scheduled Bishop's Waltham Palace site, we have no specific comments regarding the Conservation Area or undesignated archaeology. We recommend you seek the advice of the relevant Conservation Officers and the Winchester City Archaeology Team with regard to these matters, if you have not already done so.

The English Heritage Trust should also be consulted on these proposals. The Trust owns and operates the site under guardianship and, as such, their views should be sought regarding the impact of the proposals on the setting of the site and ways in which the harm can be reduced or mitigated.

Given the limited information available it is important that this advice letter should be considered as preliminary advice which may change when more detailed heritage impact assessment has been undertaken.

#### Advice

##### Significance of Bishop's Waltham Palace

The Scheduled Monument of Bishop's Waltham Palace lies immediately to the north west of the proposed development site and includes the earthworks and built remains of a magnates' residence constructed in the 12th century and in use until its ruin in the Civil War.

Bishop's Waltham Palace is an outstanding and relatively rare surviving example of a high status domestic dwelling, built by the Bishop of Winchester in the 12<sup>th</sup> century. The scale of its ruined structures, set within the earthworks of a former moat, along with its extensive precinct to the south and east, and substantial fishponds to the west, demonstrate the scale and importance of the medieval palace.

The monument not only represents an emotive and evocative link with the past, but also provides a valuable contribution to our understanding of the social and political organisation of medieval and post-medieval England, and the development of settlement patterns, industries and dependant agricultural holdings.

To the south and east of the palace buildings lies the Lord's Garden, enclosed by an extensive precinct wall. The walled garden creates a tranquil, aesthetic experience, and provides a relatively rural transition between the built environment to the north and east, and the open farming landscape to the south. This landscape setting contributes to the significance of the Scheduled Monument because it facilitates an appreciation of its original, rural location, which sustained both the powerful elite and communities which supported it for several hundred years.

##### Impact of the proposals on the Scheduled Monument

The proposal comprises the construction of a housing development, on the southern edge of Bishop's Waltham village, and east of Botley Road. The Site is also located immediately to the south east of the scheduled Bishop's Waltham Palace, and therefore has the potential to cause harm to its significance, as contributed to by its setting. Specifically, the potential for the development to impact how the monument lies within its surroundings and how it is experienced, through inter-visibility from within the monument boundary.

We acknowledge that the information you have provided is limited at this stage, due to the preliminary nature of the proposal, and currently takes the form of an indicative



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Framework Plan and illustrative views both into and out from the monument. Nevertheless, it is clear from the images provided that the development would still be visible from within the scheduled area, and concerns regarding the impact of the proposals therefore remain. However, the level of harm caused to the significance of the monument is unlikely to be substantial, although further detail will be required before any final decision can be made on where the development sits within the scale of 'less than substantial' harm.

You will also need to consider the potential impact on undesignated but still nationally important archaeological remains, and this is a matter for you to discuss with the Winchester City Archaeologist.

### Policy Considerations

#### *Statutory Protections*

The proposals affect a number of designated heritage assets and asset types including a Scheduled Monument, Listed Buildings and a Conservation Area.

The remains of Bishop's Waltham Palace and associated fishponds are protected as a Scheduled Monument under the 1979 Ancient Monuments and Archaeological Areas Act on account of their national importance and archaeological and historical interest.

As the proposal affects designated heritage assets the statutory requirement to have special regard to the desirability of preserving these assets, their setting and any features of special interest (ss.16, 62, 1990 Act) will be taken into account by the local planning authority when making its decision on a future application.

#### *Government Policy*

The Department for Digital, Culture, Media and Sport (DCMS) document 'Scheduled Monuments and nationally important but non-scheduled monuments (October 2013)' sets out Government policy on the identification, protection, conservation and investigation of nationally important sites and buildings for the benefit of current and future generations. It notes that in addition to their intrinsic value, scheduled monuments can contribute to our perceptions of cultural identity and provide unique opportunities for research, education, leisure and tourism, delivering social benefits and contributing to economic growth.

Paragraph 20 states that, in cases including works proposed for development,-



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conservation- or presentation-related purposes, the Secretary of State has particular regard to the following principles which align with those contained in the National Policy Framework:

- Only in wholly exceptional cases will consent be granted for works that could result in substantial harm to, or loss of, the significance of a Scheduled Monument;
- and in cases that would lead to less than substantial harm to the significance of a Scheduled Monument the harm will be weighed against the public benefits of the proposal.

#### *National Planning Policy Framework*

One of the principal objectives of the National Planning Policy Framework (NPPF) is the conservation of historic environment, including landscapes (paragraph 20). The following additional paragraphs are of relevance to these proposals.

- Paragraph 135 suggests that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.
- Paragraph 195 notes that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations;
- Paragraph 200 requires the applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance;
- Paragraph 201 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal;
- Paragraph 196 describes that in determining applications, local authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution their conservation can make to sustainable communities, and the desirability of new development making a positive contribution to local character and distinctiveness;
- Paragraph 206 requires that any harm to, or loss of, the significance of a



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designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to, or loss of assets of the highest significance (notably scheduled monuments, and grade I and II\* listed buildings) should be wholly exceptional;

Historic England's position (at this early stage):

Based on the illustrative details of the scheme presented so far, HE is unlikely to object to the proposals (unless these evolve in such a way that we would need to take a different view).

We appreciate being consulted at an early stage in the development of the proposal, and the efforts made so far to ensure that due regard is given to the rich historic environment within which the proposed development is located. This includes the nationally significant and designated asset of Bishop's Waltham Palace, as well as the undesignated park pale, which follows the northern boundary of the site.

We also welcome the fact that consideration has already been given to ways in which the careful design and layout of the development can contribute towards balancing the harm incurred to the significance of the SM (through development within its immediate setting) and that of other designated and undesignated heritage assets in the vicinity of the Site. For instance, we note that the Framework Plan allows for a 'setting back' of development away from Botley Road, with green space and a layering of vegetation introduced between the road and the housing, to soften the visual impact of the development. In the north the housing is also shown to be set back, at a respectful distance from the line of the undesignated park pale ('Park Lug') which, together with the PRoW, runs along the northern boundary of the Site, and will be the subject of on-site heritage interpretation.

However, I can identify some harm will be caused to the SM through the encroachment of built development within its setting. Whilst the level of harm to its significance is likely to be less than substantial, it is currently difficult to quantify this harm, without the availability of additional information. Specifically, and in line with the NPPF, we would expect to see a robust and honest assessment of the impact of the new buildings on the setting of the SM, and how much the setting contributes to the significance of the monument.



Advice & next steps

*Further work:*

We would need to see provision of a full Heritage Statement, which takes account of the setting, in line with current guidance, and includes photomontage visualisations: We recommend that a setting impact assessment exercise is undertaken by a suitably experienced heritage professional, following the process outlined within our Good Practice Advice note "The Setting of Heritage Assets", and this should form part of a wider Heritage Statement accompanying any potential future application. It is likely that an Archaeological Desk-based Assessment will also be required in support of a future planning application, and I defer to the Winchester City Archaeologist for advice on the scope of this study.

These studies are essential to inform the layout, design and choice of materials used in the development, and will also help to inform good decision-making in relation to any future planning application.

*Development design*

At our recent meeting, we considered some of the ways in which this balance might be achieved, such as:

- Understanding how building heights and their positioning can respond to the topography of the land, and changing views, to ensure that the visibility of the roofscape is not increased as the topography rises, and any compromise to the setting of designated heritage assets is minimised.
- Restricting building heights, and the careful consideration of massing, based on an understanding of the Site's topography, and the visualisations produced towards the Site from within the Scheduled Monument, as part of the Heritage Statement
- The careful choice of materials and colours, particularly those used in the roofscape, in order to reduce the visual impact of the development upon designated heritage assets
- Provision of a 'layering' of the landscaping, in which housing is interspersed with trees, to filter and ameliorate the impact of the development upon the rural character of the surrounding landscape.
- 'Setting back' the development from Botley Road along the western boundary of the Site, and from the park pale to the north, using green space soften the transition to built form, and to enhance appreciation of the undesignated feature of the historic landscape.





#### Heritage benefits

Heritage benefits are an important element in the balancing process, and it is good to know that the project team has given some thought to their use as opportunities, which add value and a sense of place to the development generally.

Specifically, in the case of the current proposal, the benefits include public access and appreciation of the historic landscape from within the development Site. Ideas for public engagement and interpretation should be drawn out as much as possible and clearly presented in the supporting documents accompanying a future planning application. This could take the form of a heritage interpretation strategy, which not only includes on-site interpretation, but also harnesses the opportunities available for digital engagement, such as the use of ArcGIS Story Maps.

We are pleased to see that consideration has been given to ways in which the historic environment could be celebrated within the new community, including plans for the provision of a 'green corridor' for the public footpath and the line of the medieval park pale which follow the northern boundary of the Site. We support the idea that this landscape feature could become a focus of heritage interpretation within the development. However, it is our view that the wider historic landscape should also be taken into account, including the significant role that Bishop's Waltham Palace will have played in shaping the physical, social and economic landscape of the area through time.

We would be happy to continue to provide advice to the project team, if desired, to ensure that harm is minimised, and balanced.

#### Next Steps

Thank you for involving us at the pre-application stage. Your current proposal does not yet fully address our concerns, as set out above, and so is unlikely to receive our support if submitted for statutory approval at this stage.

This letter concludes our free cycle of Initial Pre-application advice. Your scheme may benefit from our continued engagement; if so, we would welcome the opportunity to continue discussions through our Extended Pre-application service, details of which can be found on our website at [www.HistoricEngland.org.uk/EAS](http://www.HistoricEngland.org.uk/EAS) <<http://www.HistoricEngland.org.uk/EAS>>. If you would like to discuss this option further, please do contact me.



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Yours sincerely

[redacted]

Inspector of Ancient Monuments  
E-mail: [redacted]@HistoricEngland.org.uk

#### LAND AT BOTLEY ROAD, BISHOPS WALTHAM , HAMPSHIRE Pre-application Advice

##### List of information on which the above advice is based

Cover Letter - Pegasus Group, 8 April 2024  
Annex B - Red Line Plan  
P22-1091\_DE\_004\_D\_01 - Draft Framework Plan



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