

TIMELINE OF BUILDINGS IN OTTERBOURNE

C13th	Manor House, Kiln Lane	C19th	Waterworks Cottages	C20th	Otterbourne Primary School
	Old Church, Kiln Lane (demolished 1847 & 1971)		Oakwood House		Village Hall (1987)
C17th	Yeoman's Drove (1665) Main Road		Clock House		Poles Lane
C18th	Cranbury Park (1780)		Old Parsonage (Brendoncare)		Bourne Close
	Otterbourne House		Cottages at the Common, Otterbourne Hill		Copse Close bungalows (1930s on)
	Elderfield		St. Matthew's Church (1838)		Norlands Drive (1950s)
	White Horse PH		Well Cottage (1869)		Oakwood Avenue (1960s)
	Sunningdale		Wren Cottage		Oakwood Close
	Myrtle Cottage		Forge Cottage		Regent Close (1977)
	Meadow Cottage				Cranbourne Drive and Mews (1980s)
	Bourne House		Greenacres Drive (1985-1990s)		
	Highbridge Farm		Meadowcroft Close (1980s)		
	Chapel House Highbridge		Sparrowgrove		
			Richmond Park (1990s)		
			C21st	Brooklyn Flats	
				Bungalows and House at Yeoman's Drove	

BUILDING FORM AND DEVELOPMENT: DESIGN GUIDELINES

12. Where new housing is proposed the preference is for design in harmony with existing housing. A small group of houses (rather than a one-off house) of individual design may fit in best [DP3].
13. Houses generally should not exceed two storeys, and should have sympathetic roof elevations, to be in scale with adjacent buildings [DP3].
14. Newbuild should reflect in scale and massing traditional village forms found in the relevant part of the village, including terraced layouts [DP3, H7].
15. Plots with small enclosed front gardens are a feature of Otterbourne and should be encouraged. This design feature should be replicated in new developments [DP3].
16. Scale of house extensions and backland development should be in harmony with adjacent and nearby housing and features such as important views and distinctive trees safeguarded when extensions and backland building occur [DP3].
17. Extensions and alterations should reflect the original design. If extensions differ greatly, they should not dominate and detract from the existing building [CE23, DP3].

COMMERCIAL AND AGRICULTURAL DEVELOPMENT

Most commercial buildings are located along the Main Road. To date there has been little pressure to convert housing units to shop/office premises. Where businesses occur, such as an urban spa and hairdressers and a firm of Architects, these occupy premises previously occupied by a computing company, and the

former Post office Stores. Plentiful free car parking off Cranbourne Drive eases the potential problem of parking on the Main Road.

If there were more applications to convert houses to commercial use and vice versa, there could be parking and traffic issues. Development could detract from the amenities of the village and from the sense of place. Large premises such as Public Houses which are important local facilities may be vulnerable to conversion to housing, particularly flats. They are also often sited on large parcels of land which in some villages have become redevelopment sites.

The latest refurbishment of the Old Forge Restaurant continues the success of public houses in the village.



The Old Forge c1870



The Old Forge today

The White Horse is a historic pub on a key site in the heart of the village, (see page 26) while the Otter Public House (formerly The Cricketers) is on the Common.



The Otter Public House

Williams' Garage activities include a shop and Post Office which are vital and well-used facilities, as well as a petrol station and car repairs workshop.

COMMERCIAL PREMISES: GUIDELINES

18. Changes of use from residential to commercial development and vice versa that detract from the village character should be done with great sensitivity DP3, E1].
19. Any extension or intensification of existing commercial activities at premises should have regard to traffic generation, public safety, potential flooding and pollution issues [E1, RT1, T2].
20. Provision of adequate off-road parking for commercial premises is considered essential [T4].
21. Intensification of industrial activities in the open countryside should be discouraged. Additional industrial or commercial uses which generate more commercial traffic, particularly of heavy goods vehicles, should be carefully assessed in terms of the effect on the highway network and on the residents' quality of life. The impact on the village of noise particularly by night-time traffic, fumes and pollution should be analysed and minimised [CE16, DP1, DP4].

Agricultural land

Cattle were grazed on land in Otterbourne which was rented from Southern Water, but this practice has now ceased. Southern Water is looking into the possibility of letting farmland once again for sheep and cattle grazing.

Cranbury Estate Home Farm is largely given over to pasture. Arable farming is negligible. Diversification includes a Pheasant Hatchery and a Nursery School.

There are some instances of grazing of horses on paddocks and the use of loose boxes on the edge of the built up areas. Agricultural buildings including stables, storage facilities and barns can be intrusive developments affecting traffic generation and skylines; sympathetic conversion of non-agricultural uses is encouraged.

AGRICULTURAL BUILDINGS: GUIDELINES

22. It is recommended that siting and design of new buildings and extensions is done with great sensitivity with regard to choice and colour of materials. Attention should be paid to the style and bulk of development which could adversely affect the skyline and amenity, levels of traffic generated and noise pollution CE13, CE14].

TRAFFIC

Otterbourne's main road (A31) is a two lane road with much traffic calming, and at peak times can be very busy, especially if through traffic diverts from the M3. It is important to encourage adequate safe pedestrian and cyclists crossing points, as well as to discourage unnecessary traffic. Excess speed is prevalent in the village despite the recently introduced speed limit.



The steepness of Otterbourne Hill and heavy vehicles add to the hazards. Significant levels of heavy goods traffic in and out of the village are generated by the waste transfer station and by Southern Water's major site. Problems resulting include high levels of noise and vibration, air pollution, damage to grassed road verges and damage to road bollards and the mini roundabouts. Pedestrians experience significant hazards in crossing the main road.

TRAFFIC: GUIDELINE

23. Where permission is granted for development, the detrimental effect of heavy lorries, with their noise, vibration and pollution and damage to roadside features should be limited [CE16, DP11].

Tranquillity issues

The relative peacefulness of the village environment is harmed by the sustained and significant amount of traffic, particularly the incidence of heavy lorries on the A31 Main Road. Secondly the Waste Transfer Site run by Veolia off Poles Lane causes traffic noise, vibration and some rubbish spillage from time to time in the heart of the village. In addition, frequent movements of Clancy Docwra vehicles to and from the Southern Water site cause nuisance. The lack of one or more safe crossing points on the Main Road, and the high speed of vehicles are pressing local issues, and residents are crying out for effective solutions.

The development in 2007 of a Travel to School Plan with a "walking bus" for Otterbourne Primary School highlights the need for early positive action on road safety for pedestrians. This was also highlighted as a high priority Action Point in the Otterbourne Parish Plan which was published in late 2004.

The proximity of Southampton – Eastleigh Airport and the controversy about the experimental flight paths causes nuisance particularly in some parts of the village. The success of the airport and the increase in routes to European destinations is likely to mean an expansion in air traffic over the next few years.

STREET FURNITURE AND SIGNAGE



The street scene can be enhanced by well designed lamp standards, bench seating, bus shelters and notice boards.

However, badly maintained or inappropriate signage can detract from the village landscape and cause unsightly clutter. Otterbourne benefited from a Hampshire County Council pilot scheme to improve road signage (2007-8).



Signage Clutter at Sparrowgrove

A VDS signage and clutter audit was undertaken at the end of January 2007. The focus area was that of Waterworks Road, Poles Lane and the Main Road through the centre of the village starting from the junction with Sparrowgrove up to the Common at the top of Otterbourne Hill.

The aim of the audit was to record and to photograph street furniture, for example, types of street lighting and clutter where there may be excessive road signs, street names etc.

At the various entry points to the village there are village name signs. These are very plain.

The village could consider having name signs such as the ones used in Twyford Village. This would make the entry into the village more attractive and more noticeable.

The traditional Hampshire style signpost with the finial bearing the County name, such as the one at the foot of Otterbourne Hill, is a loved landmark.

As a Millennium Project by the Parish Council a fine pictorial village sign, carved in wood and painted, was erected outside the Church adjacent to the War Memorial.



It was designed and made by Glyn Mould a master craftsman from Thornhaugh in Peterborough

Around the village, there are some of the old style finger post signs in use for marking the footpaths. Hampshire County Council provides these at the point where footpaths leave the road. The style of these posts is consistent with the rural nature of the village.



Finger post sign

When considering the type and style of bus shelters throughout the village, it was noted that they were of a very similar style and layout. The use of wooden and glass structures provided by and funded by Otterbourne Parish Council, seems to be very appropriate to a village setting.

A wide variety of styles of street lighting were noted in the audit. This variety may be due to different styles of lighting being needed for different areas. However, some of the lights were quite old and looked to be in need of replacement.

Similarly with the use of signs for street names, there are a wide variety of styles around the village. Some of these e.g. the sign for Oakwood Close, are old and in need of replacement.

There is a proliferation of signage both in the form of signposts and road marking for the cycle path on Otterbourne Hill and along Main Road. Otterbourne Hill has had a major traffic calming scheme by the County Council as Highway Authority. It is noted that these measures result in an excessive use of signs and bollards, making the village appear more urban.

Whilst conducting the Signage Audit, it was noted that there are several old signs around the village, e.g. benchmarks and milestones, which are of historical significance.



Traditional Hampshire finial on Kiln Lane signpost

STREET FURNITURE AND SIGNAGE: GUIDELINES

24. Opportunities should be taken to design attractive signs at all entry points to the village. Benchmarks and the Milestone should be preserved [DP4].
25. The traditional Hampshire-style signposts with a finial bearing the county name, such as the one at the foot of Otterbourne Hill, should be kept. Also the possibility of using these traditional signs at other locations around the village e.g. at the junction of Poles Lane and the Main Road, should be considered [CE28, DP4].
26. The use of old style fingerposts for marking the footpaths should be encouraged [DP4].
27. It would be beneficial aesthetically, for any future bus shelters to follow the same style as existing [DP3].
28. If it is necessary for any street lighting and street name signs to be replaced, consideration should be given by the Parish Council to the appropriate style which is consistent with existing street furniture [DP3].

OPEN SPACES

Otterbourne is a pleasant and popular linear village situated between the city of Winchester and the Eastleigh suburb of Chandlers Ford. Open land between these larger settlements and the village is valued in defining the extent of the identity of the village, as well as its accessibility for informal recreation such as walking. The village benefits by being relatively close to the Itchen Navigation, with access to its banks.



Children enjoy the freedom that this access to the water brings.

*© copyright Dennis Bright,
Wildlife Photographer*

Another feature is its abundance of woodland especially when viewed from the south when descending Otterbourne Hill, which gives the village a distinctly sylvan atmosphere.

For over a century Otterbourne has had Allotments in Boyatt Lane at the top of the hill. The seventy plots in the ownership of the Parish Council are highly popular. The Allotments and Gardens Association was formed in 1979 and members can buy seeds and fertilisers at reasonable prices.



Allotment gardens

RECREATION AND AMENITY

The Recreation Ground is the focal point of the village and is extensively used by people of all ages. There is a children's play area which the Parish Council has programmed for replacement in 2007/8, and a newly created youth area comprising an all-weather pitch with goal/basketball end, together with a youth shelter. The latter was an Action from the Parish Plan.

The Oakwood Park Recreation Ground is also popular with dog walkers. The football pitch with dedicated Pavilion is regularly used by Otterbourne Sports Club, and Cricket is played on a pitch located on the Southern Water site adjacent to the Recreation Ground. A highly successful junior cricket scheme for boys and girls is run on Elderfield's ground.

There is also a nine hole Pay and Play Golf Course (open to the public) on Poles Lane on the north western boundary of the parish.

Other open spaces in the village include Oakwood Copse, a delightful bluebell wood, and the larger Sparrowgrove Copse on the boundary between Otterbourne Parish and Compton and Shawford Parish, formerly in the ownership of Southern Water. The sale of land in 2008 to the newly-formed Sparrowgrove and Oakwood Conservation Trust ensured that the two copses are in community ownership in perpetuity.



Bluebells at Oakwood Copse

Otterbourne Park Wood to the south of the village is managed by the Woodland Trust.

The oldest area in the village is Otterbourne Common which is surrounded by some of the most charming properties in the parish. The Common has been protected from vehicular invasion of travellers by posts, in an effort to preserve its rural "village green" ambience and tranquillity of this special area. Across the Main Road is a continuation of the Common on the fringe of the Cranbury Park Estate grounds.

FOOTPATHS AND ACCESS

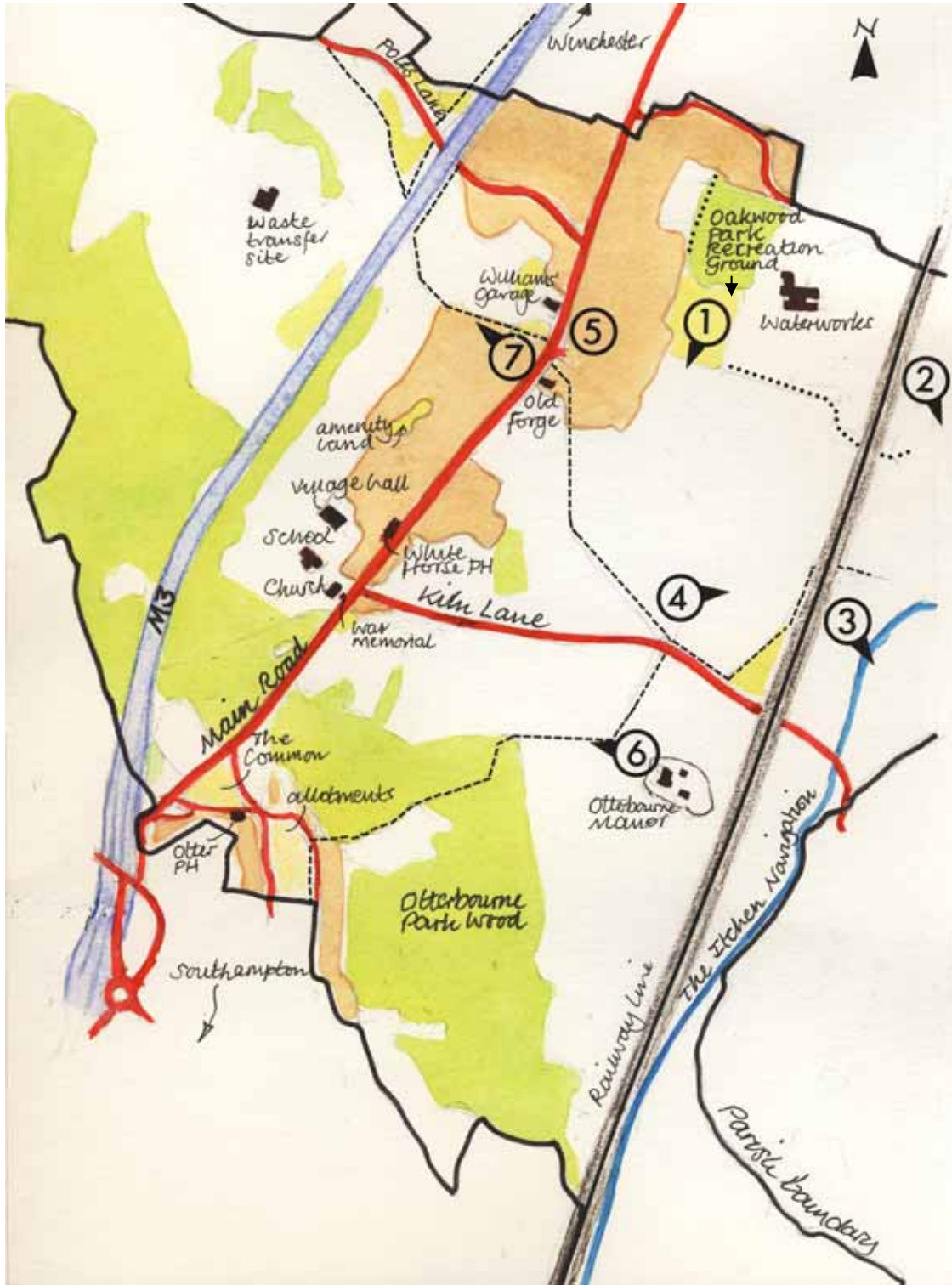
Once away from the Main Road, which cuts the village into two halves, a notable feature of the open spaces is the number of footpaths which when linked, make it possible to enjoy a network of circular walks in an almost completely rural setting with few roads to encounter. The views from these paths are delightful and details of some of these are included in a map on page 35 showing the most important vistas and viewpoints. Some paths are illustrated on the Hampshire County Council's Definitive Map, while others are permissive and remain in the ownership of Southern Water. The permissive footpaths in Sparrowgrove and Oakwood Copses to the north of the village are now in community ownership (see page 33).

Otterbourne's fine location and characteristics provide an environment with strong rural elements, along with a suburban setting. The village continues to be popular and it has a wide range of facilities, attracting local residents and people from surrounding areas.

BIODIVERSITY AND OPEN SPACES: GUIDELINES

29. When changes take place to the pattern of development, every opportunity should be taken to achieve more open space in the village [CE3, RT1, RT4].
30. Further tree and shrub planting should be considered [CE11].
31. In the design of open space, public safety provision is of the greatest importance [RT4].
32. The design and management of footpaths and rights of way should be carried out with the objective of maximising accessibility of, and enjoyment by, users [RT9].

Parish Views





1 Looking over fields to high ground of Otterbourne Park Wood



3 View across Itchen Water Meadows



5 Picture of Kissing Gate repaired for Millennium



2 Looking down Navigation from bridge at junction with Shawford boundary



4 Old Churchyard



6 From footpath to Otterbourne Park Wood looking west towards village



7 View of Sponders Mede

Key
 - - - - - Public right of way
 Permissive path

SUMMARY: OTTERBOURNE DESIGN GUIDELINES

Settlement Pattern

1. New building should be within Settlement Policy Boundary (WCC) to avoid sprawl [H3].
2. Open spaces and special views (see map page 34) should be protected from change [CE2, DP1, RT1].
3. Infill should be undertaken with great care to avoid site cramming. Newbuild should not be disproportionate to the plot [H3, H4].
4. New build should include a variety of house sizes, to include some 1 and 2 bed homes [H7].
5. New build should make provision for adequate off-street car parking to increase road safety on new and older road layouts [DP3, T4].

The Village Environment

6. Where changes take place in the built form and use of land, then the panorama of woodland should be maintained as a main characteristic of Otterbourne [DP4].
7. The important hedgerows along Poles Lane, Kiln Lane and Main Road, including the hedgebanks of the old road should be retained. They should be replaced if necessary with locally occurring hedge plants [DP4].
8. Grass verges should be recognised as an important landscape feature of the village [DF4].
9. Landowners, farmers and developers are encouraged to achieve biodiversity in surrounding farmland by retaining hedgerows and field edges [CE11, DP1].

Climate Change and sustainability

10. Alternative energy supplies in dwellings and public buildings should be promoted e.g. initiatives such as solar panels to generate electricity and for water heating, solar lighting and low energy light bulbs in external lighting [DP1, DP6].
11. Building on or near floodplains where there is a high risk of flooding should be avoided. This is discouraged by planning policy on the advice of the Environment Agency [DP1, DP8].

Building form and development

12. Where new housing is proposed the preference is for design in harmony with existing housing. A small group of houses (rather than a one-off house) of individual design may fit in best [DP3].
13. Houses generally should not exceed two storeys, and should have sympathetic roof elevations, to be in scale with adjacent buildings [DP3].
14. Newbuild should reflect in scale and massing traditional village forms found in the relevant part of the village, including terraced layouts [DP3, H7].
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Commercial Premises

18. Changes of use from residential to commercial development and vice versa that detract from the village character should be done with great sensitivity [DP3, E1].
19. Any extension or intensification of existing commercial activities at premises should have regard to traffic generation, public safety, potential flooding and pollution issues [E1, RT1, T2].
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Agricultural buildings

22. It is recommended that siting and design of new buildings and extensions is done with great sensitivity with regard to choice and colour of materials. Attention should be paid to the style and bulk of development which could adversely affect the skyline and amenity, levels of traffic generated and noise pollution [CE13, CE14].

Traffic

23. Where permission is granted for development, the detrimental effect of heavy lorries, with their noise, vibration and pollution and damage to roadside features should be limited [CE16, DP11].

Street Furniture and Signage

24. Opportunities should be taken to design attractive signs at all entry points to the village. Benchmarks and the Milestone should be preserved [DP4].
25. The traditional Hampshire-style signposts with a finial bearing the county name, such as the one at the foot of Otterbourne Hill, should be kept. Also the possibility of using these traditional signs at other locations around the village e.g. at the junction of Poles Lane and the Main Road, should be considered [CE28, DP4].
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28. If it necessary for any street lighting and street name signs to be replaced, consideration should be given by the Parish Council to the appropriate style which is consistent with existing street furniture [DP3].

Biodiversity and Open Spaces

29. When changes take place to the pattern of development, every opportunity should be taken to achieve more open space in the village [CE3, RT1, RT4].
30. Further tree and shrub planting should be considered [CE11].
31. In the design of open space, public safety provision is of the greatest importance [RT4].
32. The design and management of footpaths and rights of way should be carried out with the objective of maximising accessibility of, and enjoyment by, users [RT9].

APPENDIX 1: SUSTAINABILITY APPRAISAL GUIDELINE CRITERIA

The concept of sustainable development is fundamental to this Village Design Statement. At the Rio de Janeiro Global Summit in 1992, sustainability was defined as ensuring that the needs of the present are met without compromising the capacity of future generations to meet their own needs. Therefore our local community in Otterbourne must safeguard our environment for the communities of the future.

The Sustainability Appraisal analyses whether the Otterbourne Design Guidelines will enhance or detract or be neutral in relation to the community's capacity to achieve these: (✓) (x) (o)

The vertical axis of the matrix (pages 40,41) consists of the thirteen Local Government Board Key Themes to a Sustainable Community, 1994. These key themes formed the basis for testing the Otterbourne Design Guidelines. The horizontal axis lists the Design Guidelines for Settlement Pattern, the Village Environment etc.

This sustainability appraisal will be updated when the Village Design Statement is updated.

Where a guideline has a negative impact/score (x) or (?x) it has been retained because the guideline scores well on other things such as retaining village character.

APPENDIX 1A: SUSTAINABILITY APPRAISAL MATRIX

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Land use	√	?√	√	√	√	√	√	√	√	0	√	√	?√	√	√	?√
Resource use	√	?√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Protection of resources	?√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
Pollution	?√	√	0	0	?√	√	√	?√	√	√	√	√	√	√	?√	?√
Protection of diversity	0	0	?x	?√	?√	√	√	√	√	?√	0	√	√	√	?√	√
Access to wildlife/nature sites	0	√	?√	0	0	√	√	√	√	0	0	√	?√	√	√	0
Local needs provision	√	√	√	√	√	√	√	√	√	0	√	√	√	√	√	√
Housing provision	√	√	√	√	√	?√	?√	0	?√	?√	√	?√	?√	?√	0	?√
Access	?√	√	√	√	√	0	?√	?√	?√	0	√	√	√	?√	0	?√
Road safety	?√	0	?√	0	√	0	0	√	0	0	√	?√	0	0	0	0
Self development	0	0	0	?√	0	?√	?√	?√	√	0	?√	0	0	0	0	?√
Involvement	?√	?√	√	√	?√	?√	?√	?√	√	0	√	√	√	√	?√	?√
Leisure provision	0	0	0	0	?√	√	0	?√	?√	0	?√	√	√	0	0	0
Leisure access	0	0	0	0	?√	√	0	?√	?√	0	?√	√	√	0	0	0
Protection of built environment	√	√	√	√	√	0	?√	√	?√	√	√	?√	?√	0	?√	0
Urban design	?√	√	√	√	√	√	√	√	√	√	√	?√	?√	?√	?√	√
Local identity	√	√	√	√	√	√	√	√	√	?√	√	√	√	√	√	√

Key

- √ Positive effect
- ?√ Possible positive effect
- 0 Neutral
- x Negative effect
- ?x Possible negative effect
- ? Uncertain overall effect

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Land use	?√	√	?√	√	√	?√	√	√	√	?√	?√	?√	√	√	√	√
Resource use	√	√	√	√	√	?√	√	√	?√	√	√	?√	√	√	√	√
Protection of resources	?√	√	√	√	√	?√	√	√	?√	√	√	?√	√	√	√	√
Pollution	O	√	?x	?√	?√	O	√	O	√	?√	?√	?x	√	√	?√	O
Protection of diversity	O	√	?x	?√	?√	?√	O	√	√	√	O	O	√	√	√	√
Access to wildlife/nature sites	?√	√	√	?√	√	O	O	?√	O	√	O	O	√	√	√	√
Local needs provision	√	x	√	?√	?√	O	√	√	?√	√	√	√	√	√	√	√
Housing provision	O	X	?x	?√	√	?√	√	√	O	√	?√	?√	√	√	?√	?√
Access	?√	O	?x	O	√	?√	√	√	?√	√	√	?√	√	√	√	√
Road safety	√	O	O	√	√	O	√	√	√	√	√	√	√	√	O	√
Self development	O	√	?√	O	O	O	O	O	O	√	O	O	√	?	O	√
Involvement	√	√	?√	O	?√	√	√	√	?√	√	?√	?√	√	√	√	√
Leisure provision	√	√	√	√	O	O	√	√	?√	√	√	√	√	√	√	√
Leisure access	√	?√	√	√	O	O	√	√	?√	√	√	√	√	√	√	√
Protection of built environment	O	√	?√	?√	√	O	√	√	√	√	√	√	√	√	√	√
Urban design	?√	O	?√	?√	√	O	√	√	√	√	√	√	√	√	?√	√
Local identity	√	√	√	√	√	O	√	√	√	√	√	√	√	√	√	√

Key

- √ Positive effect
- ?√ Possible positive effect
- O Neutral
- x Negative effect
- ?x Possible negative effect
- ? Uncertain overall effect

APPENDIX 2: COMMUNITY CONSULTATION STATEMENT

Otterbourne produced a Parish Plan in 2004 and had the accolade of being one of the first four villages in Winchester District to achieve this. One of the Action Points in the Plan was the need to undertake a Village Design Statement. A first meeting with Winchester City Council Planners took place in March 2006. Following community development efforts in Oterbourne in June 2006, a team of volunteers began to research and develop this statement in consultation with the Otterbourne community. By the end of 2007 there had been over 60 meetings of the team plus numerous smaller group meetings.

Progress has been reported to each meeting of Otterbourne Parish Council (which are open to the public) as detailed in Table 1 below, and to Otterbourne Conservation Group. Two workshops in Autumn 2006 were open access. Two parallel exhibitions were held in the village hall on a Saturday morning, May 12th 2007 and on the evening of the 11th June.

These exhibitions were attended by 107 local people in total. Monthly reports on the Village Design Statement team progress have been included in the Parish Magazine for over a year. This magazine has a wide distribution and readership. Details of Community Consultations are given below:

Table 1: VDS, Community Consultation in Otterbourne

Residents of the Parish have been consulted on the VDS through:

- An outline talk at Otterbourne Annual Assemblies in April 2006 and 2007
- Monthly reports to Otterbourne Parish Council and bi-monthly reports to the Conservation Group from Summer 2006 to Spring 2008
- Open workshop in October 2006 facilitated by Community Planner
- Open workshop in November 2006 facilitated by Community Planner
- Liaison with Otterbourne Primary School, September 2006 to April 2007
- Open Exhibitions in the Village Hall 12th May 2007 where 42 attended and 11th June where 65 attended
- Opportunity for parishioners and representative organisations to comment on a draft VDS, July to September 2007
- Liaison and consultation with Winchester City Planners throughout plan preparation

APPENDIX 3: PLANNING DOCUMENTS AND DEFINITIONS

Produced for your community in partnership with Winchester City Council and Otterbourne Parish Council

Table 2: Community Planning documents and definitions

A Village Design Statement (VDS):

- is an advisory document, produced by a team from the local community and
- suggests how development might be carried out in harmony with its village and its setting.

*A **VDS** can be given weight by being approved by WCC as a **Supplementary Planning Document (SPD)**.*

This will then be part of Winchester City Council's (WCC) Local Development Framework of documents.

A Parish Plan (completed December 2004 and received by WCC):

- is a community-led document which enables local people to identify the social, economic and environmental issues which affect their quality of life and
- it can consider housing, local services, community facilities, transport, green space and countryside access issues.
- it has Action Points for service delivery

REFERENCES

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