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| Meeting       | Cabinet Member for Built Environment Decision Day |
| Date and Time | Monday, 7th February, 2022 at 9.30 am.            |
| Venue         | Walton Suite, Guildhall Winchester                |

**Note:** *This meeting is being held in person at the location specified above. In line with relevant legislation and public health guidance the following arrangements apply. Members of the public should note that a live audio feed of the meeting will be available from the councils website ([www.winchester.gov.uk](http://www.winchester.gov.uk)) and the video recording will be publicly available on the council's YouTube channel shortly after the meeting.*

*For members of the public who are unable to utilise this facility, a limited number of seats will be made available at the above named location however attendance must be notified to the council at least 3 clear working days before the meeting. Please note that priority will be given to those wishing to attend and address the meeting over those wishing to attend and observe.*

## AGENDA

### PROCEDURAL ITEMS

- 1. Disclosure of Interests**  
To receive any disclosure of interests from Members and Officers in matters to be discussed.  
*Note: Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests in accordance with legislation and the Council's Code of Conduct.*

### BUSINESS ITEMS

- 2. Public Participation**  
– to note the names of members of the public wishing to speak on items for decision  
*Note: members of the public wishing to speak about a particular agenda item are required to register three working days in advance if they wish to speak at a Cabinet Member Decision Day.*



Members of the public and visiting councillors may speak at decision days on a specific item due for decision, provided they have registered to speak three working days in advance. Please contact Democratic Services by **5pm on Tuesday, 1 February 2022** via [democracy@winchester.gov.uk](mailto:democracy@winchester.gov.uk) or (01962) 848 264 to register to speak and for further details.

3. **Visiting Councillors Representation**

To note any request from visiting councillors to make representations on an item for decision.

*Note: Councillors wishing to speak about a particular agenda item are required to register three working days in advance if they wish to speak at a Cabinet Member Decision Day. Councillors will normally be invited by the Chairman to speak during the appropriate item (after the Cabinet Member's introduction (and any comments from the leading officer) and any public participation).*

4. **Colden Common Village Design Statement (DD35) (Pages 5 - 34)**

5. **Micheldever Village Design Statement - Authorisation to Consultation Process (DD36) (Pages 35 - 74)**

**Lisa Kirkman  
Strategic Director and Monitoring Officer**

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28 January 2022

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer  
Tel: 01962 848 438 Email: [cbuchanan@winchester.gov.uk](mailto:cbuchanan@winchester.gov.uk)

## **TERMS OF REFERENCE:**

Cabinet Member for Built Environment Decision Day – Included within the Council's Constitution (Part 3, Section 2)

## **PUBLIC PARTICIPATION**

Representations will be limited to a maximum of 3 minutes, subject to a maximum 15 minutes set aside for all questions and answers..

To reserve your place to speak, you are asked to **register with Democratic Services three clear working days prior to the decision day** – please see public participation agenda item above for further details. People will be invited to speak in the order that they have registered, subject to the maximum time period allowed for speaking not being exceeded. Public Participation is at the Chairperson's discretion.

## **FILMING AND BROADCAST NOTIFICATION**

This decision day will be recorded and broadcast live on the Council's website. The decision day may also be recorded and broadcast by the press and members of the public – please see the Access to Information Procedure Rules within the Council's Constitution for further information, which is available to view on the [Council's website](#).

## **DISABLED ACCESS**

Disabled access is normally available, but please phone Democratic Services on 01962 848 264 or email [democracy@winchester.gov.uk](mailto:democracy@winchester.gov.uk) to ensure that the necessary arrangements are in place.

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DD35

DECISION TAKER: Cabinet Member for Built Environment – Councillor Russell Gordon-Smith

REPORT TITLE: COLDEN COMMON VILLAGE DESIGN STATEMENT

7 FEBRUARY 2022

Contact Officer: Joan Ashton Tel No: 01962 848442 Email  
[jashton@winchester.gov.uk](mailto:jashton@winchester.gov.uk)

WARD(S): COLDEN COMMON AND TWYFORD.

## PURPOSE

This report seeks the adoption of the Colden Common Village Design Statement as a Supplementary Planning Document.

Village Design Statements are produced by local communities and provide guidance for the design of new developments within the local area. In order for these documents to carry as much weight as possible in the planning decision-making process they need to be adopted by the City Council as 'Supplementary Planning Documents' (SPD).

Across the Winchester District there are over 30 parishes/communities with adopted village/neighbourhood or local design statements, many of which were adopted some time ago. A number of local communities have updated their design statements and this is to be welcomed, as this will provide more up to date guidance when determining planning applications.

A draft version of the Colden Common Village Design Statement (VDS) was published for public consultation on 10<sup>th</sup> May 2021 until 20<sup>th</sup> June 2021. This report summarises the comments received following consultation on the draft version of the VDS and recommends adoption of the document in its revised form.

These post consultation revisions are outlined in the schedule of comments and recommended responses in Appendix 1 and illustrated in the post-consultation version presented in Appendix 3. The report also seeks the revocation of the previous Colden Common VDS that dates from 2012.

RECOMMENDATIONS:

1. That the Design Guideline/Policies in the Colden Common Village Design Statement as set out in Appendix 3 of this report, be adopted as a Supplementary Planning Document.
2. That the 2012 Colden Common VDS be revoked as SPD following the adoption of the 2020 version.
3. That the Strategic Planning Manager is granted delegated authority to make minor factual corrections and editing, in consultation with the Cabinet Member Built Environment, to finalise the Design Guidelines/Policies in the Colden Common Village Design statement, prior to publication on the Council website.

## IMPLICATIONS:

### 1 COUNCIL PLAN OUTCOME

- 1.1 Village Design Statements (VDS) outline the local community's aspirations for good quality and locally responsive design within their areas. The Colden Common VDS therefore supports the outcome of 'Living Well' and particularly the development of healthy surroundings and attractive green spaces.

### 2 FINANCIAL IMPLICATIONS

- 2.1 Work on the document to date has been undertaken using existing staff resources, funded from the operational budget.

### 3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The statutory procedures for the production, consultation on and adoption of a Supplementary Planning Document ("SPD") are set out in Regulations 11 to 16 of the Town and Country (Local Plan) (England) Regulations 2012 (as amended) ("2012 Planning Regulations").
- 3.2 A Supplementary Planning Document builds upon policies in the Local Plan to provide more detailed advice and guidance on and without introducing new policies. A SPD is a material planning consideration in decision making.
- 3.3 There are no procurement implications as a direct result of this report.

### 4 CONSULTATION AND COMMUNICATION

- 4.1 The VDS has been produced by, and in consultation with, the local community and with input from officers. . Colden Common Parish Council carried out the initial consultation with local residents as part of the development of the draft VDS during 2020. As a result of this, the parish council made some amendments to the draft VDS in September 2020 and subsequently submitted it to WCC for consideration.
- 4.2 Following further development of the draft document, a report for a Decision Day on the 1<sup>st</sup> March 2021 ([DD26](#) refers) was prepared to authorise publication of the VDS for the formal public and stakeholder consultation. All members, Ward Members and the Portfolio Holder for Built Environment were therefore consulted as part of the Decision Day process.
- 4.3 The draft VDS was subject to statutory consultation between 10<sup>th</sup> May and 20<sup>th</sup> June 2021 via the Citizenspace online consultation portal. The consultation included statutory consultees and those on the local plan database. Further publicity was carried out via the Parish Connect newsletter and promotion on the city council's website and twitter feeds.

- 4.4 The Council received 13 consultation responses. As a result of the consultation response from Natural England it is recommended that a new map be added to indicate the areas protected for biodiversity reasons and that some additional text be added to refer to WCC's Biodiversity Action Plan. As a result of comments from Heritage England, it is recommended that additional text be added to highlight the importance of listed buildings and their settings and to the potential for the identification of additional locally important heritage assets.
- 4.5 Minor changes are also recommended to provide clarification at various parts of the VDS. A detailed analysis of the consultation responses and the specifics of any resulting changes to the VDS are appended to this report (Appendix 1).
- 4.6 Under the 2012 Planning Regulations, a statement of consultation needs to be published before a SPD can be adopted. This can be as part of the SPD itself, and the VDS already contains details of the public participation carried out during the preparation of the draft VDS. This report updates the consultation statement; detailing the public consultation undertaken, summarising the issues raised and describing how these issues have been addressed, as required by the Regulations. The final version of the VDS will therefore be updated to refer to this before publication.

## 5 ENVIRONMENTAL CONSIDERATIONS

- 5.1 VDSs are aimed at informing planning decision making and encouraging developments to respond positively to the design and appearance of local areas. They therefore impact on the quality of life and health and wellbeing of the local community as well as improving the quality of the built and natural environment, which form part of sustainable development as a whole.

## 6 EQUALITY IMPACT ASSESSEMENT

- 6.1 None

## 7 RISK MANAGEMENT

| <b>Risk</b>   | <b>Mitigation</b>   | <b>Opportunities</b>  |
|---|---|---|
| Financial Exposure  | N/A   | N/A   |
| Exposure to challenge<br>The VDS needs to be prepared and adopted as SPD in accordance with the 2012 Local Plan Regulations, including public participation and consultation. | Public consultation was carried out in excess of the 4 weeks required by the Regulations. This report considers the representations received during the consultation period and makes | An up to date VDS prepared and adopted as SPD in accordance with the Regulations should minimise any prospect of legal challenge to the VDS.<br>An up to date VDS |



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|  | appropriate recommendations for amendments to the VDS. Adoption of revised Colden Common VDS as SPD is recommended.   | adopted as SPD will carry greater weight in planning decisions including appeals.   |
| Innovation   |   |   |
| Reputation<br>Risk to reputation if planning decisions are perceived not to reflect the VDS  | Ensure VDS is given appropriate consideration in planning decisions, by being up to date with the Local Plan.   | An up to date adopted SPD reflecting the public consultation and recent Local Plan policies will carry greater weight in planning decisions, including appeals  |
| Achievement of outcome<br>Risk that the VDS does not contribute to improving the quality of the built and natural environment of Colden Common | Ensure that the adopted VDS is given appropriate consideration in planning decisions.   | An up to date adopted VDS will be a Supplementary Planning Document that will carry greater weight in planning decisions including appeals and will improve the quality of the built and natural environment. |
| Property   | N/A   | N/A   |
| Community Support<br>Risk that planning decisions are seen as not taking sufficient account of the views of the local community.               | The VDS allows for the views of the local community to be reflected in a planning document which addresses how the design of new development should respond positively to its location when applications for development are being decided. | Ensure that the VDS contains appropriate and realistic guidance that will be taken into account in planning decisions improving the quality of the local built and natural environment.                       |
| Timescales<br>Risk that VDS may be considered out of date with current planning policies   | Adopt new up to date VDS to supplement the adopted Local Plan   | Adopt an up to date VDS and keep its contents under review, to align with new policies.   |
| Project Capacity   | N/A   | N/A   |

## 8 OTHER KEY ISSUES

8.1 None

## 9 SUPPORTING INFORMATION:

### Introduction

- 9.1 Good design is considered a key aspect of sustainable development and the importance of setting policies to achieve high quality, beautiful and sustainable buildings and spaces inclusive design for all development is emphasised in the current National Planning Policy Framework (NPPF). The updated guidance in the 2021 NPPF requires local planning authorities to develop design guides or codes for their areas, which should be formally adopted. It states that significant weight should be given to Supplementary Planning Documents (SPD) - such as local design guides - in decision-making.
- 9.2 These principles are reflected in policies within Winchester's local plan. High level design principles are set out in policy CP13 in Local Plan Part 1 (LPP1). Policy DM15 (Local Distinctiveness) of Local Plan Part 2 (LPP2) directs developers to the contents of adopted design statements, such as Village Design Statements (VDS)
- 9.3 In 2015, the Council adopted the High Quality Places SPD which provides general guidance on how the design principles set out in policy CP13 should be applied across the plan area. Village Design Statements (VDS), identify the characteristics of the local area and provide local guidelines intended to inform and enable the design of new development to respond positively to these characteristics.
- 9.4 Across the Winchester District there are over 30 parishes/communities with adopted village/neighbourhood or local design statements, many of which were adopted some time ago. A number of local communities have updated their design statements and this is to be welcomed, as this will provide more up to date guidance when determining planning applications. The Council has produced guidance on the preparation and review of local design statements, which is available on the WCC website to assist communities in this process
- 9.5 To afford VDSs as much weight as possible in the planning decision making process, it is necessary for such community-led design documents to be adopted as SPD to complement and support policies within local plan. This includes any updated versions that may be necessary to reflect current local plan policies.
- 9.6 The Town & Country Planning (Local Planning) (England) Regulations 2012, set out the process for the preparation and adoption of SPDs, including public consultation.

### Background

- 9.7 With the adoption of Local Plan Parts 1 and 2, Colden Common Parish Council worked with Officers from Strategic Planning team to update the existing VDS, which was originally adopted in 2012. Following consultation

with local residents by the parish council and a further statutory consultation that was arranged by the City Council, the Colden Common VDS in its amended form is now ready for adoption in accordance with the Regulations. A summary of the representations received and the recommended responses - including any proposed changes to the VDS - is provided at Appendix 1 of this report.

- 9.8 The new Colden Common VDS accords with the Winchester Local Plan Parts 1 and 2 and WCC's adopted High Quality Places SPD.

#### Conclusion and Next Steps

- 9.9 Having an up to date VDS will provide guidance which reflects the current character of the village and accords with both national and adopted local planning policies. It is recommended that the Colden Common VDS is adopted as a Supplementary Planning Document.
- 9.10 It is further recommended that delegated authority be granted to the Strategic Planning Manager, in consultation with the Cabinet Member, to undertake any minor editing that may be required prior to publication on the Council's website.

#### 10 OTHER OPTIONS CONSIDERED AND REJECTED

- 10.1 The City Council encourages the production of Village Design Statements by local communities, in order to improve the quality of development in local area and public involvement in the planning process. In order to carry as much weight as possible in determining planning applications, such Statements need to be adopted by the City Council as Supplementary Planning Documents (SPDs).
- 10.2 The City Council could, as an alternative approach, informally adopt or endorse the VDS. However, this would carry less weight in determining planning applications. This approach is therefore not recommended. .

#### BACKGROUND DOCUMENTS:-

##### Previous Cabinet/Committee Reports or Cabinet Member Decisions:-

[Colden Common Village Design Statement – Authorisation to Consultation Process \(DD26\) 1<sup>st</sup> March 2021.](#)

##### Other Background Documents:-

[Adopted Colden Common Village Design Statement 2012](#)

#### APPENDICES:

Appendix 1: Summary of responses received and amendments.

Appendix 2 Important Green Space at Kiln Green, Hack Drive

Appendix 3 Colden Common Village Design Statement 2021 (showing proposed amendments) (attached separately)

APPENDIX 1:**Colden Common Village Design Statement – Summary of responses received to draft VDS and recommended amendments**

| <b>Comments and name of statutory consultees where known</b>   | <b>Recommended Response</b>   |
|--|---|
| <p><b>Natural England</b><br/> Welcomes design guidelines that respect, and where possible, enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community in relation to green space and nature.</p> <p>Response refers to general factors that VDS should consider, no specific comments on this VDS. As follows -</p> <ul style="list-style-type: none"> <li>• Local distinctiveness</li> <li>• Refer to Landscape Character Assessment (LCA) &amp; any local protected landscapes</li> <li>• Promote high quality and multifunctional green infrastructure</li> <li>• Reference designated wildlife sites and biodiversity assets, habitats, species etc in the locality.</li> <li>• Consult with local wildlife trust</li> <li>• Reference any BAP</li> </ul> | <p>The Hampshire and Isle of Wight Wildlife Trust were consulted as part of the statutory consultation.</p> <p>The VDS already discusses local distinctiveness, the LCA, specific areas of landscape and biodiversity importance, open spaces of various types and the importance of existing trees, hedgerows and key views in some detail. However this would be further enhanced by including a reference to the local BAP and an additional map to show the location of the many important designated biodiversity sites within the area.</p> <p><b>Recommended Change</b> - Insert new sentence before final paragraph on page 6:<br/> <i>“The city council has a Biodiversity Action Plan (BAP) and development proposals should have regard to the habitats and improvements listed therein. Important designated biodiversity sites are shown on map C”</i></p> <p><b>Recommended Change</b> – Insert new map C showing designated sites and re-name subsequent maps.</p> |
| <p><b>Historic England</b><br/> Supports the inclusion of listed buildings within the VDS. The VDS could refer to planning considerations for such buildings and also to the value of locally important heritage assets (non-designated assets).</p>   | <p>The identification of locally important heritage assets could be considered as part of future work in the local area. The current VDS could include a reference to the potential for such local assets to raise awareness of the issue.</p> <p><b>Recommended Change</b> – add new sentences on page 4:<br/> <i>“Developments should take account of the special features of the listed buildings shown on the map below and their</i></p>   |

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|   | <i>settings (Policies DM29 and DM30). Developers should consider the potential for further undesignated heritage assets that may be of local significance, when preparing development proposals.”</i>  |
| <p><b>Hampshire County Council (Public Health)</b><br/>Supports the draft VDS. The response highlights the importance of green space and access to the SDNP as part of the parish character. A number of wider local plan issues are raised which go beyond the scope of the VDS in relation to support for open and green spaces, healthy housing, active travel and sustainable transport, air and noise pollution.</p> | <p>Support is welcomed.</p> <p><b>Recommended Change – None.</b></p>   |
| <p><b>National Highways (formerly Highways England)</b><br/>Thanks the City Council for the consultation, but has no comments to make.</p> <p>Wishes to be kept informed of progress on the VDS.</p>  | <p>Response noted.</p> <p><b>Recommended Change - None</b></p>   |
| <p><b>Marine Management Organisation</b><br/>Thanks the City Council for the consultation and refers to the MMO general guidance on marine planning. No specific comments on the VDS.</p>   | <p>Response noted.</p> <p><b>Recommended Change - None</b></p>   |
| <p><b>The Coal Authority</b><br/>Thanks the City Council for the consultation, but has no comments to make.</p>   | <p>Response noted.</p> <p><b>Recommended Change - None</b></p>   |
| <p><b>Public Comment</b></p> <p>1 Page 7 Add ‘gardens</p> <p>2 VDS uses inconsistent terms for green spaces. There is no definition given.</p> <p>3 The bottom part of Public Footpath No.11 is incorrectly located and Vears Lane, Un-adopted Road is also incorrectly shown as a footpath.</p> <p>4 The areas put forward as ‘Important Green Spaces’ vary from that of CC VDS</p>                                      | <p>1<br/>Gardens already listed (page 7)<br/>No change</p> <p>2<br/>The areas shown on Map C and covered by the guidelines on page 12 cover a variety of types of spaces from recreation grounds to smaller open green areas.</p> <p>Although various terms are used, the map illustrates which areas the guidelines refer to.</p> |

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| <p>2012 and draft VDS 2020.</p> <p>5 Appropriateness of part of the Hack Drive space classification – this is of a different character, is a private garden and a recent planning appeal has been granted for development on part of this.</p> <p>6 Page 12 states that hedges are shown on Map C</p> <p>7 Page 19 can wildlife corridors be designated within settlements?</p> | <p>The description ‘rural nature’ on page 11 may be misleading and is recommended to be changed to ‘open character of parts of the village’ to reflect the diversity of the spaces.</p> <p><b>Recommended Change –</b><br/>Page 11 amend text as follows:<br/>‘small areas of green space that add to the <del>rural nature</del> <i>open character of parts of the settlement....woody green spaces</i>’</p> <p>3<br/>The VDS illustrates footpaths rather than Rights of Way per se, so would include Vears Lane.</p> <p>It is accepted that the bottom part of Public Footpath 11 could usefully be shown on the map as part of a long-established Right of Way.</p> <p>Final checking of footpaths/bridleways and other features on map C will be undertaken as post-Cabinet edits prior to publication.</p> <p><b>Recommended Change –</b><br/>Add Footpath 11 onto Map C between Hack Drive and Church Lane</p> <p>4<br/>The updating of the VDS was an opportunity to re-evaluate the spaces in the village. Most of the spaces proposed formed part of the parish’s public consultation in 2020. Some changes were made since then and agreed by the parish planning committee prior to submission to WCC.</p> <p>The spaces now being proposed are the same as those formally consulted on by WCC’s public consultation in 2021, with the proposed amendment to one of the spaces at Kiln Green, as described below.</p> |
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|  | <p>5<br/>The garden area referred to is part of the larger open area at Hack Drive. It is bounded by an important public footpath link which connects to other footpaths and open areas in the village.</p> <p>Since the VDS public consultation, development has been completed on the part of Kiln Green that is within the ownership of 13 Hack Drive (December 2021). Having regard to this new development on the open area, it is accepted that this part of Kiln Green no longer contributes significantly to the character of the Important Green Spaces in the settlement and it is proposed that this area be removed.</p> <p>The Important Green Spaces categorisation is nonetheless still considered appropriate for the remainder of Kiln Green.</p> <p><b>Recommended Change -</b><br/>Remove the area of Kiln Green belonging to 13 Hack Drive and subject to a recent appeal, from the Important Green Spaces categorisation, in the VDS, as shown on Appendix 2.</p> <p>6<br/>Hedges no longer shown on Map C. New text proposed (see comments below)</p> <p>7<br/>No designation has been made. The text merely acknowledges that this is an important function that paths often perform.</p> |
| <p><b>Public Comment</b><br/>Various amendments suggested for demarcations on Maps B &amp; C<br/>1 Map B – area around Lordswood and</p> | <p>1 Map B shows the general location of areas and is indicative. No change.<br/>2 Map C</p>   |



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| <p>Brambridge.</p> <p>2 Map C –</p> <p>ai) Leylands Farm add viewpoint to sw.</p> <p>aii) Orchard Close add viewpoint looking north</p> <p>b) Alter position of view point south of Church Lane to nearer the right of way</p> <p>c) Add section of right of way 11 from Kiln Green to Church Lane</p> <p>3 Page 12 – Trees and Hedges.</p> <p>States that hedgerows are shown on map C, which they are not. Suggested alternative text</p> | <p>ai) Leylands Farm - VDS already refers to various views from the right of way in that area and several are shown on the map. No need to add additional</p> <p>aii) Orchard Close - There is already a viewpoint at Orchard Close. No change.</p> <p>b) Church Lane – Agreed.</p> <p><b>Recommended Change –</b><br/>Move viewpoint south of Church Lane nearer to right of way.</p> <p>c) Kiln Green footpath – Was in previous VDS and other sections of this footpath are shown. Agreed.</p> <p><b>Recommended Change –</b><br/>Add additional section of right of way to map between Kiln Green and Church Lane.</p> <p>3 Agreed. Delete final sentence of paragraph 4 on page 12 and replace with alternative text as below.</p> <p><b>Recommended Change –</b><br/>Amend final sentence of paragraph 4 on page 12 as follows:</p> <p><del>“The hedgerows shown on Map C (pages 8-9) are important to retain the character of the area.</del></p> <p><i>All roadside hedgerows are important to retain the rural character of the area and should be protected where possible. Replacement and new hedging should generally use native species.”</i></p> |
| <p><b>Public Comment</b></p> <p>Consider adding the spaces on Moors Close and Oak Tree Close to the list of important green spaces as they are worthy of protection from increased car parking demands</p>  | <p>These spaces were not identified in the original assessment, nor raised by other public comments. The VDS already provides protection generally in guidelines on page 17. Open spaces in the village could be considered further as part of future reviews of guidance.</p>  |

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| <p><b>Public Comment</b><br/>Strongly support the planning guidance related to footpaths and access to the countryside (pages 17 and 19)</p> <p>Planning guidance should encourage more provision of shops and services.</p>  | <p>Support is welcomed.</p> <p>The provision of shops and services is outside the scope of the VDS.</p> <p><b>Recommended Change - None</b></p>   |
| <p><b>Public Comment</b><br/>A large area of natural green space should be locked in to separate any new development from existing development, bringing benefits for biodiversity and health</p>   | <p>Response is noted. Local plan policies already seek green space in association with new development.</p> <p>The issue of increasing provision of and access to green space is being considered more widely as part of the preparation of the new local plan beyond the scope of the Colden Common VDS.</p> <p><b>Recommended Change – None</b></p> |
| <p><b>Public Comment</b><br/>Overall a comprehensive document well detailing the history and diversity within the village.</p> <p>Support the guidance for all character areas on page 17, but there should be more emphasis on issues of the stress on infrastructure from future developments,</p> <p>Existing issues include heavy goods vehicle use of Main Road and Kiln Lane, flooding in Kiln Lane, issue of speeding at night on Main Road. Suggested changes to traffic lights in this area.</p> | <p>Support is welcomed.</p> <p>The impacts of new developments will be considered as part of the planning application process.</p> <p>Issues of traffic and flooding are beyond the scope of a VDS.</p> <p><b>Recommended Change - None</b></p>   |
| <p><b>Public Comment</b><br/>Raises points regarding the location of the H3 Policy Boundary and suggests an area that should be indicated in the VDS as being capable of accommodating residential development.</p>   | <p>These are beyond the scope of a VDS and should be considered as part of the local plan preparation.</p> <p><b>Recommended Change - None</b></p>  |

**APPENDIX 2: - Important Green Space at Kiln Green, Hack Drive**



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# Colden Common Village Design Statement

Draft  ~~2021~~  





# Colden Common

## Village Design Statement 2021

This Village Design Statement (VDS) is an update to the 2012 edition. The VDS applies to areas in the Parish, other than areas within the South Downs National Park. The statutory Development Plan for Winchester District now comprises:

- Winchester District Local Plan Part 1 (LPP1) Joint Core Strategy (2013)
- Winchester District Local Plan Part 2 (LPP2) Development Management and Site Allocations (2017)
- Hampshire Minerals and Waste Plan (2013) (HMWP)

The South Downs National Park has its own local plan.

**The VDS provides guidance on the distinctive features of the village which the local community values and wishes to see enhanced and protected.** It provides additional guidance to assist local planners and applicants on how development may be undertaken to respect the character of the village. In order to be adopted by Winchester City Council (WCC), a VDS needs to supplement the Winchester District Local Plan.

The Development Plan forms the basis for decisions on land use planning affecting the area and this VDS is compatible with its policies and with Government advice.

The LPP2 identifies areas where future housing developments may be located. Within the Parish of Colden Common, the village of Colden Common has been defined within 'a settlement boundary' which specifies the area in which new build is normally generally permissible. As part of the LPP2 the settlement boundary was sufficiently enlarged to enable the Parish to meet its foreseeable housing needs.

**The Colden Common Village Design Statement is a Supplementary Planning document that has been researched and developed by the local community. Its purpose is to help influence decisions on the design and position of new development. It is about managing change, not preventing it.**

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## The Settlement and its History



Colden Common Settlement 1895-1898

**When the Ecclesiastical Parish of Colden Common was created in 1843 encompassing the ancient rural hamlet communities of Brambridge, Highbridge, Lordswood, Hensting, Fisher's Pond and Nob's Crook,** work had already begun on the building of a Parish Church on 'a parcel of waste land in Colden Common'.

At that time the economy of the area was mainly agricultural. Records show that few of the existing landowners lived within the new Parish boundary, which largely accommodated the 'labouring poor' of what had previously been the southern part of the Parish of Twyford.

Future economic developments were closely related to the diverse geology of the area with clay capped chalk

Church of the Holy Trinity



Phillips Brick Works c.1840s



in the east rolling into lighter sandier soils (Sandyfields). Most of the centre of the area was clay, hard to dig but suitable for brick making. Gravel-based soils above the clay were favoured for building homes by the earliest residents and exploited for gravel extraction. Chalk ridges above the clay were also favoured for early building - The Church, Main Road, Spring Lane and Hill Lane.

In the 1840's, when the local deposits of sand, gravel and clay became desirable commodities because of nearby railway developments, the economy of the area changed. In particular, **the development of brick kilns utilising the local clay** produced a demand for a workforce and stimulated further commercial developments – blacksmithing, wood-working and building. As the population grew, workers cottages were built, and a largely self-supporting community existed in Colden Common until the onset of World War II.

The post-war period saw a significant decline in brick-making and related enterprises, and increasingly villagers sought employment outside of the Parish. A shortage of housing had developed in the war years and existing cottages were in need of modernisation. Council housing developments in Moors Close, though contributing much needed housing, were insufficient to meet local needs and therefore eight temporary 'pre-fabs' and caravan sites evolved.

More significant were new housing developments of the 1960's (Brickmakers) which necessitated a main drainage system and led the way for the Tees Farm, Primary School, and St. Vigor developments of the 1970's and 1990's respectively. In keeping with the ethos of the adopted VDS 2012 and the results of resident input as part of the WCC Local plan, the most recent and largest developments have taken place since the adoption of the LPP1 on old brownfield sites at Dunfords, Finches and Sandyfields within the Main Road area of the enlarged settlement boundary, ensuring continued protection for the rural surrounds that are so important to the community.



**The Settlement and its History:  
Listed Buildings**

Some of the oldest houses in the Parish are now registered as listed buildings.



Keepers Cottage, Church Lane



Brambridge House, Kiln Lane



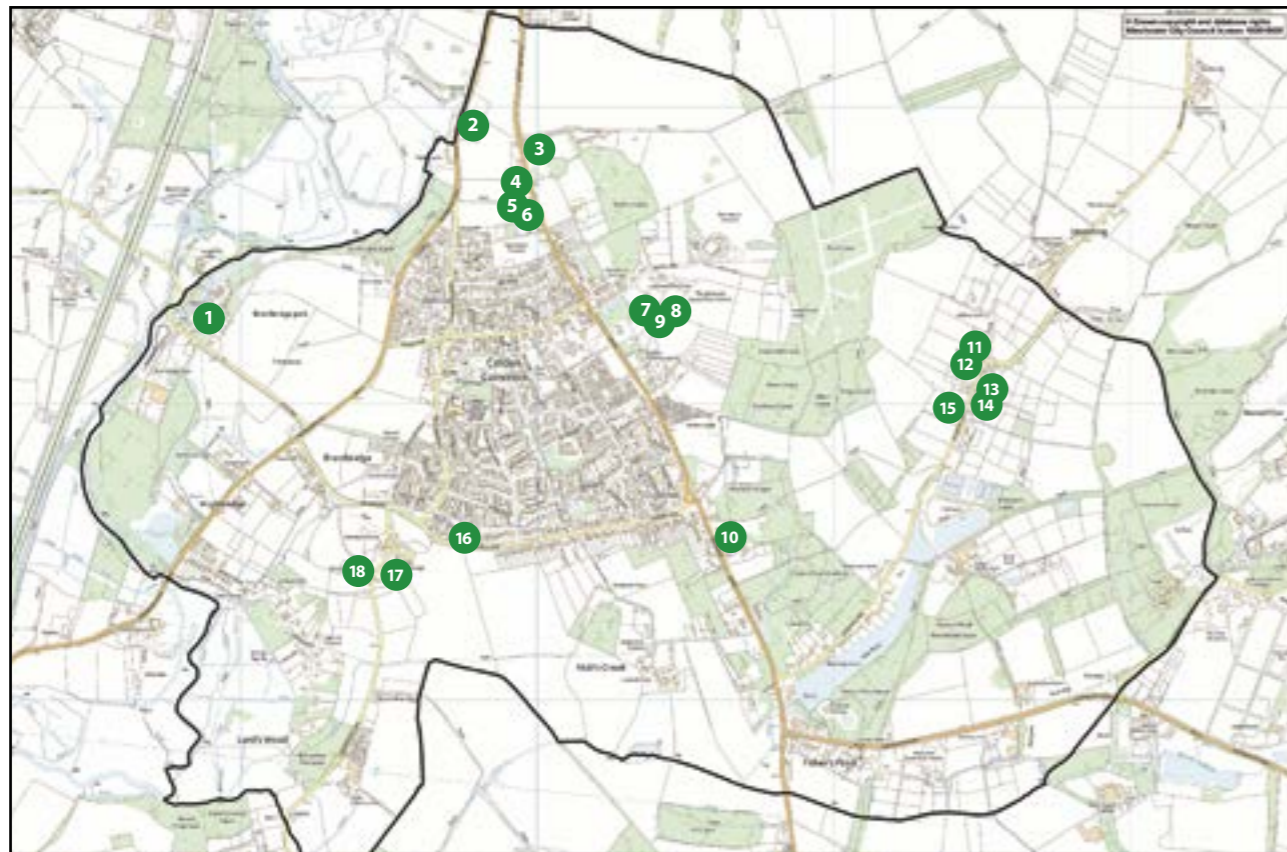
The Malt House, Main Road



Woodcroft Cottage, Bishopstoke Lane

**Map A: Parish Boundary and Listed Buildings\***

(\*indicative only)



- |  |   |
|--|---|
| <b>1</b> Brambridge House, Kiln Lane             | <b>10</b> Church of the Holy Trinity          |
| <b>2</b> The Moors, Highbridge Road              | <b>11</b> Elm Farmhouse, Hensting Lane        |
| <b>3</b> The Dell, Main Road                     | <b>12</b> Barn south of Elm Farmhouse         |
| <b>4</b> The Malt House, Main Road               | <b>13</b> The Thatched Cottage, Hensting Lane |
| <b>5</b> King Charles Cottage, Main Road         | <b>14</b> Hensting Cottage, Hensting Lane     |
| <b>6</b> Yew Tree Cottage, Main Road             | <b>15</b> Kennel Farmhouse, Hensting Lane     |
| <b>7</b> Granary, off The Manor House, Main Road | <b>16</b> Keepers Cottage, Church Lane        |
| <b>8</b> The Manor House, Main Road              | <b>17</b> Hill Farmhouse, Bishopstoke Lane    |
| <b>9</b> Barn, off The Manor House               | <b>18</b> Woodcroft Cottage, Bishopstoke Lane |

**The Settlement and its History:  
Hamlets**

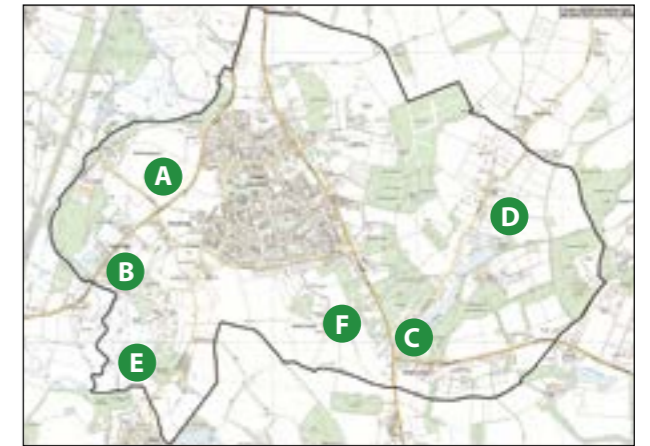
The ancient hamlets of the Parish that surround the Colden Common settlement area have remained almost unaffected by the large developments at the centre of the Parish. Pathways from the centre of the village lead to the open countryside these hamlets provide, allowing much valued space to breathe and a sense of well-being for all. It is highly important to local residents that these hamlets remain rural and secluded, and development continues to be refused in the countryside.

**Brambridge (A)**

This large sprawling rural hamlet encompasses the important rich farmlands, ancient woods and fishing waters that were once part of the original 17th century Brambridge House Park. It stretches from the southern tip of the Parish, starting at Bowlake stream on Bishopstoke Lane (an ancient trackway with steep-banked hedgerows that follows the bendy contours of the land) with the Ideal Home Park, a well-hidden cluster of 30 mobile homes set along its way, as well as Hill Farmhouse and Woodcroft Cottage, 17th century grade II listed buildings with wattle and daub walls, ancient herringbone brickwork and leaded windows that have far reaching scenic views. The hamlet continues north, where the ancient track crosses Church Lane into Upper Moors Road, with expansive landscape views across the western edge of the Parish and beyond, and a network of well-used pathways leading across hillside meadows to riverside walks below. The western end of Church Lane includes the Crescent, a hairdresser's and a pub. West of Highbridge Road and North of Kiln Lane the hamlet lies within the SDNP and the lower Itchen Valley, a SSSI. A Garden Centre and Brambridge House are located here. The current house is a large 18th century listed building, converted into apartments in the 1950's. Its parkland includes a magnificent avenue of veteran Lime trees. A scattering of houses and an antiques business extend along the B3335 towards Highbridge. Bordered to the West by the River Itchen the hamlet comprises well-established homes of varied age, style and size.

**Highbridge (B)**

In the southern part of the Parish, Highbridge borders the River Itchen and runs along Highbridge Road (B3335) to what was once a 'High' bridge over the river. The hamlet includes older properties of varying sizes. Wardle Road is an unadopted road that leads into Lordswood. Here, a mixture of bungalows and houses back onto either the riverbank or open fields. Linked-up riverside pathways lead to the south or north to Winchester.



**Map B: Hamlets in the Parish**

**Fisher's Pond (C)**

The Hamlet includes a small cluster of properties on B2177 Portsmouth Road at its junction with the B3354 and also on Hensting Lane where properties overlook the ancient man-made lake that gives the hamlet its name. There are two Pubs/restaurants and a small complex of rural businesses. Properties vary in size and border ancient woodland, open farmland or the pond.

**Hensting (D)**

The many ancient listed agricultural buildings (some thatched) stand as proof of the historical farming importance of this small rural hamlet on Hensting Lane, adjoining the SDNP. Properties vary in age and size. All are surrounded by rich farmland.

**Lordswood (E)**

This hidden woody hamlet is found at the eastern end of Wardle Road, along an unadopted lane that winds gently uphill through protected ancient woodland. There are larger houses here with secluded gardens. Lordswood has no 'through' road, with ecologically important natural bog meadows separating it from nearby Bishopstoke. An important footpath link to the village allows residents of both Lordswood and Highbridge to safe, non-motorised access to the nearby local amenities.

**Nob's Crook (F)**

South of the village with tracks leading to it from both the B3354 and Church Lane, Nob's Crook has a small variety of buildings of different design and age, in a very rural setting. There are some dwelling houses and a few small business units. Many residents see this as a vital entrance to open countryside and the popular rights-of-way paths that lead from Nobs Crook across green, woody meadows to Crowd Hill, Upper Barn Copse, Stoke Park, Bishopstoke Woods, Brambridge and Lordswood are much used by walkers.



# The Natural Environment

**Colden Common is located predominantly in the Durley Claylands Landscape Character Area identified in the Winchester District Landscape Assessment 2018 as a ‘Varied landscape of arable and pasture agriculture; copses (including ancient woodland) and scattered settlements, historically relating from the clearance of the Forest of Bere woodland’.**

To the west, it includes part of the Lower Itchen Valley Character Area and at its northern edge part of the South Winchester Downs Character Area.

Some areas outside the settlement area, but within the Parish boundary lie within the South Downs National Park (SDNP).

The WCC LPP1 2013 required up to 250 new homes to be built in the Parish. Of these more than 200 have already been built or are under construction. The community engagement group established that to protect our natural environment, rural views, and street scene, most of the homes should be built on brownfield sites available at Dunfords, Finches, Sandyfields and Clayfields, predominantly along the B3354 Main Road area of the village. WCC adopted the strategy that the required development should take place in those areas, supporting the community’s views.

As a result, in 2016 the Colden Common settlement boundary was widened to accommodate the increased housing required to 2031 and to best protect the Natural Environment surrounding it.

## Biodiversity

Colden Common has many areas which are noted for their natural beauty and biodiversity value whose protection is much valued by local residents. These areas also support a wide variety of species and habitats and form an important part of the network of biodiversity sites within the wider environment. They include the Itchen Valley, chalk river and navigation channel. The importance of these areas is recognised by statutory protection afforded currently through European Directives (Special Areas of Conservation (SAC),




Walkways Along River Itchen

Special Protection Areas (SPA), and Ramsar wetland sites and National legislation Sites of Special Scientific Interest (SSSI). Plans or projects proposing development that is not directly connected with the management of these sites, but that is likely to have an effect on them, will require Habitats Regulations Assessment (HRA) to ensure that effects are avoided or adequately mitigated. If adverse effects on site integrity cannot be avoided or mitigated, then reasons of overriding public interest must be demonstrated and compensation measures provided.

Chapter 9 of the Local Plan Part 1 contains policies established to protect the natural environment including CP15 Green Infrastructure and CP16 Biodiversity.

9.21 states river corridors and valleys, such as found along the River Itchen are of considerable biodiversity, landscape and recreation value.

9.27 states that sites supporting important natural assets, such as ancient woodlands, grasslands and chalk rivers will be protected. 

The uninterrupted views across the Itchen Valley to the west and agricultural, woodland, and pasture land surrounding the designated settlement area of Colden Common are all subject to the countryside policy of the adopted Local Plan and must be retained. They maintain the rural atmosphere and sense of well-being which provide the village with a particular character.

Panoramic Countryside Views and Footpaths



Gardens, allotments and areas of established woodland, hedgerows, grassland, open spaces and water meadows within and surrounding the settlement area highlight the character of the Parish, affirm the rural character of the village and provide linked-up habitat for a diverse ecosystem encompassing many varied, sometimes protected, species of wildlife that add aesthetic and green amenity to the community.

It is highly important these areas of natural environment and countryside, especially those contributing to local landscape views and those providing important breaks between settlements are preserved and, wherever possible, enhanced for future well-being, enjoyment, relaxation and recreation.

## Landscape and Local Distinctiveness (See Map C)

Policy DM15 states developments should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area. Proposals which accord with the Development Plan will be permitted where they conserve or enhance:

- i the landscape and townscape framework, including the ‘key characteristics’ identified in local Character Assessments and adopted Design Statements;
- ii open areas and green spaces that contribute to the special qualities of the townscape or the setting of buildings, including heritage assets;
- iii recognised public views, features or skylines;
- iv the special qualities of Conservation Areas and historic landscapes;
- v trees, hedgerows, water features and corridors which contribute to local distinctiveness.

Regard will be had to the cumulative effects of development on the character of an area.

Policy DM1 states that ‘residential development or redevelopment will be permitted within the defined settlement boundary of Colden Common’.

Horses by the River Itchen



Bluebells in Colden Common Park



Common Orchid

## Outside the development boundary:

The setting of the village allows natural gaps between the Parish of Colden Common and neighbouring settlements of Twyford, Owslebury, Fair Oak, Bishopstoke and Otterbourne that must be maintained to protect the identity and character of our Parish.

The local community place a high value on the rural views along Parish roads and rights of way.

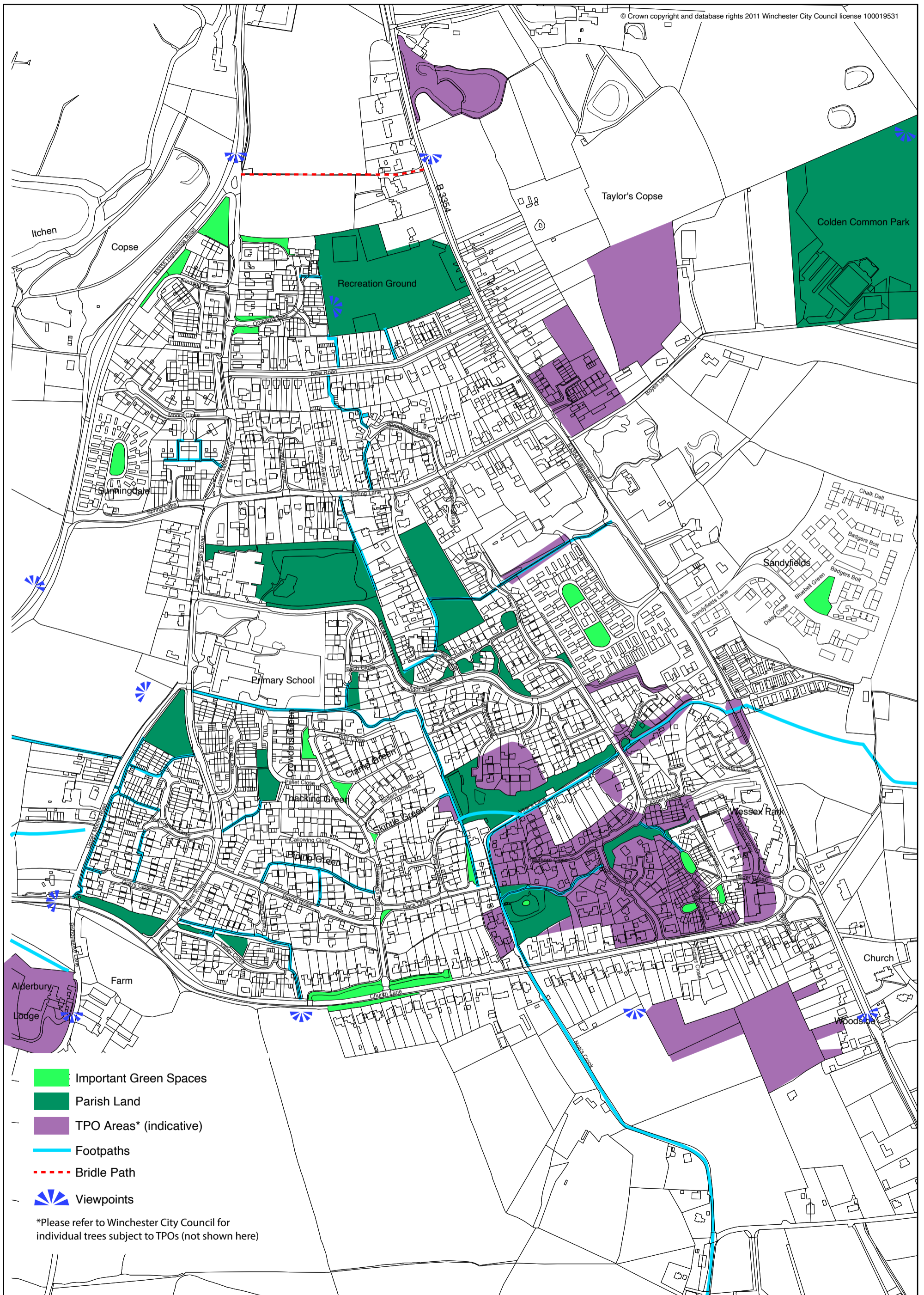
The protection of the surrounding hedged meadows of open countryside, straddled with 29 well-used rural rights of way footpaths and bridleways which sit outside the settlement boundary forming a natural strategic gap between villages, is of absolute importance.

Aspects of these areas important to residents include treelined hedgerows and meadows such as those in Upper Moors Road, Bishopstoke Lane, Highbridge Road and Main Road that mask local housing development and form a natural green gap between Colden Common and Twyford, Owslebury, Crowd Hill, Bishopstoke, Allbrook and Otterbourne.

The ‘Sledging Field’









**Some of the key local landscape features are:**

- The **wildlife-rich waterside and meadows** alongside the B3335 Highbridge Road and the many ancient pathways that are part of the River Itchen flood plain - a highly significant protected site of special scientific interest SSSI and of European importance, designated as a Special Area of Conservation (SAC). The river, which forms the western boundary of the Parish, is managed by a water bailiff based in the hamlet of Highbridge and monitored and supported by the Environment Agency. It forms an **important informal recreational area**, with many people enjoying walks along its banks, and is an **internationally renowned area for fly fishing**.
- The fields and woodlands which rise to the east around Colden Common Park, including ancient woodland which lies within the boundary of the South Downs National Park. This is an area of significant **ecological and archaeological interest**.
- The high, uninterrupted panoramic views look West and South from Upper and Lower Moors stretching out over hedged meadows across the Itchen valley (SDNP) to Otterbourne woodland beyond and include the **historic avenue of lime trees** leading to Brambridge House. The Park is used predominantly for grazing horses.
- The **rural meadow-side view** looking north from Colden Common Recreation ground.
- The far-reaching views of green fertile farmlands with ancient woody hedgerows to the South of the settlement as they rise to Stoke Woods as seen from Church Lane, Nobs Crook and Bishopstoke Lane and also **enjoyed by many ramblers** using the interconnecting rights of way that run through it.
- The hillside views looking down to Hensting and the medieval Fisher's Pond, to the south-east of the Parish.



The River Itchen, Sustaining Local Wildlife

**The local community places a high value on:**

- the rural character of the area outside of the development boundary.
- the need to protect, preserve and enhance the green, natural patchwork of fields and woodland within the Parish.
- retaining the semi-rural nature of the village, whereby those travelling through the Parish remain unaware of the proximity of the large area of housing contained within the development area.

**Roadside Views**

**The local community places a high value on the roadside views:**

- north from Crowd Hill to the woodland bordering the southern part of the Parish.
- of trees, hedges and fields along the B3335 through Highbridge, Brambridge and the village settlement.
- of the tree lined rural aspect along the B3354, between Colden Common and Twyford.
- of the willow trees on one side and the open fields on either side of Church Lane.
- Travelling north along Main Road (B3354) are small areas of housing barely visible behind mature trees and hedges. The road passes several ancient listed buildings and wooded meadowland before entering the South Downs National Park.
- The properties on Church Lane are set back from the road behind mature gardens and lines of trees and hedges. At the western, Brambridge end, fields and lines of trees and hedges predominate.
- Some houses are to be found along the length of the B3335 Highbridge Road at the Western edge of the village. Trees and hedges edging open fields are the dominant features, enhanced by the proximity of the Itchen flood plain and Brambridge Park, for which the B3335 provides the eastern boundary.



B3335 towards Twyford



B3335 Highbridge Rd River Bridge



North from Crowd Hill



Colden Common Park



Recreation Ground



The Green



The Triangle



The Allotments



Church Pond

**Open Spaces**

The most important recreational open spaces in the parish are:

**Colden Common Park**

This 17.5 acre tree and hedge-lined park, surrounded by open countryside, is owned by the Parish Council and includes a small area of ancient woodland within the SDNP, a rural view point, and equipped play and picnic areas. The open space and pavilion provide facilities for Cricket, Bowls and Football, and the fully equipped hall is available for hire.

**The Recreation Ground**

With play and picnic areas located among shady trees, this area is partly owned by the Parish Council and a charitable trust managed by the Parish Council. The northern boundary abuts countryside which enhances the rural character. It is the home of CC Tennis Club who manage 3 excellent tennis courts.

**The Green**

Adjacent to the community car park and built on a decommissioned refuse site, The Green is owned by the Parish Council and has paths connecting to the school, community centre, shop, surgery, and Methodist Church. Part of the open space houses play areas for different age groups. The area is surrounded by trees which enhance the rural features of this important facility.

**The Triangle**

An area of land owned by the Parish Council at the junction of Tees Farm Road and Upper Moors Road. Screened by trees and hedges, it provides a sheltered environment with a play area for young children.

**The Allotments**

Bordering Hill Lane, Ash Close, Hazel Close and Spring house with a connecting pathway to Main Road, these allotments are held by a charity, of which the Parish Council are the sole trustee. They are a popular facility available only to Parish residents and have a constant waiting list. Trees and hedges surround the area, promoting a rural aspect and separation from adjacent housing.

**Church Pond and North Pond**

These are working balancing ponds, owned by the Parish Council, that help provide localised flood management. Both are located in wooded areas accessed by pathways through the southern area of the settlement. Church Pond benefits from work undertaken by the environment agency and local volunteers.

**Bluebell Wood**

A small area of protected woodland owned by the Parish Council, Bluebell Wood has footpaths linking Oaktree Close and Pallet close.

**Pathways and Small Green Spaces**

A significant feature of much of the developed village are the many inter-connecting paths and small areas of green space that add to the rural nature of the settlement and should be protected. Future development should mimic these features and include similar linked pathways and woody green spaces.



## Trees and Hedges

Trees and hedges are an important part of the Parish landscape both inside and outside the development boundary. Many of the local woodlands and copse once sat on the edge of the ancient Forest of Bere. Plants growing in these areas provide a natural food supply and habitat for a range of flora and fauna, including endangered, often protected species of plants, butterflies, bats, birds, moths and invertebrates.

Trees enhance the quality of the open spaces, screening them from surrounding development and contributing to green wildlife corridors which are a characteristic feature of the village. This type of relationship is particularly evident at the Recreation Ground, the Green, the Triangle and the Allotments.

Upper Moors Road leading on to Bishopstoke Lane is one of the oldest thoroughfares in the village. Where they still exist, the trees and hedges which line this rural road, grow on high banks - a characteristic of ancient trackways.

Many hedgerows in the Parish separate housing from traffic, helping to counter sound, sight and air pollution and maintaining a green perspective for those travelling through the Parish. ~~The hedgerows shown on Map C (pages 8-9) are important to retain the character of the area.~~

## Tree Preservation Orders

Large swathes of Colden Common have Tree Preservation Orders (TPOs) in place. An order prohibits any cutting down, topping, lopping, uprooting, wilful damage or wilful destruction without prior permission from WCC. Individual trees, woodlands and areas in Colden Common which have TPOs can be viewed online at: [www.winchester.gov.uk/planning/trees/view-protected-trees-on-a-map](http://www.winchester.gov.uk/planning/trees/view-protected-trees-on-a-map)

Upper Moors Road, with trees and hedges on high banks



There are a significant number of important, ancient trees in the Parish that deserve protection, many of which have TPOs, acknowledging their ecological importance. The ancient hollow Oak at the northern end of Lower Moors, the 'Veteran' Oak on Upper Moors near the school entrance and the ancient boundary Oaks at the junctions of Upper Moors, Lower Moors and Spring Lane are but a few examples that are of particular historic importance.

Parts of the Parish are protected with blanket woodland TPO status, including North Pond, Bluebell Wood, Taylors Copse, Finches Copse and Lordwood. A Woodland Preservation Order means that no saplings can be removed without an application made to WCC so that the woodland can naturally regenerate itself.

In 2019 the Parish facilitated planting in excess of 250 new native British trees to help counter the effects of climate change, air pollution and loss of environment.

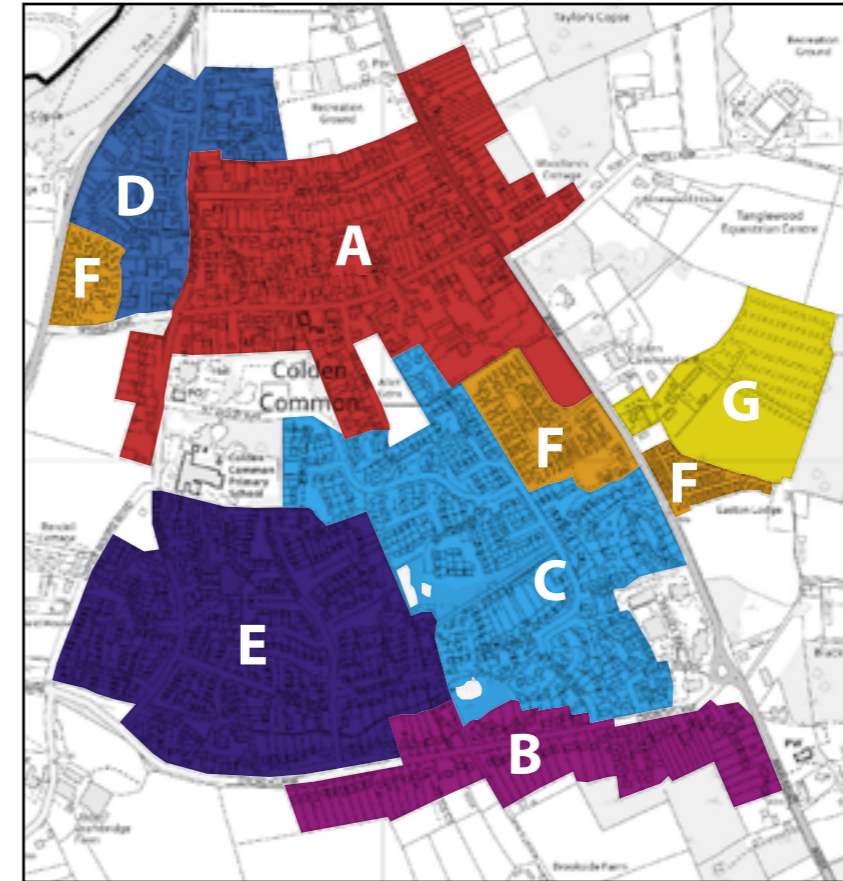
### Planning Guidance

- Future developments should conserve the important local views shown on Map C, pages 8-9. *Supplements Local Plan Policy DM15.*
- Future developments should retain the important existing trees and hedges which contribute to the character of the village. *Supplements Local Plan Policy DM15.*
- Open spaces which are important to the character of the village or for recreation are identified on Map C. These should be protected and retained as important features of the environment. *Local Plan Policies DM5 and DM23.*

Old Oak



## Current Settlement Pattern



**Map D:**  
**Current Settlement Pattern**

**Within the existing development boundary, it is possible to identify several distinctive areas.**

### Area A

The earliest housing in the settlement area can be seen along Main Road, Spring Lane, Hill Lane and New Road. Since the 19th century, many of these earlier properties have been redeveloped and additional houses built, providing the widest historical range of housing within the village.

Main Road and New Road do not have a dominant style. Both roads feature a variety of architecture, including small rows of red brick Victorian villas; bungalows and houses built before WWII, and in the early post-war period; and more recent infill developments.



Spring Lane was an unsurfaced thoroughfare when the earliest houses were built, mostly post-WWII. Originally separated from the Lane by long gardens, there has been some infill development, creating a considerable variance in proximity to the road. Not all the recent infill sites incorporated 'green' landscaping, an issue that should be considered in all future developments.

Frampton Close and Springfields Close are cul-de-sacs of modern houses and bungalows, north of Spring Lane. On the south side, set back from Spring Lane, Spring House Close is an area of flats which currently provides housing primarily for senior citizens.

Adjacent to this is Fountain Court, a more recent development of two-storey flats.

This area incorporates a section of Upper Moors Road, where there is a row of modern bungalows set back on a service road. Throughout the area, most houses are built of red brick with tile roofs. Although there is a variety of building styles and layouts, a green and leafy aspect prevails, with mature gardens, trees, and hedges, supplementing what remains of the original landscape.

Footpath links should be provided, and any development should take account of the topography of the area.

Housing density approx 20 dwellings per hectare.



**Planning Guidance, Area A**

- Whilst there is no predominant development style, new development should have regard to the form, scale and nature of its surroundings, typical building materials (often red-brick and tile) and retain mature hedges and trees wherever possible. *Supplements Local Plan Policies DM15, and DM16.*
- When considering new development in an area previously used as garden the plot should

be protected from over-development and insensitive or inappropriate infilling to allow reasonable levels of privacy and amenity to remain for occupiers of neighbouring properties. *Supplements Local Plan Policy DM17.*

- Any development in this area should be capable of being served by local roads, some of which are restricted in width and compact in nature. *Supplements Local Plan Policy DM18.*

**Area B**

The area along Church Lane is characterised by bungalows and two-storey houses, predominately red brick under tile. Built in the 1960's-80's, they feature regular, substantially sized frontages, with mature gardens.

Brambles Close, a small development of detached houses built in the 1980s, is on the corner with Main Road, contrasting with the larger, older detached houses located there.

Recent housing developments in this area include a very small development on a former brownfield site in a cul-de-sac off Vears Lane, and a terrace of small houses



called Dimon Cottages, Church Lane - again on what was a brownfield site. The most recent development in this area was for 10 homes in Finches Close, also on a disused brownfield site.

Hedges, trees, and green verges line the roads in much of this area and, despite the varied building styles, the building line is largely consistent. There are far-reaching views from the fields in Church Lane across to Bishopstoke which have been protected within the most recent Local Plan. A Right of Way from Church Lane winds across some of this open area, passing Leylands Farm, Nobs Crook, dwellings and small light business units, and joins the Main Road. This open countryside area is well-used by walkers and forms an important buffer between Colden Common and Bishopstoke/Fair Oak and is critical in avoiding coalescence between these settlements.

Housing density approx 10-15 dwellings per hectare.

**Planning Guidance, Area B**

- This area is characterised by a mix of single and two-storey housing, usually set at a regular distance back from the road behind front gardens, hedges, trees or verges. New development should respect the typical building line and should not be disproportionate in height to its neighbours. *Supplements Local Plan Policies DM16.*
- New development should reflect the building materials, boundary treatment and landscaping used in nearby development. *Supplements Local Plan Policy DM16.*

**Area C**

During the 1980s and 1990s there was a large-scale development in the village consisting of two-storey houses which are red brick under tile. St Vigor Way is the main thoroughfare which curves through the whole of this area from Church Lane to Upper Moors Road; the minor roads curve away into cul-de-sacs, many of which have several branches.

Properties are of varying architectural design. Gardens tend to be enclosed with fences and hedges. In many places the gap between the property and pavement has been filled with shrubs and small trees.

Garages are normally accessed from the main entry to properties, which tend to have space for off-road parking of more than one car.

There are areas of social housing within this area. The largest of these is located adjacent to Church Lane, and the Wessex Business Park, which is separated by mature trees and hedges of native species. The houses are of a uniform design and surround a series of 'greens'. The area is enhanced by generous planting, with a variety of trees and shrubs throughout.

Other areas of social housing are adjacent to the allotments and at the end of Hill Lane. The area benefits from large areas of green verges. Significant stands of mature oak trees have been retained and incorporated into the layout. It also incorporates two areas of environmental significance, Church Pond and North Pond.

Housing density approx 25 dwellings per hectare.

**Planning Guidance, Area C**

- This area features cul-de-sacs of development, with some housing along the streets and containing various green spaces, pre-existing landscaping and pedestrian areas which should be retained and reflected in any new development. *Supplements Local Plan Policy DM15.*
- New development should reflect the building materials, style, and landscaping used in nearby development and maintain or improve footpath links where possible. *Supplements Local Plan Policy DM16.*
- Church Pond and North Pond, off Vears Lane, and the small areas of trees and hedges in which they are located, should be protected and retained. *Supplements Local Plan Policy DM15.*



**Area D**

Initially developed during the post-war period, the local council built a small estate of two-storey houses of a uniform design, with substantial gardens. Moors Close curves back from Lower Moors Road, where green verges separate the houses from the road. Later council developments adjacent to this site included bungalows for senior citizens and, in Fleming Place, maisonettes and houses. This was followed by the Orchard Close estate on the opposite side of the road, which consists of small terraces of two-storey houses and two-storey blocks of flats.

Trees, grass verges and gardens have been incorporated throughout to enhance the area.

Housing density approx 25-30 dwellings per hectare.



**Planning Guidance, Area D**

- The layout of this area is characterised by areas of open space and wide verges, which should be reflected in any new development. *Supplements Local Plan Policies DM15 and DM16.*
- The small triangle of green at the junction of Highbridge Road and Lower Moors Road (shown on Map C, pages 8-9) should be protected and retained. *Supplements Local Plan Policies DM15 and DM16.*



## Area E

Area E was the first large scale housing development built in the 1960s-70s. The main thoroughfares through the area are Brickmakers Road and Tees Farm Road, and consists of two-storey houses of varying sizes, in a variety of architectural designs. The layout avoids geometric lines with the use of small cul-de-sacs. Houses are often at angles to the main thoroughfare or adjoining footpath. An open plan approach was adopted for front gardens. Many properties were designed around trees, grass areas, or landscaping, and accessed by footpaths. Garages were frequently built around cul-de-sacs at the rear of properties; limited off road parking was provided.

The area benefits from the protection of native trees and hedges as well as additional planting in the area. The maturing of these and the gardens of houses form a leafy prospect throughout the area, especially in the earlier developments of Brickmakers Road. The grass verges which separate the boundaries of properties from the roads are an important element in providing a rural aspect to the area. The weeping willows at the junction of Tees Farm Road and Church Lane are a much-loved landmark.

A pattern of footpaths was incorporated into the design of the area, giving priority to pedestrian movement through the village, avoiding the traffic with the aim of limiting car use.

Housing density is approx 20-25 dwellings per hectare.



### Planning Guidance, Area E

- With distinctive forms of development, often grouped around traffic-free greens, this area features housing groups set at right angles to streets and contains various green spaces, pre-existing landscaping and more recent planting. New development should not disrupt the form or rhythm of an area with such a distinctive character or result in the loss of the focal greens or landscaped areas. *Supplements Local Plan Policy DM16.*

## Area F

Caravans first appeared in this locality after WWII, when there was a great shortage of housing. Over the years they have been replaced by four well-cared-for sites offering over 200 single-storey homes with small gardens. Three of the sites are within the development boundary - Avondale Park, Sunningdale and Glen Park.

Avondale Park is masked from Main Road by trees and hedging. The homes are arranged around a central area of grass, and most residents have converted the areas around their homes into gardens.

Sunningdale, at the western end of Spring Lane, is masked from Highbridge Road by trees and hedging. These homes are also arranged around a central area of grass.

The Glen Park, located east of Main Road, borders the SDNP and an environmentally sensitive SINC site.

The Ideal Home Park, situated outside the settlement boundary, is a very peaceful, rural site of 30 homes surrounded by open countryside and ancient hedgerows on Bishopstoke Lane.

### Planning Guidance, Area F

- The areas of park homes are typically well-screened and centred around small green spaces and these characteristics should be retained and reflected in any new development. *Supplements Local Plan Policy DM16.*



## Area G

Sandyfields is the newest area of development within Colden Common, to the east of Main Road, B3354.

The site consists of 172 dwellings which are a mixture of 2, 3, 4 and 5-bedroom houses and low-rise flats set around a central green area with play facilities. It borders the southern edge of Colden Common Farm and open fields to the north and east; and Strattons Copse/Chalk Dell to the east where an open amenity for all residents of Colden Common is planned.

A boardwalk through the copse, which is in a SINC site within the SDNP is proposed so that the area can be enjoyed safely by all.



Apart from the few houses that immediately adjoin the entrance, Sandyfields is hidden from view. Care has been taken to ensure that the architecture and materials used are in sympathy with the rest of the village.

Housing density is approx 30 dwellings per hectare.

### Planning Guidance, Area G

Common characteristics of this area:

- Most homes have front and rear gardens, which should be retained.
- Some mature trees have been retained in the development and must be protected.
- Areas of green, including grass verges, have formed part of the design and layout, and should be retained and enhanced.
- Adequate space must be given for trees and hedges to mature.

*Supplements Local Plan Policy DM5 and DM16.*

## All Character Areas

### Planning Guidance, All Character Areas

- New development should be of a scale and massing which is in keeping with the character area within which it is located (see Map D, page 13). *Supplements Local Plan Policy DM15 and DM16.*
- New developments of houses should normally include gardens to the front and rear of properties. Flats/maisonettes should provide residents with access to private or shared amenity spaces where practicable and feasible. *Supplements Local Plan Policy DM16.*
- Existing native trees and hedges should be retained and incorporated in new developments and space should be provided for the planting and growth of new trees and hedges. *Supplements Local Plan Policy DM15 and DM24.*
- The provision of smaller homes with space for expansion to meet the needs of young families will be welcomed. Single storey homes would

be of benefit to assist demographic movement within the village. Independent accommodation or schemes with various degrees of support should also be considered. *Supplements Local Plan Policy DM2.*

- Existing paths and bridleways should be protected and maintained, and new development should link to, and extend, footpaths and bridleways wherever possible. *Supplements Local Plan Policy DM18.*
- In new developments provision should be made for onsite parking in accordance with Winchester City Council's Residential Parking Standards *Supplementary Planning Document Policy DM18.*
- New developments should propose an appropriate ratio between hard and soft landscaping, having regard to the character of the area. *Supplements Local Plan Policy DM16.*



## Highways and Traffic

The major route through the Parish, the B3354 (Main Road), leads north to Winchester and the M3 and south towards the M27. The majority of the village lies to the west of this road but is largely concealed by the trees and hedges. Feedback from residents indicates that this is a highly valued feature, enhancing other rural aspects of the village. A matter of some concern is the amount of heavy traffic using this road and the congestion which develops at peak periods; also, substantial disregard for speeding restrictions.

The B3335 Winchester to Eastleigh Road (Highbridge Road) meets the B3354 north of the village. For most of its length through the village, it is lined by trees, hedges and fields - equally valued by residents. Speeding traffic along this road is a matter of concern and safety issues are currently being reviewed.

Church Lane links these two roads south of the village. The heavy traffic at peak periods and the disregard of speed limits is a major concern of residents. Its junction with B3335 and Kiln Lane is the subject of regular accidents causing on-going concerns.

To counteract speeding, the Parish Council has, with the aid of volunteers, introduced Speed Watch equipment which is rotated between various locations within the village. Speed limit signs are also being erected to delineate the entrances and exits from the village.

Measures have recently been taken in Church Lane to improve the waiting area at the bus stop used by children to catch the school bus to Winchester so that they are better protected from the traffic. Another recent addition to Church Lane has been the introduction of lines and bollards, led by the Parish Council, which give the impression of road narrowing and is intended to encourage drivers to slow down.

Kiln Lane, a narrow hedge-lined lane, has a junction with the B3335 at Brambridge, and experiences increased traffic at peak periods. A recently built pathway parallel to the lane, from its junction with the B3335 to the River Itchen, offers a safer route for pedestrians and cyclists. A crossing on Highbridge Road gives access to the new path.

Bishopstoke Lane, a narrow, ancient tree and hedge-lined lane off the Brambridge area of Church Lane experiences increased 'through' traffic at peak times as drivers seek to avoid congestion.

From its junction with the B3354 at Fisher's Pond, Hensting Lane provides a narrow route towards the South Downs National Park, lined with trees and hedges. A 30mph limit applies at its western end. It is much used by walkers, cyclists and equestrians for recreation and to access the adjacent National Park. The national speed limit throughout the lane is a cause of some concern to residents and users.

Some of the earliest roads in the village lack sufficient off-road parking spaces for current needs. Improvements, where possible, have been made by the Council to parking provision within the village so that fewer cars are parked on the roadside. Some parking restrictions have been



Increased Parking Needs



Safer Bus Stop, Church Lane

established, especially around the School, but there are still locations which many residents regard as hazardous e.g. restricted passage for local buses in New Road and Spring Lane. Improvements led by the Parish Council resulted in the introduction of bus cages at stops in New Road and Spring Lane. Additional parking has been achieved at the junction of Spring Lane and Lower Moors Road, within Moors Close and at the junction of Lower Moors Road and the Highbridge Road. This affords better visibility for drivers and pavement access for pedestrians. This should provide important access improvements for emergency vehicles.

Consideration should be given to safety issues on rural lanes where the needs of pedestrians, cyclists and equestrians conflict with those of other users.

### Footpaths and Bridleways

Inside the settlement boundary, a network of paths is established which enable residents to travel through the village avoiding roads and traffic. These have become important wildlife corridors and supplement a pattern of historic pathways and bridleways. To the East, these pathways continue into the SDNP. The Parish Council would welcome the opportunity to provide, direct from the village, improved footpath access to more of the countryside within the SDNP.

To the South the pathways continue into open countryside leading to protected land owned by the Woodland Trust, and to the West the pathways lead onto the Itchen SSSI flood plains.

The countryside access plan for the South Downs has identified the following issues affecting the enjoyment of the countryside in this part of Hampshire.

- High reliance on cars and availability of car parking to access the countryside in the SDNP.
- Limited supply of easily accessible, inviting routes.
- Countryside access users forced to use or cross busy roads to link up off-road access routes.
- A need for more circular recreational routes.
- A need for better information about countryside access routes.




Safe Crossing Point at Highbridge



Footpaths Recently Upgraded

### Planning Guidance

- New development within the Parish should preserve and, where possible enhance access to the countryside. This should be taken into account where new development takes place, subject to the need to protect the privacy of existing and new householders, and improve access to the SDNP. *Supplements Local Plan Policies DM16, DM18 and DM23.*
- Green spaces within the village should be protected from parking issues, where practicable and feasible. 



# Infrastructure

The infrastructure of a community i.e. those services and amenities which are considered essential to normal community function can significantly affect the quality of life of its inhabitants. Future housing development in Colden Common must take into account the capacity of the existing infrastructure to meet the needs of additional homes.

## Enforcement

A WCC enforcement plan has been established to improve control and monitor enforcement.

## Drainage

Extensive work was carried out on drainage in Church Lane and Spring Lane in 2010. However, heavy rains still produce short-term flooding on Main Road, north of the roundabout in the vicinity of the underground stream which eventually flows into Church Pond. There is persistent flooding at the junction of Spring Lane and Highbridge Road and the Brambridge end of Church Lane is prone to slow drainage in heavy rain.

Church Pond and North Pond are both functional balancing ponds, which are currently managed by the Environment Agency, a volunteer Pond Warden and a local environmental group, and are much appreciated environmental features. Roadside drains from the St Vigor estate run into the pond. Since the development of the Sandyfields site, a marked increase in water draining into Church Pond from Main Road has been noted. Run-off from Church Pond enters the brook that ultimately runs into the River Itchen at Highbridge. Chemical and sewage spillage entering the pond can be fatal to its wildlife, and disastrous to the well-being of the River.

## Street Lighting

Views on street lighting needs were widely varied with the balance in favour of no excess light pollution, which would be out of character for the village. Those parts of the village where lighting is controlled by Hampshire County Council are currently extinguished for part of the night, and upgraded using energy-efficient lamps, and dimmed to reduce carbon footprint.

Church Pond: one of two functional balancing ponds set within the community.



Run-off water from Church Pond ultimately ends up in the River Itchen.

## Electricity

Local responses regarding electricity services were mostly satisfactory.

## Internet/Mobile Phone Access

Responses to queries regarding these services varied considerably but, on balance were found to be unsatisfactory. Residents working from home felt that they were badly served by these forms of provision. It is a situation which most businesses would not find acceptable. New developments should incorporate the latest technologies to accommodate community needs.

## Colden Common Primary School

In recent years the capacity of the Primary School has been increased and further upgrading of its facilities will be completed during 2020 to increase admission numbers to meet the demand with the expansion of the village.

Any additional developments should ensure that the capacity of the local school and other social and physical infrastructure is adequate and, if not, contribute to appropriate and timely improvements as necessary. *Supplements Local Plan Policy CP21.*

## Shops and Services

The Parish is currently served by the Co-Op (convenience store and post office) adjacent to the Community Centre. Other retail or service businesses are to be found on Main Road, Spring Lane, Fisher's Pond and Church Lane, Brambridge e.g. garages, hairdressers, antiques, restaurant, garden centre and pubs.

## Medical Services

The Twyford GP Practice has a small satellite surgery in Spring Lane. However, some residents are registered with the Stokewood Surgery in Fair Oak. There is an independent pharmacy in Spring Lane and a private dentist located on Main Road. These services are highly valued by residents, and should be retained.



Local Shop and Post Office



Colden Common Primary School



Wessex Business Park

## Community Facilities

Community meeting places are available at the Community Centre, Holy Trinity Church and Church Rooms on Main Road, the Methodist Church in Spring Lane, and the pavilions on the Recreation Ground and Colden Common Park both of which support indoor and outdoor activities.

## Public Transport

Currently the village is served by the E1, 69 and X9 bus services. Colden Common bus services have been reduced over several years, and roads are increasingly congested.

This leaves communities cut off outside of peak times, with some residents unable to access jobs, and leisure facilities.

The lack of public transport leaves some residents relying heavily on volunteer care groups. The nearest train stations are Eastleigh and Shawford. Bus services to Eastleigh are irregular, and there is no service to Shawford.

## Commercial Development: Business Parks and Light Industrial

Within the Parish are several areas of commercial development.

- Leylands Business Park in Nob's Crook lies outside the development boundary and is located in converted farm buildings incorporating six units which do not intrude on the rural environment.
- A variety of small rural businesses are located at Swifts Farm in Hensting Lane which have minimal impact on the local rural environment, and it lies outside the settlement boundary.
- A small industrial estate on the south side of Portsmouth Road generates significant vehicle traffic - some of which is heavy.
- Small business units are based in Boyes Lane and Clayfields Park, Main Road.



Colden Common Community Centre

- The Wessex Business Park comprises five two-storey buildings of a modern design, which are located off the roundabout at the junction of Church Lane and Main Road. Natural hedges and trees on three sides of the Park serve to minimise the impact of the buildings.
- Off the B3335 in Highbridge, there are two industrial buildings.
- There are several home-based industries in the Parish, but these suffer from poor mobile coverage, and internet speed connectivity.

## Agricultural and Equestrian Enterprises

Within the Parish are several farms and stables of varying sizes and types. They mostly provide permanent grassland for grazing cattle. Horses grazing in fields and being ridden throughout the Parish are a common sight.

### Planning Guidance

- In future developments the provision of street lighting should be assessed based on safety and environmental impact. *Supplements Local Plan Policy DM23.*
- Future development in the village should be served by Sustainable Drainage systems rather than traditional piped drainage where this is technically feasible. *Supplements Local Plan Policy CP17.*

# Consultation Process

The consultation process was severely disrupted by the advent of Covid-19, which made it impossible to hold the sort of face-to-face discussions with residents that the Parish Council has conducted in earlier consultation exercises. By the time the Village Design Statement (VDS) draft was ready for consultation, lockdown had begun.



To overcome this difficulty, the VDS was made available to download from the Parish website, and the pre-submission consultation was advertised:

- on the village Facebook page (with 257 followers), and the Parish Facebook page (with 2,699 followers)
- via the Parish Council e-mail information service (with 500 subscribers)
- in the Parish magazine (which is delivered to every household within the village).

Printouts of the VDS were also displayed in the window of the Community Centre and were viewable from outside.

Every communication offered, on request, a free printed copy that could be delivered.

To reach as many people as possible, especially those who might not read Facebook, the Parish Clerk targeted the organisations within the village such as the WI, the Churches, Youth Organisations, etc. with a consistently worded message pointing them towards reading the draft pages on display, reminding them that hard copies could be provided on request and asking them to let the Parish Council have their comments.

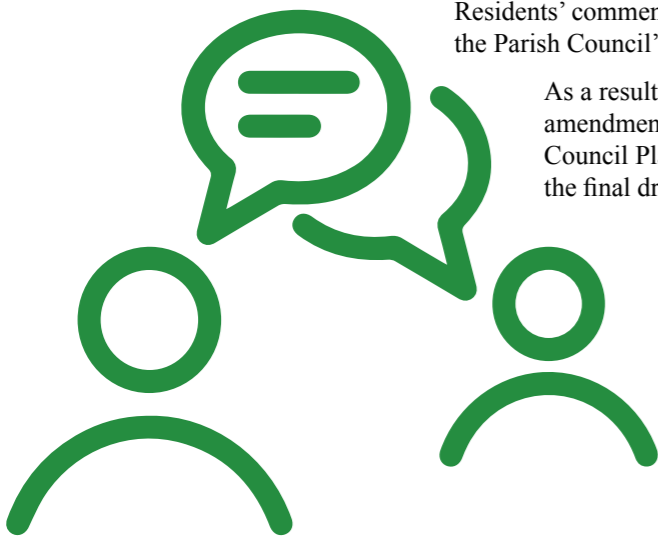
After 4 weeks, only a handful of replies had been received; so reminders were sent out asking for residents' help and reminding them of the importance of their contributions to the updated VDS.

At the end of the consultation period, 25 responses had been submitted and comments were logged onto a spreadsheet. The Parish Council Planning Committee met and went through each comment, making changes to the draft VDS where appropriate.

The amended version of the draft VDS was put before the Full Parish Council on 7th September 2020, and full approval was given to pass it to Winchester City Council for adoption as Supplementary Planning policy.

Residents' comments were anonymised and published in a spreadsheet with the Parish Council's responses to provide feedback.

As a result of discussions with Winchester City Council, some further amendments were made to the draft VDS and agreed by the Parish Council Planning Committee on 20th January 2021. Following this, the final draft was submitted to the City Council for consideration.







**The original document has been updated in 2021 to take into account changes relating to the adoption of:**

**Winchester City Council LPP1 2013 and LPP2 2017.**

**South Downs National Park - SPL0020-02686LP 2019.**

**Hampshire Minerals and Waste Plan 2013.**

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DD36

DECISION TAKER: Cabinet Member for Built Environment – Councillor Russell Gordon-Smith

REPORT TITLE: MICHELDEVER VILLAGE DESIGN STATEMENT –  
AUTHORISATION FOR CONSULTATION PROCESS

7 FEBRUARY 2022

Contact Officer: Jill Lee; Tel No: 01962 848575; Email [jlee@winchester.gov.uk](mailto:jlee@winchester.gov.uk)

WARD(S): WONSTON AND MICHELDEVER

## PURPOSE

This report seeks authorisation to undertake public consultation on the draft Micheldever Village Design Statement (VDS) with a view to then adopting it as a Supplementary Planning Document (SPD).

Village Design Statements are produced by local communities and provide guidance for the design of new developments within the local area. In order for these documents to carry as much weight as possible in planning decision-making process they need to be adopted by the City Council as Supplementary Planning Documents (SPD's).

Across the Winchester District there are 34 parishes/communities with adopted village/neighbourhood or local design statements. Some of these were adopted some time ago and are now being updated. This is to be welcomed, as it will provide more up to date guidance to be taken into account when determining planning applications.

The existing Micheldever VDS was adopted in 2002.

## RECOMMENDATIONS:

1. That the draft revised Micheldever Village Design Statement be approved for public consultation.
2. That the Strategic Planning Manager is granted delegated authority to make minor factual corrections and editing, in consultation with the Cabinet Member

for Built Environment, to finalise the Design Guideline/Policies in the Micheldever Village Design Statement prior to consultation.

3. That the Strategic Planning Manager is granted delegated authority to undertake a six week consultation period on the Micheldever Village Design Statement between 14<sup>th</sup> February 2022 until 28<sup>th</sup> March 2022 in accordance with the requirements of the Local Plan Regulations 2012.

## IMPLICATIONS:

### 1 COUNCIL PLAN OUTCOME

- 1.1 Village Design Statements outline the local community's aspirations for good quality and locally responsive design within their areas. The draft Micheldever VDS supports the outcome of "Living Well" and particularly the principle that "the natural and built environment is protected, maintained, sustained and enhanced".

### 2 FINANCIAL IMPLICATIONS

- 2.1 Work on the document has and will be undertaken using existing staff resources within the Strategic Planning Team.

### 3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The statutory procedures for the production, consultation on and adoption of a Supplementary Planning Document ("SPD") are set out in Regulations 11 to 16 of the Town and Country (Local Plan) (England) Regulations 2012 (as amended) ("2012 Planning Regulations").
- 3.2 A Supplementary Planning Document builds upon policies in the Local Plan to provide more detailed advice and guidance which is taken into consideration when planning decisions are made without introducing new policies or changing adopted policies. A SPD is a material planning consideration in decision making.
- 3.3 Initial consultation was undertaken by Micheldever Parish Council in July 2019. Now the formal consultation process set out in the Regulations must be undertaken prior to adoption by the council as SPD.

### 4 CONSULTATION AND COMMUNICATION

- 4.1 The draft was published on the Micheldever Parish Council website and the consultation process advertised through the Parish Council newsletter and the Dever News.
- 4.2 No concerns about the content of the draft VDS were raised during the initial consultation process. Whilst no formal comments were submitted, a number of residents provided additional information to update and improve the document, including information on scheduled monuments and listed buildings within the parish. These changes have been incorporated as appropriate into this latest draft of the document.

### 5 ENVIRONMENTAL CONSIDERATIONS

- 5.1 VDS's are aimed at informing planning decision making to encourage developments to respond positively to the design and appearance of local

areas. They therefore impact on the quality of life, health and wellbeing of the local community as well as improving the quality of the built and natural environment all of which contribute to the aim of sustainable development as a whole.

## 6 EQUALITY IMPACT ASSESSEMENT

None

### 6.1 RISK MANAGEMENT

| <b>Risk</b>  | <b>Mitigation</b>  | <b>Opportunities</b>  |
|--|--|---|
| Financial Exposure   | N/A  | N/A   |
| Exposure to challenge. Regulations require public consultation by the Local Planning Authority prior to adoption of a SPD for a minimum of four weeks. This should encourage public participation and comments and reduce the chance of challenge.                           | Undertake public consultation on the Draft Micheldever VDS encouraging public participation and comment on the proposed VDS for a period of 6 weeks.                   | An up to date adopted VDS will be a Supplementary Planning Document that will carry greater weight in planning decisions including appeals.   |
| Innovation   | N/A  | N/A   |
| Reputation<br>Risk to reputation if planning decisions are perceived not to reflect the VDS  | Ensure VDS is given appropriate consideration in planning decision making and is sufficiently up-to-date.  | Ensure VDS sets out realistic expectation for planning decisions and communicate this to the local community.   |
| Achievement of outcome<br>Once adopted the VDS will be used in planning decisions and encourage developments to respond positively to the design and appearance of local areas. This will achieve the outcome of improving the quality of the built and natural environment. | Ensure that the VDS is adopted in line with the 2012 Regulations and that comments received on consultation are incorporated into the amended draft where appropriate. | An up to date adopted VDS will be a Supplementary Planning Document that will carry greater weight in planning decisions including appeals and will improve the quality of the built and natural environment. |
| Property   | N/A  | N/A   |
| Community Support<br>Risk that planning decisions are seen as not taking sufficient account of the views of the local community.   | The VDS allows for the views of the local community to be reflected in a planning document which addresses how the design of new                                       | Ensure that the VDS contains appropriate and realistic guidance that will be taken into account in planning decisions improving the quality of  |

|  |  |   |
|--|--|---|
|  | development should respond positively to its location when applications for development are being decided. | the local built and natural environment.  |
| Timescales<br>Risk that the existing VDS is outdated and does not reflect current planning policy. | Prepare and adopt a new up to date VDS.  | Adopting an up to date VDS will support policies in the adopted local plan and decision making on development proposals |
| Project capacity   | N/A  | N/A   |
| Other  | N/A  | N/A   |

## 7 OTHER KEY ISSUES

7.1 None.

## 8 SUPPORTING INFORMATION:

8.1 Introduction.

8.2 Across the Winchester district there are 34 parishes/communities with adopted village/neighbourhood or local design statements, many of which were adopted some time ago. A number of communities have undertaken an update of their design statements and this is welcomed. The council has produced guidance on the preparation and review of local design statements, which is available on the WCC website and is working with officers from the South Downs National Park Authority to produce a template for VDS's.

8.3 Good design is considered a key aspect of sustainable development and the importance of setting policies to achieve high quality and inclusive design for all development is emphasised in Section 12 of the National Planning Policy Framework. This principle is carried forward into policies within Winchester's local plan. Having an up to date VDS will provide detailed local guidance for the assessment and determination of applications for new development whilst reflecting both national and adopted local planning policies.

8.4 In 2015, the council adopted the High Quality Places Supplementary Planning Document that provides more general guidance on how the high level design principles set out in policy CP13 in Local Plan Part 1 (LPP1) should be applied. Village Design Statements (VDS) however are particularly useful in that they identify the characteristics of the area to which they relate and provide local guidelines which are intended to inform and encourage new development to respond to these local characteristics in a positive way. To be considered as a material consideration through the planning decision making process it is necessary for such community-led documents to be

updated and subsequently adopted to complement policies within local plans. This is delivered in the form of SPDs.

- 8.5 Policy DM15 (Local Distinctiveness) Local Plan Part 2 (LPP2) sets out how proposals should have regard to any adopted Design Statements, such as Village Design Statements.
- 8.6 The Town & Country Planning (Local Planning) (England) Regulations 2012, set out the process for the preparation and adoption of SPDs, which includes public consultation for which approval is sought in this report.

### Background

- 8.7 With the adoption by the council of Local Plan Parts 1 and 2, and against a background of proposed new developments in the area, some of which have now been completed, Micheldever Parish Council was keen to update the existing VDS, which was originally adopted in 2002. Following consultation with local residents a draft revised VDS has been prepared for formal public consultation.
- 8.8 The updated Micheldever VDS accords with the relevant policies of the Winchester Local Plan Parts 1 and 2 and WCC's adopted High Quality Places SPD. The VDS reflects the principles of the latest version of the NPPF and responds to changes which have taken place within the parish in the last 19 years.

### Conclusion and Next Steps.

- 8.9 It is recommended that authorisation for public consultation on the Draft Micheldever VDS is undertaken.
- 8.10 The Regulations require a minimum of four weeks public consultation. It is proposed that the public consultation period for the Micheldever VDS lasts for a period of six weeks, reflecting the commitment within the Council's Statement of Community Involvement (SCI).
- 8.11 As a result of the current Covid-19 pandemic regime and in accordance with the SCI Covid-Review Statement from October 2020, consultation will take place online. Reasonable provision will be made upon request for those who are unable to use online services to enable them to comment on the consultation.
- 8.12 It is therefore recommended that delegated authority be granted to the Strategic Planning Manager, in consultation with the Cabinet Member for Built Environment, to undertake any minor editing that may be required prior to public consultation. Once this consultation has been completed comments will be carefully considered, with any amendments needed made to the document, before the VDS is referred to Cabinet/Decision Day for final consideration and adoption.



## 9 OTHER OPTIONS CONSIDERED AND REJECTED

- 9.1 The city council encourages the production of Village Design Statements by local communities, to improve the quality of development in local area and public involvement in the planning process. In order to carry as much weight as possible in determining planning applications, such Statements need to be adopted by the city council as Supplementary Planning Documents (SPDs).
- 9.2 An alternative approach to formal adoption as SPD would be for the council to informally adopt or endorse the VDS. However, an informally adopted document would carry less weight in determining planning applications, as the formal adoption processes – including the public consultation - required of SPD would not have been followed and this approach is therefore not considered appropriate for Village Design Statements.

### BACKGROUND DOCUMENTS:-

Previous Cabinet/Committee Reports or Cabinet Member Decisions:- None

### Other Background Documents:-

Adopted Micheldever Village Design Statement 2002

<https://www.winchester.gov.uk/assets/attach/3812/Micheldever-VDS-2002-scanned-copy-low-size.pdf>

### APPENDICES:

Appendix 1: Draft Micheldever Village Design Statement for consultation (attached separately)

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# MICHELDEVER PARISH

2022

## Village Design Statement

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# MICHELDEVER PARISH VILLAGE DESIGN STATEMENT

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St Mary the Virgin Church  
Micheldever

# WHAT IS A VILLAGE DESIGN STATEMENT?

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*If the detailed Guidance Notes that accompany the text are incorporated into design proposals they should assist applicants to obtain planning permission*

Village Design Statements (VDS) provide guidance for development and changes to buildings in a village and, in association with the parish council and district council, to influence the way the planning system works locally. This VDS adds local detail to the adopted policies in the local plan and is a material consideration in decision making. The policies in the local plan which provide the framework for this VDS are contained in the appendices for information and to show that this VDS conforms with the local plan. The VDS is a means of ensuring that any new developments are designed and located in a way that reflects both the local characteristics and the qualities that local residents value in their village and its surroundings. Currently, residents and the parish council may only hear about proposals for development when the design is finished. This means that they often do not have the opportunity to offer any positive input on planning applications, particularly on the design details, or “how it will look”. A VDS helps to overcome this problem and will ensure that future development is compatible with local historical and architectural features.

The villages as they are today are described in the VDS and the architectural or landscape qualities most valued by residents are highlighted.

The text and photographs seek to identify the character of the buildings, the open areas and the landscape settings. Residents, property owners, builders, architects, planners, and others involved in the inevitable and necessary process of change should find this helpful when formulating building designs that will ensure the retention of a distinctive local architectural character. It is acknowledged that residents are merely the current stewards of Micheldever Parishes wonderful architectural heritage and that they have a responsibility, collectively and individually, to conserve, protect and develop appropriately.

If the detailed Guidance Notes that accompany the text are incorporated into design proposals they should assist applicants to obtain planning permission, both for new housing and for alterations and improvements to existing houses. The VDS is also intended to encompass building and landscape issues that might otherwise fall outside the criteria for residents to seek formal planning permission. In these cases, property owners are asked to ensure the special character of the village in which the house is located is given due recognition by following the relevant Guidance Notes in any subsequent building or landscape work.







Micheldever Allotments

Whenever owners alter, improve or develop properties it is important that the characteristics, which have helped to create the architecture of the parish, are retained. The VDS seeks to encourage design that will reflect the best of the building traditions, form, proportions, materials and details, which are present in the villages.

The long-term aim of the VDS is for it to become a practical tool, capable of influencing decisions affecting future building design and development in all the villages and hamlets.

It will assist Micheldever Parish Council and Winchester City Council when they are considering planning applications. Following its adoption as Supplementary Planning Guidance, Winchester City Council will know what is acceptable to the local community, both in architectural and landscape terms.

On 17th April 2002 Winchester City Council confirmed its adoption of the previous Village Design Statement as Supplementary Planning Guidance under the Winchester District Local Plan. This document updates and replaces the current VDS in light of any changes that have occurred since its adoption in 2002.

The Calvert Centre Woodmancott



View to Micheldever



View to Weston Colley



View to Micheldever



View from Micheldever Station

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The long-term aim of the VDS is for it to become a practical tool,

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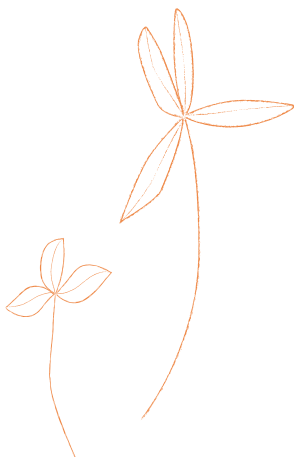


# CONSULTATION PROCESS

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The Old  
Bakehouse  
Micheldever



A draft Village Design Statement was published for consultation in July 2019 with comments accepted until October 2019. The draft was published on the Micheldever Parish Council website and the consultation process advertised through the Parish Council newsletter distributed to all homes in the parish in July 2019 and through the Dever News during the consultation period.

No concerns about the content of the draft VDS were raised during the consultation process. A number of residents provided additional information to update and improve the document, including updating the information on scheduled monuments and listed buildings within the parish. These changes have been incorporated into this document.



# SETTLEMENT PATTERNS

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Micheldever is situated in an entirely rural location that has been in continuous occupation as agricultural settlements since pre-historic times. Farms, forests and woodland continue to dominate the landscape, and account for more than 90% of the parish territory. There are the remains of a Roman villa in Micheldever Woods and of an Anglo-Saxon cemetery at Weston Farm, Weston Colley. Micheldever was a personal land holding of King Alfred the Great in 899. It is thought that William the Conqueror accepted the surrender of the city of Winchester while encamped at Micheldever in 1066, and the parish was subsequently recorded in the Domesday Book. It is stated in the "History of Micheldever" (by Rev. A B Milner, 1924) that the parish has the honour of having been the home of two Lord Chancellors of England - Hamulton, Chancellor to Edward I in 1285 and Wriothesley, Chancellor to Henry VIII in 1540.

Since medieval times the agricultural estates have had many owners. The Victoria County History of Hampshire records that Alfred the Great held Micheldever and granted it to the monks of Hyde Abbey on his death in 899. It subsequently passed through the hands of various influential families until Lord Northbrook sold most of the estate in the 1920's. At present the land is under the stewardship of four principal landowners. One owns the farmland to the south-west; another owns the farmland to the east. Forest Enterprise owns and manages most of the forest and woodland in the south, east and north; and the Sutton Scotney Estate, owned by the Magnier family, manages the farmland lying in the western and north-western segment around Micheldever, Micheldever Station, Weston Colley and West Stratton.

**Micheldever** village has an impressive architectural heritage. It contains houses built in every century from the fifteenth to the twenty first. The older dwellings are mainly clustered within the Conservation Area at the core of the village around Church Street and Duke Street, and this area has a wealth of Grade II Listed buildings as well as many other buildings of great visual merit. St Mary's church was rebuilt during the reign of Henry VIII in about 1532, but with 13th century elements, and on the site of an earlier Saxon church. Further major structural changes were made to the chancel in 1880 (by Coulson) and to the nave in 1908 (by Dance). The original two medieval hall houses at The Crease date from the 15th century - tree ring dating carried out in 1988 by Nottingham University indicated that Shillingbury Cottage dates to the latter part of the 15th century, between 1463 and 1496. The construction of the railway line and its embankment, in the middle of the 19th century, physically separated Weston Colley from Micheldever and removed what must have been a wonderful view from Micheldever down the Dever valley to Stoke Charity and Hunton. Arable farmland surrounds the village.



Memorial Bench at the Crease, Micheldever



Micheldever  
Railway  
Station



Northbrook  
Arms,  
East Stratton

**Micheldever Station** did not exist as a settlement until the railway station was built in the 1840's. Before 1840 the only dwellings in the locality were at Warren Farm. Warren Farm House underwent major structural changes in 1775 with a new front elevation, but the farmhouse and two cottages are believed to date from the 17th century or earlier. The architecture of the housing at Micheldever Station is varied. The most notable buildings are the railway station and the original Western Road Hotel, now known as The Dove Inn. Sir William Tite designed the station building, and it is described in "Southern Main Line - Woking to Southampton" by Vic Mitchell and Keith Smith as "unquestionably the most appealing architecture on the London-Southampton route". The yellow brick quoins are important architectural features, as is its all-round veranda. The Old Post House is also indicative of the Victorian origins of this hamlet and the sorting room is integral to the building. Terraces of 8 red brick cottages were constructed by the railway company for their staff. 'The Old Stores' and 1 & 2 Victoria Cottages were designed by Sir Edwin Lutyens in 1896 for Lord Northbrook. Arable farmland and woodland surround the village.

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Arable farmland surrounds all three settlements, with woodland on the western and southern borders of Woodmancott.

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**East Stratton** is the finest example of a rural "estate" village in Hampshire. Its unique state of preservation is due to the village being in the ownership of just three eminent families in the last 400 years. These three families, Wriothesley, Russell and Baring built low density housing for their estate workers during 17th, 18th and 19th centuries. At the northern end of the village thatched cottages dating from the 17th and 18th centuries border Old School Lane that leads to the entrance to Stratton Park. Stratton Park itself is an important country estate and deer park, first established by the Wriothesley family in the 17th century and has been in the ownership of the Baring family for the last two centuries. Clustered around Church Bank Corner are more 17th and 18th thatched cottages, the War Memorial and 19th century agricultural buildings now converted into dwellings. West along Church Bank Road lies the 19th century Church of All Saints and the Village Hall rebuilt in 2009. South along Stratton Lane, are East Stratton Farm House, and yet more 17th and 18th thatched cottages. Further south is the Baring families "new model village" consisting of five pairs of estate cottages, the Northbrook Arms public house, former bakery and shop, all of which were built in the early 19th century. In the middle of the 20th century the Rural District Council built 6 houses to meet the need for post war housing and the Forestry Commission built 7 houses for forestry workers. The whole village is surrounded by parkland, pasture, arable farmland and woodland some of which extends into the heart of village enhancing the rural setting of the village. In 1986 Winchester City Council considered East Stratton to be of special architectural and historic interest and designated the whole village a Conservation Area.





St James Church  
Woodmancott



Old Mill Cottage

**Weston Colley, West Stratton and Woodmancott** are three smaller settlements containing no more than a couple of dozen dwellings in each. Each hamlet grew around the farm with which it is associated, presumably with the original housing being erected for the farming families and their workers. Virtually all the homes are now privately owned although the farms continue as working agricultural units. The Domesday Survey indicates there has been a mill on the site of Old Mill Cottage, in Weston Colley, since the 11th century. The existing building may be the oldest dwelling in the parish, dating from the 15th century or earlier. At West Stratton most housing is clustered in West Stratton Lane, but Park Hill Farm has now been developed and forms part of the settlement. In Woodmancott, which incorporates the small settlements at Bradley Farm and Innersdown, St James' church is at its heart, providing a focus for fundraising and community events. Arable farmland surrounds all three settlements, with woodland on the western and southern borders of Woodmancott. 'Carousel Park', a site which gained planning permission on the understanding that it would be used solely for occupation by 'travelling show people' is situated within the locality.

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The Domesday Survey indicates there has been a mill on the site of Old Mill Cottage, in Weston Colley, since the 11th century

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All settlements nestle in undulating Hampshire downland and throughout the locality there are outstanding long views incorporating mature trees, open ditches, banks and hedgerows, and extensive areas of woodland.

Most of the settlements in Micheldever parish grew in their diverse ways to suit the needs of the agricultural population of times past, but Micheldever Station only came into existence to serve the railway station following its construction in 1840. The countryside in which the villages sit, together with the narrow meandering hedge-lined lanes connecting the settlements, are possibly the only common feature. All the settlements lie in their own shallow valleys or between ridgelines, and are visually hidden from each other, and from passing traffic.

**Micheldever** village, including Northbrook, is constructed in a winding linear format. Four short culs-de-sac have been built off Church Street, Duke Street and Winchester Road. The core of the village is a Conservation Area. There are few paved footways. Most plot sizes are generous, and properties are usually bordered with hedges or rustic fencing. There are five entrance roads to the village, with four of these being narrow and hedge-lined. The fifth enters through an area of common land that is an impressive avenue with wide grass verges. Footpaths and bridleways circle the village. The Lord Rank playing field is a large open space for sporting activities. Villagers enjoy the benefits of a church, primary school, village hall and public house.

**Micheldever Station** is also established around two principal roads (Andover Road and Overton Road). Within the settlement Mill Place, Brunel Close & Ellis Drive form three discrete areas of residential development. Other housing generally lies on one side only of the principal roads from one of which, Overton Road, there are particularly impressive views to the ancient woodland of Black Wood. There is a main-line (London to Portsmouth Harbour/Southampton) railway station with a disused marshalling yard and fuel depot facility, a public house, a sports ground and a recently redeveloped community centre. A substantial proportion of the commercial activity of the parish is undertaken at Micheldever Station.

**East Stratton's** settlement pattern is a north/south linear format with houses either side of a wide village road. At the south end of the village are a close of 6 houses and cul-de-sac of 7 houses both leading off the main village road. What sets East Stratton apart from similar settlements is that the settlement pattern has evolved in 3 phases, spanning 400 years, as the settlement progressed steadily south. Each phase of development, 17th and 18th century, 19th century and finally 20th century have not impinged on the previous phase and are therefore clearly defined. The majority of housing is low density former estate worker cottages, with generous plots which have not been subjected to infill, and most properties have views over adjoining countryside. There are few paved footways, and properties are usually bordered with hedges or rustic fencing. Hedges and trees line the three roads into the village with footpaths and bridleways radiating out. To the south lies Micheldever Forest and to the north is Stratton Park. East Stratton has a church, a public house with green open space opposite, and a village hall with an adjacent green open

space, all supported by the local community. The entire village is designated a Conservation Area.

**West Stratton** is an agricultural hamlet of about twenty houses grouped in West Stratton Lane and around Park Hill Farm, which is separated from East Stratton by the A33 and the M3. It is about one mile north-east of Micheldever on the northern bank of the River Dever, and is surrounded by arable farmland and pasture.

**Weston Colley** is another hamlet of about twenty houses, located to the west of Micheldever and separated from it by the railway embankment. The hamlet runs east/west along the northern bank of the River Dever in a linear format. From the settlement there are fine open views across rolling arable countryside to the north and south, and also to the west, along the Dever Valley.

**Woodmancott** village centre has only fifteen houses, a church and a small commercial/industrial complex, plus a farm grain store and weighbridge. A further fifteen houses border the A33 at Innersdown and Bradley Farm, separated from the village by the M3 and A33. The village is within a mixed arable farming landscape.

#### SETTLEMENT PATTERN (SP) DESIGN GUIDANCE NOTES

- SP1** the linear format of the villages and existing village boundaries should be maintained
- SP2** the gaps between settlements should be maintained
- SP3** the lanes connecting settlements should be conserved with their existing rural character and should not be provided with inappropriate urban-style kerbing and street lighting
- SP4** the relative proportions of buildings and green space within the villages should be maintained
- SP5** walls, hedges, woodlands and mature trees, should be conserved (if lost naturally or by development of adjoining land they should be replaced)
- SP6** existing verges, bridleways and footpaths should be retained in any new development
- SP7** paved footways, if installed, should be edged with "countryside" kerbing
- SP8** street furniture, fingerpost direction signs and road/lane hard landscaping should be consistent throughout the villages and be designed for their rural context, not standardised solutions used in urban areas
- SP9** new development should not result in roads being widened or straightened
- SP10** commercial or light industrial development should take account of the character of the residential community within which it will be set



Micheldever



Micheldever Station



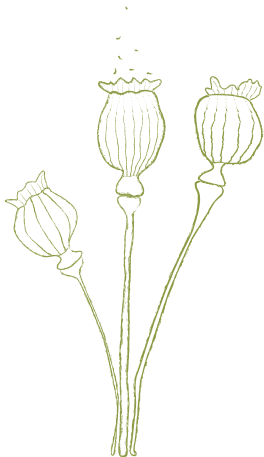
East Stratton



Weston Colley



Woodmancott



# OPEN AREAS & OPEN SPACES

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Micheldever is richly endowed with such landscape features, both within the villages and hamlets and between settlements.

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Within this VDS “open spaces” are sporting and recreational areas, while “open areas” are defined as the large tracts of forest and farmland with associated hedgerows and tree lines. Both are important because they provide memorable views as well as a sense of peace and tranquility. Micheldever is richly endowed with such landscape features, both within the villages and hamlets and between settlements. They are a vital feature of the rural environment that serves to create this special identity.

■ In Micheldever the open space includes an impressive approach to the village along Cowdown with its wide grass verges and avenue of beech trees. The allotments and the former cricket field are an important part of the open space pattern and the Lord Rank playing field in Duke Street is an important and very well used open space which has been protected for future generations through a Deed of Dedication with Fields in Trust. The play area was refurbished in 2008.

■ At Micheldever Station the Warren Playing Field, which has also been protected through a Fields in Trust dedication, provides about a hectare of recreational open space, and there is a recreational grassed area in the centre of the Brunel Close development. A new Warren Field



children’s play area and adult fitness equipment was built by the Parish Council in 2019. Well-used allotments back onto the row of houses in New Road and serve as open space for those residents and a safe play area for the children.

■ In East Stratton recreational open space is limited. The “green” opposite the pub, is a valued area of community space and is used for the village fete. The small grass area behind the village hall is also important for community use.

Open areas. The farmland and woodland surrounding Micheldever is rich in flora and fauna. Most of the area is chalk downland supporting a vast array of wild flowers with their attendant insects, butterflies and birds. The uncultivated borders of tracks are particularly noteworthy for their cowslips, primrose, scabious, knapweed, agrimony, lady’s bedstraw, campion, marjoram, and many other wild flowers and herbs. During the past 25 years local farmers have undertaken small-scale planting of deciduous trees, some of which, in the winter, provide berries for wildlife. In spring many woodlands sport an extensive carpet of bluebells, following the glorious display of snowdrops and cowslips that are a feature of the three local churchyards and many roadside verges. Farm hedges, consisting mainly of

Western  
Down Lane  
looking  
south from  
Micheldever  
Station





Lord Rank  
Playing Field  
Micheldever



Warren  
Playing  
Field at  
Micheldever  
Station



East Stratton  
Open Space  
opposite the  
Northbrook  
Arms



hawthorn, field maple, blackthorn, spindle and hazel, are generally well maintained. Bird life includes lapwing, red-legged partridge, pheasant, yellowhammer, red kites, sparrow hawk, buzzard and skylark. It is thought that some of these may be diminishing in numbers, possibly due to more intensive farming practices. Every encouragement should be given to encourage the rare stone curlew, which used to breed in selected areas of the parish until recently, to return to its previous nesting grounds. Small mammals are also widespread, with foxes, badgers and deer present in different locations throughout the parish.

The extensive open farmland and natural woodland that is evident throughout the parish contains numerous bridleways and footpaths, some of which follow ancient drove roads, linking and surrounding the villages. Some paths are long and straight, such as Coffin Walk linking East Stratton to Micheldever, and these give a tunnelling effect when bounded by hedges or woods. The Rights of Way Volunteers cherish and maintain these tranquil off-road paths. Many paths traverse down land and give stunning unobstructed views to the distant horizons. From the higher ground around Micheldever Station, for example, Cheesefoot Head and the





Rownest  
Wood  
Woodmancott

hilly ridge to the south of Winchester can be seen, while from Weston Clump on the northern boundary of the parish the downs on the Isle of Wight can be seen on a clear day. Looking north from Micheldever, Coxford Down forms the horizon three miles away, and from rising ground above Northbrook there is an outstanding view north-east to Black Wood and east towards the Strattons. The view to the west from Borough Arch, along the Dever Valley to Stoke Charity and Hunton is also worthy of mention.

The River Dever, with its natural wildlife ponds, runs from West Stratton through Micheldever and Weston Colley to join the River Test at Wherwell. It supports a variety of water fowl and other birds, including swan, geese, kingfisher and heron, all of which are seen in places along the river from West Stratton to Weston Colley. Trout, sometimes 10" or more in length, are also commonly seen.

The Stratton Woodlands comprise extensive tracts of forest. Micheldever Forest (359 hectares) and Black Wood (276 hectares) are ancient semi-natural woodlands (ASNWs) that have been in existence since before 1600. Embley Wood (30 hectares) and Rownest Wood (23 hectares) are also part of the Woodlands that are owned and managed by Forest Enterprise, who recognise

the social and environmental issues associated with their management. A large part of this area, particularly within Micheldever Forest is of considerable archaeological interest and has been designated a Scheduled Monument. Winchester City Council and Hampshire County Council, working in partnership with Forest Enterprise, have created an archaeological trail (that contains the site of a Roman settlement) in Micheldever Forest. Over a period of time the restoration of the woodlands as ancient semi-natural woodlands and PAWS (plantation on an ancient woodland site) is part of the management strategy. Black Wood, which is also now the site for a Forest Holidays development, consists of mixed deciduous and coniferous trees providing ample tracks and rides for recreation. It is flanked on the west by an old drover's track providing a fascinating walk with woodland on one side and wide-open areas on the other, with long views northwards and westwards. The creation of an additional footpath from Micheldever Station to Black Wood would also be of significant benefit. In addition to the forestry plantations, many copses and trees are dotted around the landscape, while the well-wooded railway embankment is an impressive sight at various points on its route through the parish.



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Micheldever Forest is of considerable archaeological interest and has been designated a Scheduled Monument

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Character studies for the Dever River Valley and the Stratton Woodlands, which give greater detail about these important landscape features can be found in the Winchester District Landscape Character Assessment. This was adopted as Supplementary Planning Guidance and published in March 2004. It is available on the Winchester City Council website on [www.winchester.gov.uk/planning/landscape---countryside/landscape-character-assessment/](http://www.winchester.gov.uk/planning/landscape---countryside/landscape-character-assessment/)

The River Dever at Micheldever

#### **OPEN SPACES AND AREAS (OA) DESIGN GUIDANCE NOTES**

**OA1** footpaths and bridleways should be kept open to the public and maintained in good repair

**OA2** proposals to provide additional footpaths and bridleways should be encouraged

**OA3** planting of native tree species should be undertaken to create windbreaks and wildlife habitats

**OA4** conservation strips around the perimeter of fields and open spaces should be created and maintained

**OA5** the open areas that exist within, and surround, the settlements should be maintained for the enjoyment of future generations

**OA6** the River Dever valley should be conserved as a wetland habitat and maintained as part of the strolling route around the villages

**OA7** the recreational open spaces that exist are invaluable to the settlements and should be maintained and enhanced to provide additional sporting and recreational activities

**OA8** the conservation of the open landscape character to the west of the ancient drover's track that borders the edge of Black Wood is important. Large areas of tree planting or the placing of buildings or structures in this open land should be avoided



# SETTLEMENT BUILDINGS



Fardles,  
Micheldever

The villages and hamlets that comprise Micheldever parish have evolved as diverse agricultural communities over many centuries, and consequently a great variety of buildings, building materials and architectural details are present in the housing stock.

**Micheldever.** There are many thatched properties, some dating from the 15th and 16th centuries. Virtually all are “individual” in design. Thatched dwellings are usually timber framed and in-filled with brick or flint. Often the exterior walls are painted white, but there are examples of other light pastel colours being used. Some weatherboarding, usually painted black, has been used in buildings dating from the 16th century onwards. Other properties, some large and impressive, date from the 17th, 18th and 19th centuries. Many have been extended, to meet the demands of their owners, using 20th century materials to incorporate increased accommodation or additional modern facilities.

A little more than half the village houses were built in the 20th century, often replacing more ancient dwellings that were not considered worthy of renovating and improving. While individual in style,

many modern properties contain features compatible with the older housing stock. They tend to be set back from the road, usually screened by walls or hedges. Plot sizes are generous. Most buildings are single or double storied, with very few of three stories.

There are no large modern estates. Local authority housing, constructed in stages at Southbrook Cottages, some built of brick and others of timber, was designed to integrate well with other village homes. Hawthorn Close is a small development of ten modern “executive” homes tucked away off Winchester Road. A development of about 20 low-cost affordable houses, built in 1990/1 at Dever Close, is recognised as a good example of how to integrate affordable housing into a rural setting. The Parish Council has promoted the development of additional much needed affordable housing, most recently with the first phase of Barron Close which, it is hoped, will be further developed shortly.

**Micheldever Station** has a variety of housing styles and materials. Buildings of interest include the railway station, the inn, and the Old Post House. The ‘Old Stores’ and adjoining cottages built in 1896 and designed by Edwin Lutyens for Lord Northbrook and 17th century Warren Farm House, the latter lying within and retaining its traditional farmyard atmosphere with walled garden, stables, barn (now converted) smithy, and farm labourers’ cottages. In addition, The Tower House, Northbrook Farm House and Bridge Cottages are noteworthy. They were constructed in Queen Victoria’s diamond jubilee year in 1897 and were entered in a National Farm Building Competition in that year. A significant modern housing scheme occurred in 1990/1991 at Brunel Close consisting of about 40 houses. The style of these modern houses, set into a discrete cul-de-sac, is in keeping with the rest of the parish architecture and residents believe this is also a sympathetic and well-integrated development. New mixed housing developments have been built at Mill Place, Beech End and most recently at Ellis Drive, providing quality housing and incorporating some affordable properties.



Half Moon  
and Spread  
Eagle,  
Micheldever



39-41 Church  
Street,  
Northbrook

**East Stratton** housing consists mainly of vernacular former estate workers cottages, most of which were built in the 16th, 17th, 18th and 19th centuries. The roofing material is predominately thatch, which is typically either Hampshire long-straw or combed wheat-straw, and some properties have roofs of clay tile or slate. Elevations are in brick, sourced from the estate's own brickworks, with some timber framing. Vernacular brick and flint panel construction can be seen in boundary walls and the elevations of former farm buildings. Windows and doors are mainly of vernacular wood construction with some cottages retaining their original wrought iron casement windows and leaded lights. In the middle of the 20th century the Rural District Council and the Forestry Commission erected a dozen well-constructed semi-detached houses, with brick elevations and tiled roofs. Most of the older buildings in East Stratton are considered to be of special architectural or historic interest, the majority of them with a Grade II listing. The village is an important Conservation Area, and an architectural gem, to be zealously guarded and conserved.



Manor Farm  
Cottages,  
Woodmancott



The Old  
Smithy,  
Micheldever



Stratton Close,  
East Stratton



These four different design approaches to the conversion or re-use of redundant agricultural buildings are excellent models for future conversion proposals.



**Commercial and light industrial buildings.**

Commercial and light industrial buildings are generally nondescript with little architectural merit. Exceptions are the conversion into offices of a single-storey redundant farm building at Cowdown Farm, Micheldever; a conversion of farm buildings at Burcot Farm, East Stratton; and the construction of light industrial units at the Calvert Centre, Woodmancott, on the site of a former piggery. Also of note is The Barn, Warren Lane, Micheldever Station which was moved in the 1980s, timber by timber, from Borough Farm, Micheldever, was reconstructed and incorporated into offices. These four different design approaches to the conversion or re-use of redundant agricultural buildings are excellent models for future conversion proposals.

In the following pages attention is drawn to specific features of the vernacular architecture of the parish, with Guidance Notes that suggest how new buildings or developments might be designed to incorporate these.

**Conversion of agricultural and other structures into private residences.**

In recent years some redundant farm buildings have been converted into residences. The conversion of the redundant barns at Manor Farm, Micheldever into three large private homes in 1992, is a fine example of the way that such work should be undertaken. As impressive is the conversion of

the redundant barns and farm buildings at Church Barns, East Stratton into half a dozen dwellings, completed in 1999/2000. Two barns have been converted into cottages in West Stratton. The former school at Micheldever Station, and the Forge at The Crease, Micheldever, have also been converted to private residences.

Farm Buildings converted to High Quality Office Space at Micheldever Station

Manor Farm Micheldever





**Roofs.** There are many properties with thatched roofs in Micheldever. Other roofs generally use natural slate, small hand-made clay tiles or other forms of plain or interlocking tiles. The use of solar panels should be introduced to the existing street scene with sensitivity. There is a variety of gables, half gables, hips and half-hips, the pitches varying with the materials used. Many eaves are open with exposed rafter ends, while others are enclosed with soffits and fascias. There are few examples of decorative bargeboards, but where these appear they create a distinctive feature, such as at Old School House, East Stratton, and at Bridge Cottage, Micheldever Station.



#### DESIGN GUIDANCE NOTES

##### Roofs

- SB1** thatching should, wherever possible, be undertaken in the Hampshire tradition, preferably using long straw. Combed wheat reed is an acceptable alternative
- SB2** thatched ridges are not traditional, but are now commonplace, feature on many properties and are acceptable
- SB3** clay tiles or natural slate should be utilised, if thatch is not appropriate
- SB4** concrete tiles should be avoided

**Walls.** The walls of timber-framed houses usually comprise infill elevations of flint, facing brick or painted brickwork, and some are rendered and painted. Walls of many other houses are also rendered and painted, usually white. A small amount of weatherboarding, frequently painted black, can be found on 16th century through to 20th century dwellings. Facing bricks are generally multi-coloured red/brown. Tile-hanging to the upper storey is featured on some dwellings, employing both rectangular and decoratively shaped plain tiles.



#### DESIGN GUIDANCE NOTES

##### Walls

- SB5** red/brown bricks with traditional flint elevations should be utilised whenever possible
- SB6** associated tile-hanging to the elevations of a building should be compatible in style, size and colour
- SB7** in some locations timber weatherboarding may be used to clad walls, garages and outbuildings as an alternative to the materials mentioned above, where this is characteristic of the locality

**Windows.** “Georgian” casement, usually painted white, is the predominant window type. Some properties retain leaded lights featuring either small rectangular or diamond panes. There are some flat dormer windows but gabled dormers are more common and are considered more suitable. Only a small number of properties feature sash windows.



#### DESIGN GUIDANCE NOTES

##### Windows

- SB8** should match the existing type on the same or neighbouring buildings
- SB9** if dormer windows are included in a design they should be sympathetic to the style of the existing property and avoid overlooking neighbours, in which case a ‘velux’ type window may be considered more appropriate.

**Doors.** There are many different door types throughout the parish reflecting the changing construction techniques over the centuries, with a particularly wide variety on modern houses. Those built during the latter half of the 20th century have doors ranging from fully glazed to solid flush, with many designs imitating to a greater or lesser extent the traditional forms. Earlier properties usually feature planked, braced and battened doors.



**DESIGN GUIDANCE NOTES**

**Doors**

**SB10** planked, braced and battened doors should be used in new and renovated buildings

**SB11** the inclusion of small glazed panels within the door, at head height, is suitable for existing housing stock and new buildings and should be included if possible

**SB12** fanlights, if used, should be above the door head, not integral in the door

**Porches & Conservatories.** Porches on older buildings vary in character both in materials and formality, reflecting the design of the buildings they serve. Thatched, tiled and slated porches exist, usually with a pitch that compliments the roof pitch. Flat roofed porches are uncommon, unless they are leaded. Conservatories tend to be modern, and the use of UPVC is almost universal.



**DESIGN GUIDANCE NOTES**

**Porches and Conservatories**

**SB13** porches should be constructed to give the appearance of being part of the original structure

**SB14** conservatories should be visually unobtrusive, built behind the building line

**SB15** glazing should complement the building's glazing pattern

**SB16** should have a similar roof pitch and use similar materials to the building's roof.

**Chimneys.** All the older properties and many of the 20th century houses have chimneys with pots in a wide variety of styles. There is no traditional "Micheldever" chimney pot. The resulting diversity of styles and sizes adds to the village scene, and the retention of chimneys and their pots is to be encouraged. The absence of a mains gas supply means that many householders continue to use wood and coal to heat their homes, so that chimneys are an essential architectural feature.



**DESIGN GUIDANCE NOTES**

**Chimneys**

**SB17** whenever possible new dwellings should include chimney stacks and pots

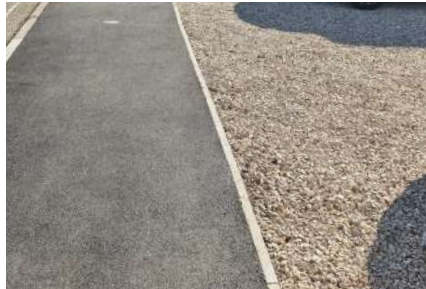
**SB18** whenever possible the removal of existing chimney stacks and pots should be avoided



**Domestic garages.** Garages are, of course, a modern feature and a wide variety of types ranging from timber to concrete to brick exist in the villages. Most have been built on or behind the building line of the property to which they belong, and this is to be encouraged. Those that have been built in front of the building line tend to be more intrusive on the street scene. Some have been built with storage rooms or small “home offices” in the roof space. Generally these have been sympathetically designed. Recently a number of garages have been built that are similar in structure to farm buildings or small barns, and these make a pleasing addition to the street scene in the villages.



**Driveways.** These vary in construction from flint to shingle, from tarmacadam to block paving. Materials are generally appropriate to the local scene and to the building that the driveway serves. Many are now adopting the use of permeable hard-standing which greatly enhances the drainage opportunities and is strongly encouraged.



**Plot Boundaries.** Low boundary walls in brick and flint (or plain brick) often with pointed or “half round” capping, are common within the parish. Short traditional picket fences front many properties. Hedges are frequently used to mark plot boundaries, and when kept short they enhance the rural nature of our settlements. These varied plot boundary treatments contribute significantly to the local character. While high hedges do front some properties, they can cause great sight-line difficulties and arouse fears of traffic accident for pedestrians, children and horse riders.



## DESIGN GUIDANCE NOTES

### Domestic garages

**SB19** garages should usually be sited on or behind the building line

**SB20** materials used should harmonise with and reflect the style of the property served

## DESIGN GUIDANCE NOTES

### Driveways

**SB21** should be constructed to prevent the materials used from migrating on to the public highway

**SB22** should be constructed from permeable materials to encourage drainage and reduce local flood risk

## DESIGN GUIDANCE NOTES

### Plot boundaries

**SB23** low boundaries of natural features (brick, flint, picket fences, hedging) should relate to the boundary materials of neighbouring plots

**SB24** walls, hedges and picket fences are preferred to close-boarded timber fencing in defining boundaries that are visible from highways and footpaths

**SB25** hedging should be planted using indigenous plants, with the hedges set back from the road to give adequate sight-lines for vehicles exiting from properties, and for pedestrians in the road



**Alterations to existing properties - general comments.** When designing alterations to existing houses, the owners, designers and developers need to be sensitive to the existing local environment. They should ensure proposals are in harmony with the local context, protect local character, and visually improve areas where local character might have previously been eroded. Innovation is generally welcomed, particularly when it acts to reflect the building traditions of Micheldever and can be recognised as relevant to the locality. Each proposal to alter or improve a property should be considered on its merits. It is important that good quality materials are used and measures to reduce energy use are encouraged. Sufficient details should be included in the design to ensure, while maintaining individuality and style, that any alteration results in the dwelling integrating well with the original structure and its surroundings.

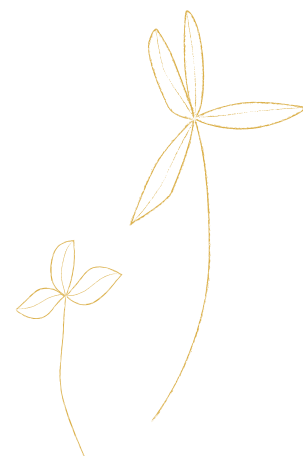


**DESIGN GUIDANCE NOTES**

**Proposals to alter, extend, convert or subdivide existing properties should:**

- SB26** use materials and components that match or enhance the existing building
- SB27** aim to conform with existing proportions of window to wall, and the design of the roof, especially where they impact on the existing “street-scene”
- SB28** reflect the character of adjacent frontages, where properties form part of a group
- SB29** ensure existing walls, boundary hedges and trees are retained where possible, or replaced
- SB30** conserve the existing open areas and views from the property to be altered
- SB31** not increase on-street parking requirements
- SB32** ensure that large dwellings, even when converted, retain the existing curtilages
- SB33** where appropriate, increase energy efficiency of dwellings and reduce their carbon footprint

*If the detailed Guidance Notes that accompany the text are incorporated into design proposals they should assist applicants to obtain planning permission*



# FUTURE DEVELOPMENT

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The Micheldever Parish Appraisal 2000 Report revealed an urgent need for more low-cost affordable housing

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In submitting proposals for new houses or a new development, architects and designers should take account of the scale and characteristics of adjoining buildings and those in the vicinity. The “palette” of materials, colours and components, such as doors and windows, should be used sparingly while reflecting existing styles. Sites should be laid out to permit a reasonable level of tree and shrub planting. The meandering linear form of the villages should be retained. In-filling should be sympathetic to existing buildings and the surrounding areas. New housing should be built to the highest environmental standards.

## FUTURE DEVELOPMENT (FD) DESIGN GUIDANCE NOTES

### New housing proposals should:

**FD1** be small in scale and proportionate to the size of the village

**FD2** sit well within the recognised policy boundaries, or development frontages

**FD3** be designed to be compatible with the characteristics of adjoining buildings

**FD4** incorporate architectural features that reflect existing styles

**FD5** recognise and make provision for the absence within the parish of utility services such as mains gas, mains drainage and surface water drainage and ensure there is sufficient sewerage provision.

**FD6** incorporate tree and shrub planting proposals as appropriate and ensure the retention of those that exist where they make an important contribution to the environment

**FD7** avoid disturbing or obscuring landscape views that have existed for generations

**FD8** be designed to ensure safe pedestrian and vehicular access

**FD9** ensure that roads do not need to be widened or straightened

**FD10** be built to the highest environmental standards

New Housing  
Ellis Drive,  
Micheldever  
Station



Barron Close,  
Micheldever



**Low cost affordable housing.** The Micheldever Parish Appraisal 2000 Report revealed an urgent need for more low-cost affordable housing. A number of small developments, most notably at Barron Close in Micheldever have since been developed. Together with mixed housing sites in Mill Place, Beech End and Ellis Drive all at Micheldever Station. If sites can be found for low cost housing they should be on small plots in closely related units, with a design and layout sympathetic to its immediate surroundings. The objective should be to ensure the development will be readily assimilated into its village or hamlet.

Commercial premises. It is anticipated that any proposals to develop business premises will be small-scale. The re-use of redundant agricultural buildings for light industrial use (such as those at Park Hill Farm, West Stratton) is an option in a rural parish and it is anticipated this will be the only form of commercial development that will be undertaken in the foreseeable future. The conversion or re-use of such buildings should be in a manner reflecting the rural characteristics of their surroundings. Wherever possible, any new proposals should encourage rural employment opportunities. Neither residential nor commercial properties should contribute to light pollution within the parish.

#### DESIGN GUIDANCE NOTES

##### **Low cost affordable housing proposals should:**

**FD11** ensure properties are designed to prevent extension at a later date on a scale that could result in the loss of the original purpose

**FD12** be located on small plots in closely related units

**FD13** be designed in a style that is sympathetic to its immediate surroundings

#### DESIGN GUIDANCE NOTES

##### **Commercial premises proposals should:**

**FD14** conform with the character of existing buildings and the local environment

**FD15** ensure the siting of power, telephone and similar services is underground

**FD16** ensure light, air and noise pollution is minimised



This Village Design Statement has set out the landscape characteristics of the area. It also confirms that any large-scale development on the agricultural land surrounding the villages would impact adversely on the character of the parish and its natural landscape. The residents of Micheldever Parish remain strongly opposed to any large-scale development at Micheldever Station.

The conservation of the character of Micheldever parish is best achieved by the retention of the existing landscape and open areas and by the use of traditional materials in its buildings, such as brick and flint, with roofs of thatch, slate or clay tiles. Local architectural features and details should be incorporated where possible to enhance the design of new buildings. In this way the villages will retain their individual character and it will ensure that existing local building design and landscape traditions will be continued into the future.

The VDS is a guide to assist all current and future residents, the Parish Council, Winchester City Council, planners, property owners, designers, architects and developers to understand what is so special about the local natural and “built” environments of the parish.

It is hoped that this Micheldever Village Design Statement, first written in 2002 and updated in 2021, will play a significant part in helping to retain the special and unique character of Micheldever Parish.

#### **Acknowledgements**

*This document was updated by Neil Hornby with contributions from Patrick Craze, Sue Bell, Jo Cooper and Krisha Thompson. It has been updated from previous iterations that were prepared by David James and John Botham. All photography, except where indicated, is by Peter O’Keefe who also prepared the artwork.*

#### **OTHER DESIGN GUIDANCE NOTES**

##### **Traffic signs and road nameplates should:**

**FD17** be used sparingly to prevent visual clutter, particularly in the conservation areas

**FD18** be supplied in a “traditional” rural style, particularly in the conservation areas

##### **Overhead power and telephone lines should:**

**FD19** whenever possible be sited (or re-sited) underground, particularly within the conservation areas of Micheldever and East Stratton and in areas with outstanding landscape views

**FD20** electricity and telephone companies should be encouraged to share their poles

**FD21** visually intrusive gantries on the railway line and railway embankment should be avoided or sympathetically sited within the tree lines

##### **New mobile phone masts, where possible, should:**

**FD22** be shared between phone providers

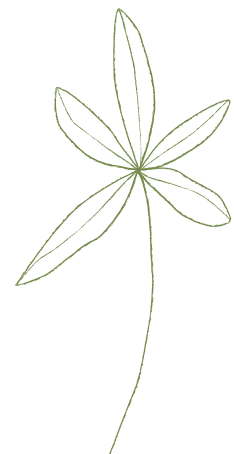
**FD23** be made unobtrusive by siting within tree lines

##### **Light pollution**

**FD24** external lighting of properties should be limited to the minimum required for security and working purposes. Lighting should not cause additional light pollution, particularly given the rural nature of the parish.

##### **Noise pollution should:**

**FD25** be an important consideration, including when the surfacing/re-surfacing of major roads is planned close to the villages, and a noise inhibiting material should be used



## APPENDIX A

### SCHEDULED MONUMENTS (SMS)

### AND OTHER SITES OR BUILDINGS OF

### HISTORIC INTEREST

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All six villages and hamlets forming the parish of Micheldever have impressive historical associations. Communities of Bronze Age, Iron Age, Roman, Saxon, medieval and post-medieval people have settled in the Micheldever area over successive centuries, each leaving their distinctive marks on the landscape.

There are four ancient sites of national importance in the parish that are scheduled under the Ancient Monuments and Archaeological Areas Act of 1979. These SMs are included on Historic England's National Heritage List for England (their List Entry Numbers are provided, below).

Micheldever Wood (1021320) is scheduled almost in its entirety as a multi-period site, with evidence of human activity from the Mesolithic onwards. Bronze Age earthworks and burial mounds, and Iron Age banjo enclosures, provide rich evidence for prehistoric farming, settlement and burial practices. A major Roman building complex was located here, connected to the Roman road (now the A33) linking Winchester with Silchester. From the medieval period onwards there is evidence of woodland management, including preserved wood bank boundary systems and ancient coppices.

The other three SMs reinforce the importance of the archaeological evidence for the Iron Age within Micheldever parish. Just west of Micheldever Wood is an Iron Age settlement site (1001815), and Norsebury Ring (1020317) is a univallate Iron Age hillfort. To the west of Bazeley Copse (1001823) excavation revealed Iron Age ditches underlying a small Romano-British building. Wider field systems and another banjo enclosure are also located here. Banjo enclosures are classed by Historic England as Heritage Assets, which are defined as having national importance (whether or not they are scheduled), and they are particularly prevalent in Micheldever parish. There is a further Iron Age enclosure site on

Weston Down which may have been of this type (its entrance is obscured by hedgerows); this is a potential candidate for future scheduling.

The Winchester Historic Environment Record (HER) holds details of nearly 500 items of interest within Micheldever parish (Hampshire County Council also maintain a separate HER). HERs comprise find spots, archaeological sites, and historical buildings. Records of particular interest include:

- Reference to a Royal Palace in Micheldever in the 9th and 10th century - did Alfred the Great, who held Micheldever during his reign, live in this palace?
- West Stratton contains the site of a shrunken medieval village
- East Stratton contains the site of a fully deserted medieval village
- There is a Saxon cemetery at Weston Colley, where a Saxon brooch, ring, bead, sword, spear, knife, shield and tweezers were found during excavation
- At Micheldever Station there are several Bronze Age round barrows, the Weston Down Iron Age enclosure, and field systems
- There is evidence of Iron Age settlements at Woodmancott
- There have been Iron Age and Roman finds at Stratton Park and East Stratton
- Near Northbrook House, Micheldever, a dig revealed Saxon and Roman finds






A survey of 1730 (held by the County Record Office) indicates that remnants of the medieval system of common fields survived at that time. The boundaries of these common fields are still reflected in the existing hedgerows in parts of the parish. Stratton Park - an early C19 park and pleasure ground laid out by Sir Francis Baring - is also listed (1000867), under the Register of Parks and Gardens. In addition to these ancient finds and sites, there are well over a hundred individual buildings of historical interest. These are recorded in Appendix B.

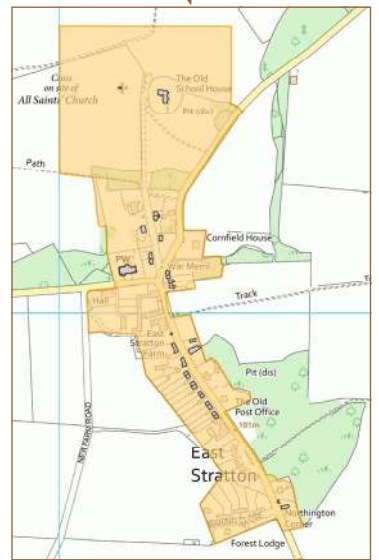
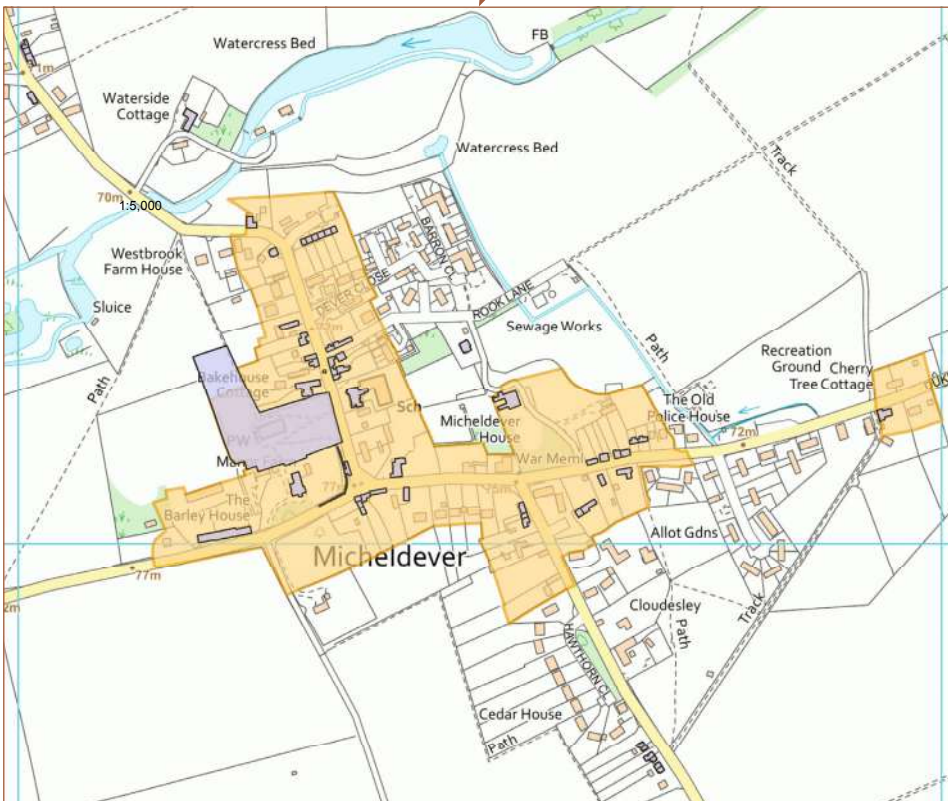
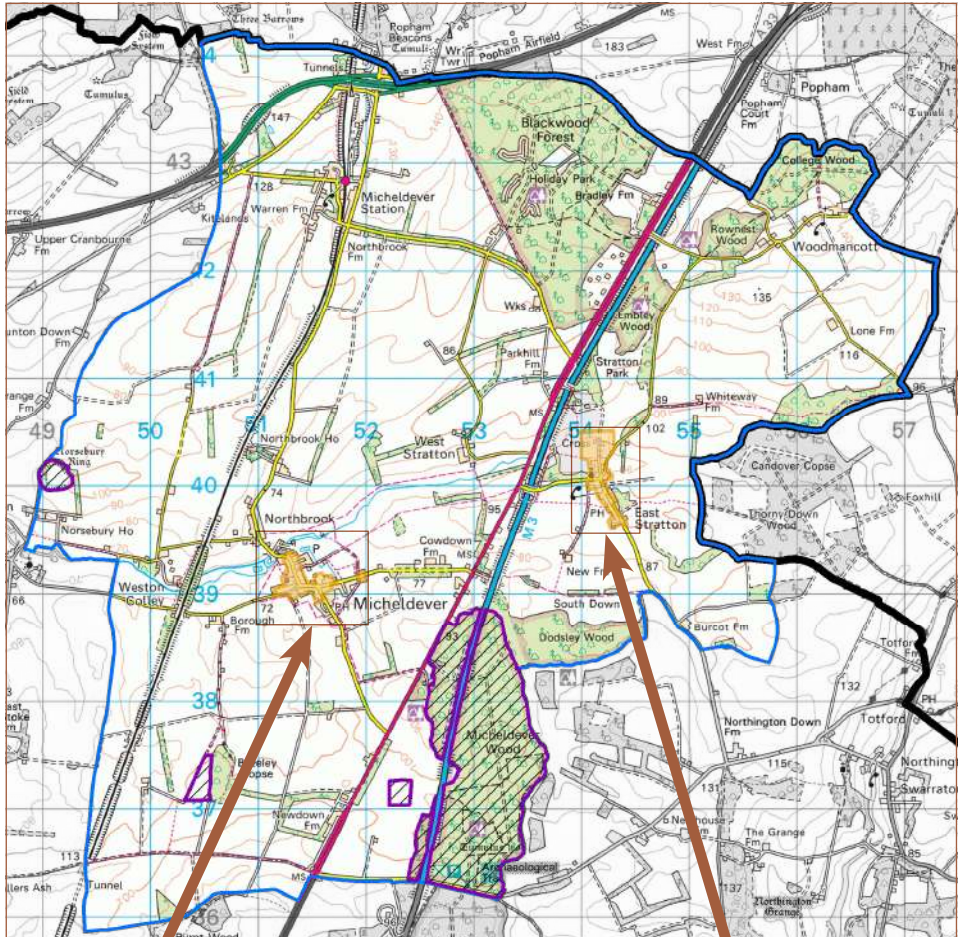
Further information may be sought from the Hampshire County Archaeologist. Archaeological collections and museum services are managed by Hampshire Cultural Trust. Winchester County Council maintains the Winchester HER, and enquiries should be directed to the Historic Environment Officer (Archaeology) at Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LJ.



Parish of Micheldever  
Conservation Areas,  
Scheduled Monuments and  
Listed Buildings

**Legend**

-  Conservation Area
-  Scheduled Monuments
-  Micheldever Parish Boundary
-  Winchester CC Boundary
-  Listed Buildings



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## APPENDIX B

### THE LISTED BUILDINGS OF MICHELDEVER PARISH

The parish of Micheldever contains a wealth of buildings of special architectural or historic interest, represented by 88 listed building records (some encompass more than one structure). The earliest is St Mary's Church, which dates from the 13th century, and it is also the most important - being listed Grade II\*. The remainder are Grade II listed. Over 110 homes and more than twenty other structures in the parish are listed; these are summarised below to draw the attention of residents to the historical heritage in which they live.



Shillingbury  
Cottage,  
The Crease  
15th Century

#### Micheldever

##### *Church Street*

Riverside Cottage, C18  
53-58 Waterloo Cottages, C19  
Westbrook Cottage, C19  
Barn, attached to  
Field Barn, C17  
Barn Cottage, C16  
60 Church Street, C17  
Gardeners Cottage, C17  
Corner Thatch, C17  
The Old Post Office, C16  
The Limes, C16  
The Old Bakehouse, C16  
Winchester Road  
Griffin Cottage, C17  
Norsebury Cottage, C17  
98-103 Winchester Road, C19  
London Road (A33)  
Newdown Farm House, C18  
Rook Lane  
The Cottage, C16  
Southbrook Farm House, C16  
Micheldever Cottage, C16  
Bryony Cottage, C18  
*The Crease*

Heather Cottage, C16  
86 The Crease, C16  
Lilliput Cottage, C16  
Shillingbury Cottage, C15  
Corner Cottage, C15  
Forge Cottage, C17  
The Smithy, C18  
Perry's Acre, C15  
*Northbrook*  
Jasmine Cottage, C16  
Northbrook House, C18  
39-41 Church Street, C17  
*Sloe Lane*  
Borough Farm House, C18  
The Barley House, C18  
Manor Barn, C18  
Manor Farm House, C18  
*Duke Street*  
Micheldever House, C19  
Farthings, C17  
Fardells, C17  
Bluebell Cottage, C17  
Old Cottage, C17  
St Cross Cottage, C16  
Marigold Cottage, C17  
Primrose Cottage, C17

Pedlars Cottage, C17  
Bramley Cottage, C17  
115 Duke Street, C17  
116 Duke Street, C17  
Reapers, C17  
*Bilberry Lane*  
1-4 Waterside Cottages, C17

#### Micheldever Station

The Old Store, C19  
1 Victoria Cottages, C19  
2 Victoria Cottages, C19  
Warren Farm House, C17  
1 Old Cottages, C17  
2 Old Cottages, C17

#### Weston Colley

1-2 Thatched Cottages, C16  
Old Mill Cottage, C16  
Old Mill House, C18

#### Stoke Charity

Norsebury House, C20



Borough  
Farm House,  
Sloe Lane  
18th Century

**West Stratton**

- West Stratton Manor, C19
- The Mount, C19
- West Stratton House, C18
- Stratton End, C17
- 1-3 Shepherds Close, C17

**East Stratton**

- Stratton Park*
- London Lodge, C19
- Middle Lodge, C19
- Winchester Lodge, C19
- The Bothy, C19
- Old School House, C19
- Stratton Lane*
- 22-31 Stratton Lane, C19
- Yew Tree Cottage, C17
- Cold Harbour Cottage, C17
- Sweet Briar Cottage, C16
- Orchard Cottage, C18
- Home Cottage, C17
- Bramble Cottage, C17
- 42-43 Stratton Lane, C19
- The Cottage, C17
- 44 Stratton Lane, C17
- 45 Stratton Lane, C18
- 46 Stratton Lane, C17
- 47 Stratton Lane, C17
- 48 Stratton Lane, C18
- London Road (A33)*
- 133-134 London Road, C18
- Highway Cottage, C19

Gardeners  
Cottage,  
Church Street  
17th Century



Heather  
Cottage,  
The Crease  
16th Century



St Cross  
Cottage,  
Duke Street  
16th Century



Perry's Acre,  
The Crease  
15th Century







Stratton Park



Granary barn  
at Borough  
Farm

**Other Buildings and  
Monuments**

- St Mary's Church,  
Micheldever, C13
- All Saints Church,  
East Stratton, C19
- St James' Church,  
Woodmancott, C19
- 6 tomb chests,  
St Mary's Church, 1795-1838
- Cross, East Stratton, 1890
- Micheldever School, C19
- Stratton House portico, C19
- Micheldever Railway Station,  
C19
- The Dove Inn,  
Micheldever Station, C19
- Garden wall,  
Manor Farm House, C18
- Granary/barns/stables,  
Borough Farm, C17-19
- Warren Farm Barns, C18
- Stable/garden wall,  
Warren Farm, C19
- 4 milestones, A33, C19
- 4 telephone kiosks, type K6, C20

Cross at  
East Stratton

Micheldever  
Church of  
England  
School



The portico at  
Stratton Park



Photograph by David Stride

K6 Kiosk at  
St James  
church  
Woodmancott





# APPENDIX C

## PARENT POLICIES IN LOCAL PLAN

### PART 1 & 2

| Micheldever VDS reference.        | Reference to LPP1 & 2 policies.  |
|-----------------------------------|--|
| Settlement pattern (SP) 1 - 10    | DS1 – Development Strategy and Principles<br>MTRA1 – Development Strategy Market Towns and Rural Area<br>MTRA3 – Other Settlements in the Market Towns and Rural Area<br>CP20 – Heritage and Landscape Character<br>DM1 – Location of New Development<br>DM15 – Local Distinctiveness<br>DM16 – Site Design Criteria<br>DM17 – Site Development Principles |
| Open spaces and areas (OA)1 - 8   | DS1 – Development Strategy and Principles<br>CP15 – Green Infrastructure<br>CP16 – Biodiversity<br>CP20 – Heritage and Landscape Character<br>DM15 – Local Distinctiveness<br>DM23 – Rural Character<br>DM24 – Special Trees, Important Hedgerows and Ancient Woodlands  |
| Settlement buildings (SB)1 – 9    | CP13 – High Quality Design<br>CP16 – Biodiversity  |
| Settlement buildings (SB) 10 – 18 | CP13 – High Quality Design<br>DM16 – Site Design Criteria  |
| Settlement buildings (SB) 19 – 25 | CP13 – High Quality Design<br>DM16 – Site Design Criteria  |
| Settlement buildings (SB) 26 - 33 | CP13 – High Quality Design<br>DM16 – Site Design Criteria<br>DM17 – Site Development Principles<br>DM18 – Access and Parking   |
| Future Development (FD) 1 - 10    | CP13 – High Quality Design<br>DM15 – Local Distinctiveness<br>DM16 – Site Design Criteria<br>DM17 – Site Development Principles  |
| Future Development (FD) 11 - 25   | DM23 – Rural Character<br>DM10 – Essential Facilities & Services in the Countryside<br>DM19 – Development and Pollution.   |

