



**Winchester**  
City Council

## **PORTFOLIO HOLDER DECISION NOTICE**

### **INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR PLANNING AND ENFORCEMENT**

#### **TOPIC – DRAFT COMPTON & SHAWFORD VILLAGE DESIGN STATEMENT**

#### **PROCEDURAL INFORMATION**

The Access to Information Procedure Rules – Part 4, Section 22 of the Council's Constitution provides for a decision to be made by an individual member of Cabinet.

In accordance with the Procedure Rules, the Corporate Director (Governance), the Chief Executive and the Head of Finance are consulted together with Chairman and Vice Chairman of The Overview and Scrutiny Committee and any other relevant overview and scrutiny committee. In addition, all Members are notified.

If five or more Members from those informed so request, the Leader may require the matter to be referred to Cabinet for determination.

#### **Contact Officer:**

**Case Officer:** Steve Opacic, Tel: 01962 848101, Email: [sopacic@winchester.gov.uk](mailto:sopacic@winchester.gov.uk)

**Committee Administrator:** Nancy Graham, Tel: 01962 848 235, Email: [ngraham@winchester.gov.uk](mailto:ngraham@winchester.gov.uk)

#### **SUMMARY**

A draft Village Design Statement (VDS) has been produced for Compton & Shawford Parish. In order for this document to carry weight in the planning decision-making process it needs to be adopted by the City Council as a 'Supplementary Planning Document'. The procedures for adoption require formal consultation on draft Village Design Statements and this decision relates to the approval of the draft Compton & Shawford VDS for consultation.

#### **DECISION**

That the Portfolio Holder for Planning and Enforcement authorises the publication of the draft Compton & Shawford Village Design Statement for public consultation, in accordance with the relevant requirements of the Town & Country Planning (Local Development) (England) (Amendment) Regulations 2008.

## **REASON FOR THE DECISION AND OTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

The City Council encourages the production of Village Design Statements and Neighbourhood Design Statements by local communities, so as to improve the quality of development in local areas and public involvement in the planning process. In order to carry weight in determining planning applications, such Statements need to be adopted by the City Council as Supplementary Planning Documents (SPDs). The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 set out various requirements which must be followed when producing and adopting SPD, including in relation to public consultation on draft proposals. Failure to meet these requirements could either prevent the City Council from adopting the Village Design Statement as SPD, or lead to its validity being challenged.

An alternative to formal adoption as SPD would be for the Council to informally adopt or endorse the VDS. This approach has been adopted for certain site-specific briefs/plans such as the Cathedral Close Masterplan and Winchester University Masterplan. However, an informally adopted document will be a less weighty material consideration in determining planning applications and appeals, as the formal adoption processes required of SPD would not have been followed. While this may be an acceptable approach for a site-specific brief/plan such as those mentioned above, which have been produced by landowners/prospective developers, it would not confer sufficient weight to a document such as a VDS, which aims to influence planning applications and decisions by others, and to be a robust source of guidance for use, where necessary, in planning appeals. The option of informal adoption or endorsement is, therefore, not considered appropriate for Village Design Statements.

The draft VDS has been produced by a Village Design Statement Committee made up of local residents, including representatives of the Parish Council and residents' associations. The production of the VDS follows from the earlier production of a Parish Plan. The VDS has been through several drafts and has been subject to informal consultation locally, including Open Days and display on the Parish web site. It is now in a form which officers are able to recommend for publication as a formal consultation draft.

The draft VDS includes a series of Design Guidelines which would be adopted as SPD. These generally accord with, and supplement the policies of, the statutory Winchester District Local Plan Review 2006 and reflect current national planning policies. It has a particular emphasis on identifying the special features of the Parish and maintaining or enhancing the character of the villages. It meets the various requirements for Supplementary Planning Documents, for example through the involvement of the community. A Sustainability Appraisal has not been undertaken as the 2008 Regulations no longer include this as a requirement.

**RESOURCE IMPLICATIONS:**

There is budget provision to support the production of Village and Neighbourhood Design Statements. For previous VDSs, a contribution towards publication costs of up to £1000 has been offered at each stage of the process (publication of draft document and publication of final VDS). It is recommended that up to £1000 be offered on the same basis for this stage of the Compton & Shawford VDS.

**CONSULTATION UNDERTAKEN ON THE DECISION**

The draft VDS has been produced by and in consultation with the local community. CMT, Ward Members and the Portfolio Holder for Planning and Enforcement have also been consulted.

**FURTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED  
FOLLOWING PUBLICATION OF THE DRAFT PORTFOLIO HOLDER DECISION  
NOTICE**

n/a

**DECLARATION OF INTERESTS BY THE DECISION MAKER OR A MEMBER OR  
OFFICER CONSULTED**

n/a

**DISPENSATION GRANTED BY THE STANDARDS COMMITTEE**

n/a

**Approved by: (signature)**

**Date of Decision: 12.07.11**

**Councillor Humby – Portfolio Holder for Planning and Enforcement**

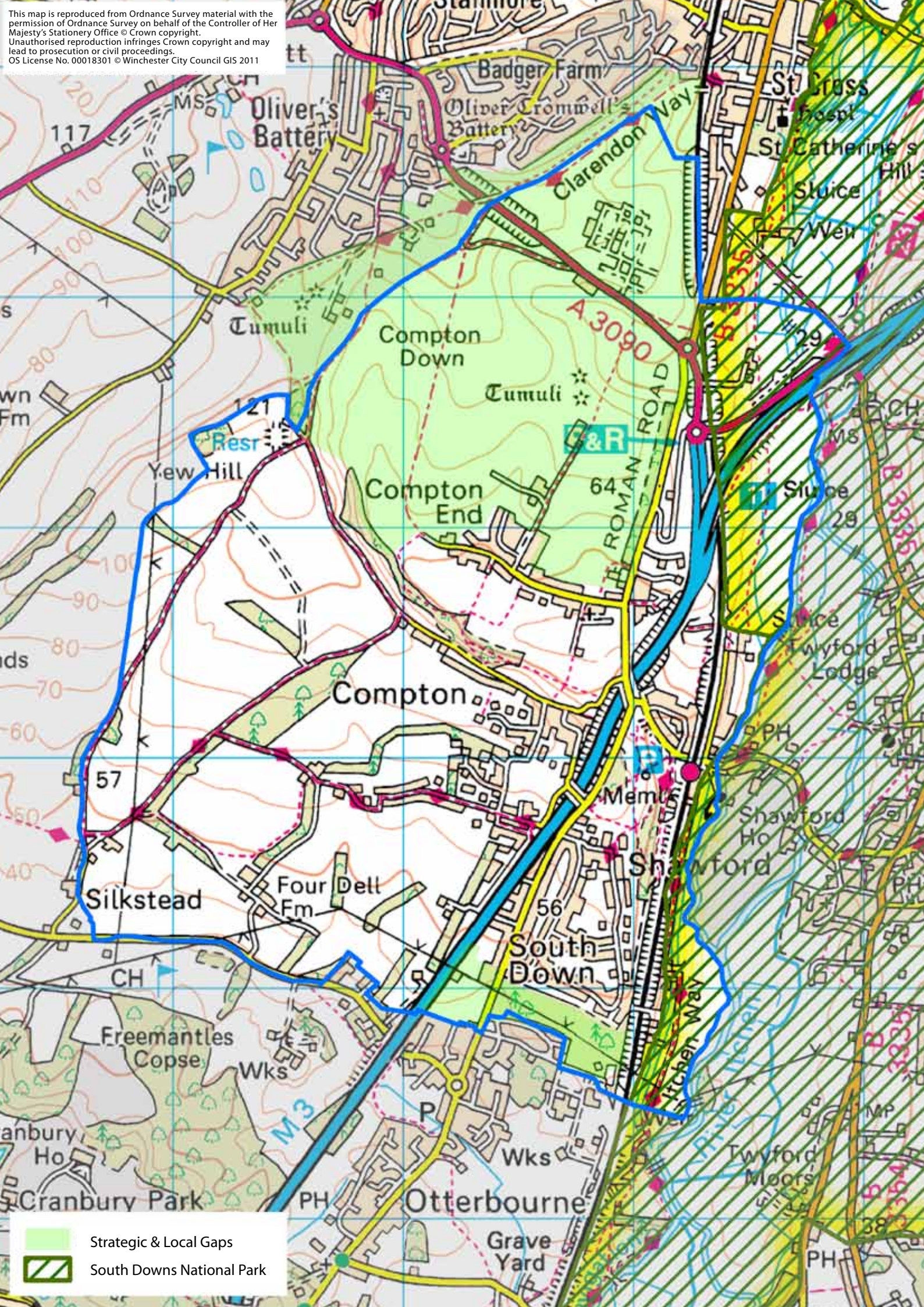
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# Compton & Shawford Village Design Statement 2011

*consultation copy*

Compton & Shawford  
Parish Council





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A copy of this Village Design Statement is being supplied free to all households in the parish in late 2011.

A stock will be kept to enable us to give a copy to those arriving in the near future.

Extra copies may be obtained from the Parish Council Clerk - Price **TBD**.

## Introduction

### Compton & Shawford Village Design Statement

The Village Design Statement (VDS) is a document, to be adopted by Winchester City Council, which gives advice directly attributable to the statutory planning system for any development in the Parish of Compton and Shawford. It will act as a supplementary planning document and should influence developers and be reflected in decisions on individual planning submissions.

It is produced by the local community and describes the visual and distinctive character of the village.

It records the special features of the parish and gives guidelines to be followed for any development. It helps to ensure that all development maintains or enhances the character of the village.

It is relevant to all forms and scale of development. It does not prevent development; that is an issue for the parish or Local Plan. It is about managing change in the parish, not preventing it.

#### The Need

Compton and Shawford is widely regarded as an attractive area in which to reside. It has embraced considerable development over the last few years. The density of housing on and around Otterbourne Road has dramatically increased and infilling of large garden plots is becoming very attractive to developers. Increased density and, as locally perceived, poor design at sites such as Beechcroft in Compton Street and the initial proposals at Long Acre in Compton Down, have already caused concern that the valued local environment, such as low density of traffic, limited street lighting, lack of walkways and high tree density, will be permanently changed.

The expanding population in the South of England is creating a pressure for yet more development. This, combined with the reviews taking place under the Local Development Framework (LDF) for Winchester, demands that guidelines are in place for any further development within the parish, so that it can reflect the views and concerns of the parishioners.

A VDS is a material consideration for the Planning Authority when decisions are made on planning applications.



*Studying the parish map at one of the Open Days*

tions, and for Planning Inspectors or the Secretary of State, when decisions are made on appeals.

#### Public Consultation

Comments, to arrive not later than **26 August 2011**, should be sent to:

Head of Strategic Planning  
Winchester City Council  
City Offices, Colebrook Street  
Winchester  
Hants SO23 9LJ

Tel 01962 840 222

email LDF@winchester.gov.uk

The VDS will be one of the documents consulted by developers, designers, planners and land/house holders to give an indication of what form of development is acceptable. It also offers guidance for residents considering changes or extensions to their properties.

Change is inevitable, but it must not compromise the character of the various sectors of the parish.

#### The Extent of the Coverage

The VDS will cover the whole of the Parish of Compton and Shawford. The settlement pattern has been influenced

by differing demographic and topographic characteristics of the area. The settlements split into four fairly well-defined sectors and different guidelines will apply.

For reference the sectors are shown below:

- Compton Village (includes a Conservation Area)
- Shawford
- Compton Down
- Southdown including Otterbourne Road

The remainder of the parish is in the Outlying Areas which comprise mainly farmland, downland, woodland and some small settlements.

**See map inside front cover:** note that the Compton Village area adjoins the Compton End label on the Ordnance Survey map, and the area known today as Compton Down surrounds the "Compton" label.

#### Topics Included

The VDS has a number of sections which outline the character of Compton and Shawford. There are design guidance notes where applicable. These sections are:

- Parish History
- Settlement Pattern
- The Parish Environment
- Building Form and Planning
- Agriculture And The Surrounding Countryside
- Transport And Traffic
- Environmental Issues

Appendix 1 on page 18 sets out the Design Guidelines for the parish.

The Development of the Design Statement is explained in Appendix 2 on page 20.

#### Parish History

The original heart of the parish and main initial settlement was Compton, but there was also a hamlet at Silkstead. Combe-Tun is loosely translated as the "settlement in the valley", a name that crops up frequently in the geography

of England. The parish was one of a dozen parishes of the manor of Chilcomb, later known as Priors Barton. Silkstead Lodge, originally the Pigeon House, owes its origins to a structure built in 1307, housing 238 birds to supply the Prior's table.

A wooden Saxon church (1015) was almost certainly on the site of the present Norman Church (1155), much of which survived the 1905 extension. The role of incumbents goes back to 1288. The village had a pub, The Chequers, which used to stand on the corner of Compton Street, and was reputed to be the oldest inn in Britain. It was closed in the 19th century but a cottage on the site bears its name. Drove Cottage in Carman's Lane was built in the 15th century. It was formerly a thatched medieval Hall house. The Manor House in Place Lane is one of the older surviving buildings; built in 1632 it includes remains of a Tudor structure from an original building of 1205. The ruins of Compton Place, the garden wall of which is in Place Lane between the railway bridge and the Lock, was the home of a devout Catholic family, the Phillpots, whose son John (1516-1555) was Protestant Archdeacon of Winchester Cathedral. He was burnt at the stake on the orders of Mary Tudor. The present area of Compton Street, Place Lane and Carman's Lane has been designated a Conservation Area.

Silkstead was a church farm originally worked by St Swithun's Monastery in Winchester. The houses within the parish to the east of the track in Silkstead are the remains of Priory Farm dissolved in 1539. There was also a Manor at Silkstead. In 1603 the Manor was used by Winchester College to house boys displaced by the entourage engaged in the trial of Sir Walter Raleigh in the Great Hall. They returned in 1625 to escape the plague in the City. In 1688, it became a secret Roman Catholic boarding school. The Manor has since been demolished. Silkstead now has only eleven dwellings with slight evidence of its past.

Change to the parish began with the opening of the Itchen Navigation in 1710. Known as the Barge River, its main purpose was to transport coal from Southampton to Wharf Hill in Winchester. Shawford – Shouldow-Ford - had previously been very small. Apart from the Mill, possibly going back to the 14th century, the first settlements in Shawford resulted from the opening of the Itchen Navigation canal in 1710, which added accommodation for a lock keeper and bargees, but this was not until 1795. A 'Poor House' was established in 1795 on the site now occupied by Bridge Terrace. A spark from a train in 1898 burned it to the ground. The Village School was founded in 1838, on land leased by William Heathcote, a landowner and benefactor living in Hursley, who controlled most of the land around Compton.

However, it was the arrival of the railway that brought the changes which have forged the modern basis for the parish. The railway eclipsed the canal, which carried its last cargo in 1869. The railway from Southampton to London was cut through the village by a gang of Welsh navvies in the 1830s. The first train went through in 1839 but it

was more than forty years before a station was opened – initially known as Shawford & Twyford.

Cathedral architect, John Colson, acquired land from the Chamberlayne-MacDonald estate and seized this opportunity to create an integrated settlement between the Down and the Railway comprising houses, the Parish Hall and the station, all built at the same time and in the same style. Something this complete is rarely found in the 21st century. The Parish Hall was the first to be erected in Hampshire under the Local Government Act in 1896.

A new leisured class had now arrived in the parish; its members could live in the heart of the countryside enjoying such modern facilities as gas lighting but be only ten minutes away from their city offices. Plots around Pearson Lane were auctioned at the Bridge Hotel, as the station opened. Houses were built along the bank of the Itchen Navigation and even grander houses were built on the other side of the track in Hunt's Lane, named after the Doctor who lived at the end of it, now more prosaically called Bridge Lane. This new settlement required services, which saw a row of shops developed opposite the Bridge Hotel. The Mission Hall – now converted into a private house, was built for evangelical worship in 1892 by the Soldiers' Home Mission. Shops were constructed at the same time. In the Great War the Hall did duty as a Red Cross Hospital and latterly a Soldiers' canteen.

Ten years later, a syndicate of property owners bought 135 acres South of Shawford Down from the Ecclesiastical Commissioners, thereby creating the Southdown Estate.

At the same time a few houses were established overlooking Compton, which was the start of the fourth settlement that grew through the 20th Century into Compton Down.

The last twenty years have seen continuing changes in the parish. During the late 1980's the southern part of Southdown was built on with large houses on large plots, completing a natural development of this area, in keeping with the original development plan. In the 1990s the M3 motorway carved its way between the four settlements, threatening to divide the parish. This has not happened and although the motorway has removed some traffic from Otterbourne Road, the former A33 trunk road is still a busy major road, especially when traffic is blocked on the M3 motorway. Since 2000 housing density along the Otterbourne Road has considerably increased, whilst in other areas larger individual houses have been developed, albeit on somewhat smaller plot sizes.

Road names are largely faithful to the geography of the last 800 years. Red Lane was so called by 1418 and alleged to be the route along which William Rufus' body travelled from the New Forest to Winchester. Sparrow Grove, Clease and Hurdle Way, Place Lane and Poles Lane are all to be found on ancient maps. The Roman Road from Southampton to Winchester served the parish until the end of the 17th century. It was replaced by a Turnpike in 1783. Further road changes continued, finally leading to



the Winchester bypass, A33, and then the final opening of the M3 in 1995.

### Settlement Pattern

The boundaries, starting from the north east corner, run from the bridge of the M3 as it crosses over the Itchen Navigation, southwards down this waterway to Shawford and past the Malms to the Southern Water Pumping Station in Otterbourne. Then it turns west in an irregular pattern to Silkstead in Poles Lane. Here it turns north between the houses in Silkstead and continues on to reach Yew Hill Reservoir and then High Cross in Oliver's Battery. It turns east and crosses Badger Farm Road, takes in some of Bushfield Camp and then down to the old redbrick railway viaduct and the bridge of the M3 at the Itchen Navigation.

A noticeable characteristic of the parish is two areas of rural land to the north and south; these are now designated in the Local Plan for the area as important 'Local Gaps'. They not only provide a clear separation between the City of Winchester and the Parish of Otterbourne, preventing just a collection of houses that would join Winchester to Southampton, but also preserve the original natural fields, with the views across them, that the residents and visitors treasure. The retention of these two areas is crucial to the local character of the village environment with natural flora and fauna.

The local gaps are shown in green on the map inside the front cover.

The parish is located at the very edge of the South Downs National Park and the chalk on which the South Downs sit starts within the parish. The parish also includes the Hursley Scarpments, an area designated in the Winchester City Plan as one whose character must be maintained. Running the full length of the parish to the East, alongside the Itchen navigation, are the water meadows, a protected area where many birds and animals flourish. These meadows are recognised as a Site of Special Scientific Interest and supported by Government bodies such as DEFRA and Natural England. To the south is Sparrowgrove, which is part of an important green gap between the parish and its Otterbourne neighbour. Sparrowgrove, together with Oakwood Copse, both previously in private hands, have been acquired by the Sparrowgrove and Oakwood Copse Conservation Trust (SOCCT). The Trust was enabled and funded by the individuals in the local community and both the Parish Councils. It has as its objective the maintenance and enhancement of the natural environment in Sparrowgrove and Oakwood Copse for the benefit of the local Community.

Sparrowgrove and Oakwood Copse are shown as hatched protected TPO areas on the page 12. They lie, respectively, just north and just south of the boundary with Otterbourne parish.

The parish straddles the Itchen corridor which has dictated the growth and settlement over the last millennium. Before the canal, the railway and the motorway, Silkstead

and Compton Street were the only inhabited areas and agriculture was the only occupation. Silkstead has now only eleven dwellings with slight evidence of its past. The main residential areas now being:

- Compton Village (includes a Conservation Area)
- Compton Down
- Southdown including Otterbourne Road
- Shawford Village

The recently completed Parish Plan identified the following distribution of households through the parish:

Area	Number of houses per area in 2007
Compton Down	122
Compton Village	128
Southdown and Otterbourne Road	217
Outlying areas	7
Shawford Village	85
Total	559

These figures show that since the 2001 census the number of households in the parish had increased by approximately 4%, from 539 to 559.

The 1881 census shows the parish population at 275, a figure which had hardly changed over the previous 80 years. By 1891 it had nearly doubled to 480 with new properties built in Shawford and has continued to rise ever since. 1931 brought the figure closer to today's population at 1,162

The conversion of larger houses to flats, in-filling throughout the parish and the construction of starter homes, flats, maisonettes and community homes on and off Otterbourne Road have considerably added to the numbers. Currently there is an estimated total population of around 1,500 people.

Of this population

- 25% are under the age of 16 yrs
- 50% are aged between 17 and 64 yrs
- 25% are aged 65 yrs or older.

The parish continues to attract people of all ages and it is estimated from the Parish Questionnaire that nearly 200 of the 559 households include children. The nature of the parish makes it necessary for residents to travel to most facilities, such as shops, schools, doctors, dentists etc. as these lie outside the parish. Increased traffic levels in the area have increased risk to pedestrians, cyclists, aged people and horse riders. Further increase in traffic movements may require the addition of street lighting and walkways, modifications to road junctions and removal of natural fences. These changes would significantly change the character of the parish and are considered to be detrimental. Future development proposals must be carefully evaluated to ensure that they preserve and enhance the character of the parish and avoid creeping urbanization.

The village now offers a wide range of different types of housing. The Parish Plan questionnaire responses show

that just about half of the parish population is living in the larger settlements of detached accommodation with good-sized gardens in Southdown and Compton Down.

The parish would appear to have a relatively stable community with approximately half of all respondents stating that they have lived here for over 15 years.

The parish contains two residential/care homes (soon to be three) for the elderly, providing accommodation for 52 people, and in Compton there is a home providing accommodation for 10 adults with learning disabilities. Also within the community there are 9 children and 73 adults who are disabled or require special needs.

Without taking into account the specialist care homes referred to above it is estimated that the parish has a working adult population of approximately 44% with a further 20% being retired. The remaining 36% of the parish adult population state their occupation to be "other" which includes home-makers, voluntary workers and students.

At the Census in 2001, 20% of all households were inhabited by a single person. The average size was 2.52 persons per household. Any further population trends will be picked up in the 2011 Census and are expected to show significant changes in those statistics. In particular, there are reducing numbers of family households, increasing single person households, an aging population and falling household size.

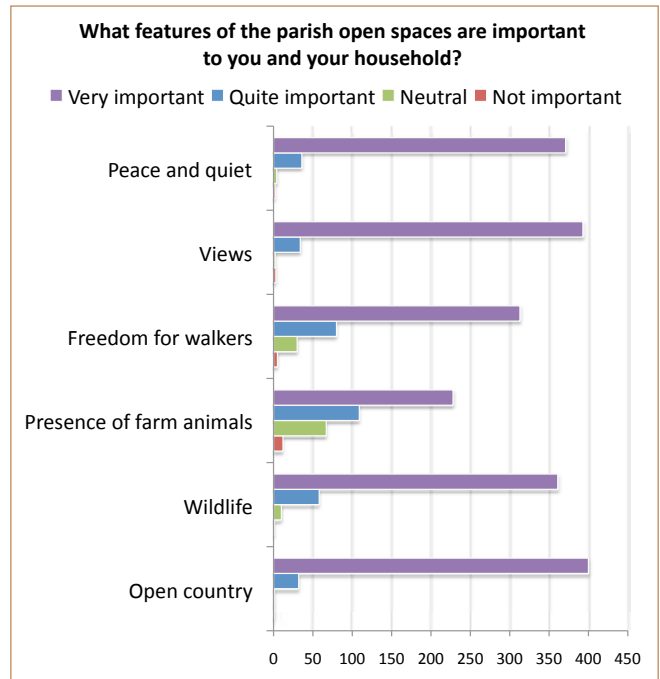
The settlement guidelines are set out as "A. Settlement Pattern Design Guidelines" on page 18.

## The Parish Environment

### Landscape Setting and Open Views

Compton and Shawford is situated to the south of Winchester and the South Downs National Park runs through and along the eastern boundary of the parish. The undeveloped area of the parish, about 80% by area, comprises an eclectic mix of woodland, farmland and downland. Within the parish there are major open spaces which are highly valued as they provide public access for walkers, horse riders and attract tourists. Shawford Down is an area of downland, comprising 57 acres, and is owned and managed by Hampshire County Council. The Down commands extensive and impressive views of the Itchen Valley. The Memorial Playing Field, located in Compton Down, plays host to the much-used parish cricket, football and tennis clubs and it is essential that they are not encroached upon by building.

In addition to the open spaces there is a large network of public footpaths through the parish providing good walking. Yew Tree Walk, separating Compton Village from Compton Down, is an ancient way lined with yew trees along which King Rufus' body is said to have been carried many years ago. These walks provide fine views, notably from Hurdle Way, with its wonderful skyline of trees when viewed from the North, the Village of Compton when seen from the Butterfly Reserve and the vistas along the Itchen Navigation. In the area to the west of the M3 there



are extensive farm tracks providing public access to the picturesque farmland within the parish

The vistas from the various parts of the parish are much appreciated as is evident from the following question and response within the Parish Plan questionnaire:-

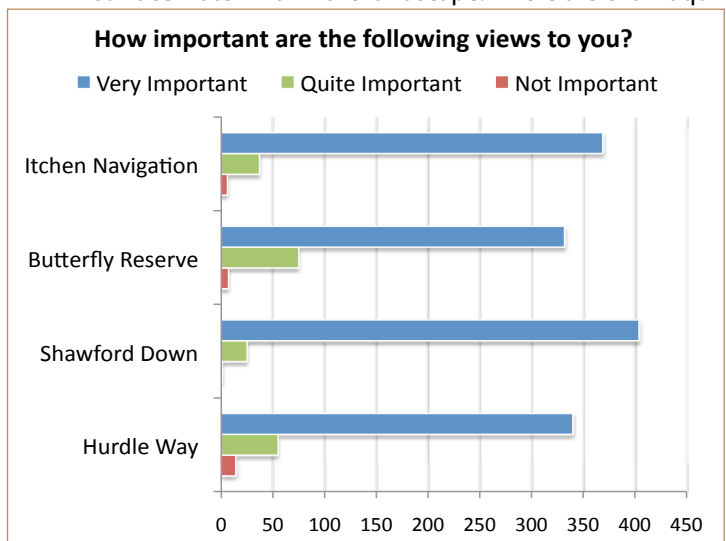
There are some fine views in the parish which are considered to be a fundamental part of the rural nature of the village. See map on page 6 and "Illustrative views" on page 24.

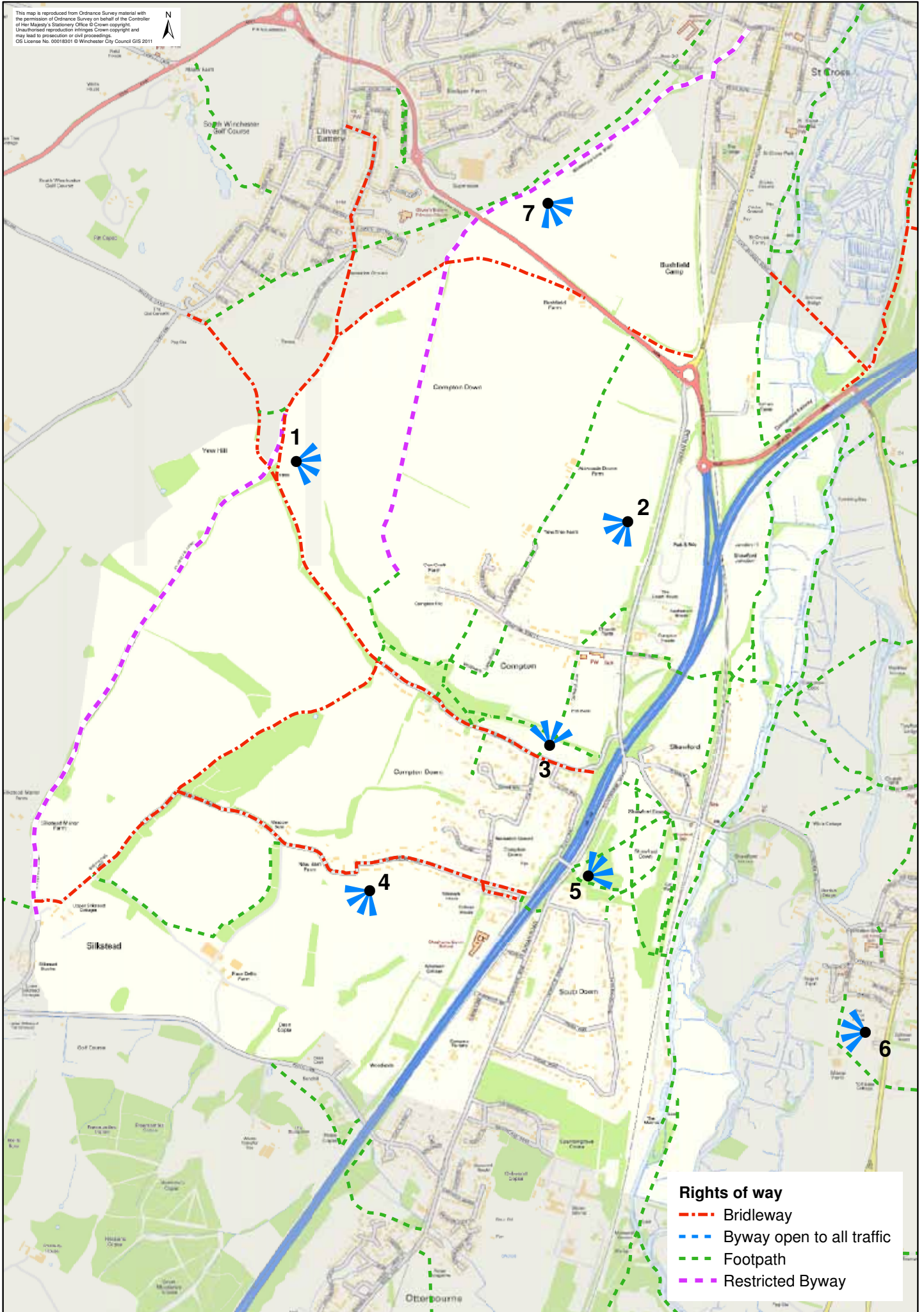
The important main features of the open spaces are highlighted in the figure below.

### Geology and Landform

The landscape of the parish has been influenced by the underlying geology. The chalk downland, striking East/West through the parish, results in the rolling countryside. The River Itchen Valley is thinly covered by clay and consists of alluvium plus river gravels. There are clay deposits on top of the chalk ridges.

The porous nature of the chalk ensures that there is little surface water within the landscape. There are chalk aqui-







*Martins Fields seen from the Butterfly Reserve, with Twyford Church in the distance beyond*

fers which contribute to the character of the surrounding area.

The River Itchen is a well recognised trout stream and flows due south through the eastern edge of the parish. It provides a valuable wildlife habitat and is also a significant water source for Southampton and its surrounds. It is supplemented by the chalk aquifers contained within the local geology.

### Woodland and Trees

Compton and Shawford has an abundance of woodland and trees. All residential areas, both gardens and roads, have many evergreen and deciduous varieties. There is the magnificent avenue of mature beech trees on land owned by the County Council bordering Otterbourne Road between Compton Street and the Bushfield roundabout.



*Bluebells in Sparrowgrove*

There are four very similarly sized modest areas of woodland in the parish. The privately owned strip of woodland on the East of the Bridleway from Silkstead to Hurdle Way; the hangars of mature woodland on the bluff north of Compton Down with their ancient yews and mature beeches; the woodland encircling Shawford Down to the East, South and West (these two being on Hampshire County Council land) and Sparrowgrove, which includes an area designated as semi ancient woodland with many mature oaks and coppiced hazel understorey (resplendent with magnificent bluebells in Spring). The three last areas

are all threaded with footpaths (permissive in the case of Sparrowgrove) enabling them to be enjoyed throughout the year by the community. Only Sparrowgrove has a management plan designed to maintain and enhance the natural environment. The first-mentioned privately owned strip is managed primarily as a shelter and breeding belt for game birds. There is no publicly visible management plan for the County owned woods. The Parish Council is encouraged to actively pursue management plans for all of the above areas of woodland to ensure their continuance as important environmental and community assets in the parish.

The Parish Plan questionnaire identified that the mature trees and hedgerows are a major feature of the parish and that any development should preserve and maintain these features. Ninety nine percent of those responding to the questionnaire said the mature trees and hedgerows should be maintained.

### Shawford Down



*Highland Cattle on Shawford Down*

Recently Hampshire County Council introduced Highland Cattle to graze on Shawford Down to control the growth of vegetation, rather than mechanical cutting, to maintain the existing natural appearance and to follow opportunities of being "green". This scheme met with approval from 82% (359) of the households with 7% (31) disapproving and the remainder expressing no views.

**The Parish Environment design guidelines are set out in "B. Parish Environment Design Guidelines" on page 18**

### Building Form and Planning

The parish is characterised by the rural nature of its countryside, within which four distinct, but small, settlements have become established at

- Compton Village
- Compton Down
- Shawford Village
- Southdown including Otterbourne Road

Buildings in the parish reflect styles and construction that have taken place over the last 600 years. In general, new developments have been carefully constructed to blend

in with the existing buildings; this has been welcomed by the residents and is an important factor that they wish to maintain. The Village Design Statement (VDS) identifies the values and qualities that the residents consider to be important.

The settlements occupy no more than 20% of the parish land area and are generally characterised by larger houses on large plots in keeping with the pastoral open character of the parish. The four large areas are all of a similar population/dwelling size.

Houses are generally set back from the road, in a linear aspect, with smaller front gardens and larger rear gardens. Within each settlement there are examples of smaller houses with small gardens; these are generally clustered together rather than dispersed within the larger houses. Many dwellings have open frontages, others have hedging and there are only a few walls; this combination has maintained and added to the natural character of the parish and is one that parishioners want to preserve.

### Compton Village

In the Winchester District Local Plan Review (2006), Compton Street is designated as a settlement within the countryside as well as being the original road of the parish and is designated a Conservation Area. This stretch of road is one of the few where there are front boundary walls within the parish. These are constructed of brick and flint that blend in with the local environment. The large houses all sit on large plots. Houses are characterised by being of two-storey construction with pitched roofs that are hipped or half-hipped with orange/red plain clay tiles and the occasional thatched roof. Those on the south side face across a valley looking across wet pastures and up towards Compton Down, as shown in the wider view 2 inside back cover. Towards the end of Compton Street on the North side are a group of bungalows built in 1938 that offer affordable housing, which are available for older members of the community.

At the very end of Compton Street is a farm, leased from Hampshire County Council. This is an enterprise that truly reflects the agrarian roots of the area that is set within arable and animal farmland and is a feature that parishioners would like to maintain.

Off to the north side are two cul-de-sacs that comprise an original small council estate, many of which are now privately owned. This estate generally consists of semi-detached two storey dwellings, some of which contain four apartments. They are of pre-war construction, built of brick/render with pitched roofs and have very little off-street parking. Within this group are the Reeves Scout Hall and the grass area for football and general recreation.

The main Otterbourne Road divides Compton Street from Place Lane, which include the buildings that were the Manor House and the Vicarage.

It is a characteristic of houses throughout the village that they are two storeys and in a linear configuration following the shape of the road. This configuration is maintained

throughout the settlement, even though the plot sizes differ between Compton Street and Martins Field/ Attwoods Drove.

Compton Street, especially near the junction with Otterbourne Road and adjacent to the school and the church, can suffer from local congestion during school times and when there are church services. Not only is it potentially hazardous for pedestrians, cyclists and horse riders, it makes the junction dangerous due to the narrow opening onto a busy road.

### Compton Down

Shepherds Lane and Hurdle Way are the two roads providing the south and north boundaries for Compton Down. Hurdle Way has houses only on the South side and these overlook a valley

and have outstanding views that extend over the City of Winchester and neighbouring Hockley, see for example view 3 inside back cover. Between these two roads there are about 100 dwellings, mostly built after 1950; some of those at the entrance to Hurdle Way were built at the start of the 1900's. Generally the houses are on large plot sizes and comprise bungalows as well as large detached two-storey houses. Physical barriers between dwellings are hedges of hawthorn, blackthorn, yew, hazel and laurel and holly. Many frontages are open to the road, others have low hedges. Roads in this area are narrow, without walkways and there is no street lighting. As a consequence, people, including children, bicycles and cars, all share the use of the road. Residents consider that the lack of these facilities, together with the natural hedgerows, maintain the nature and countryside environment that is so typical of the parish.

Shepherds Lane, on the south side of this settlement, comprises mainly older, larger two-storey houses that sit on large plots. This is a private narrow, single-track road that leads to the Hursley Scarpment. In the southwest corner of this settlement is Shepherds Down School providing for about 100 young children (under 11) who have special needs and a new residential building for the sixth form college at Eastleigh.

A large area of this settlement in Compton Down is given over to the Memorial Playing Fields that supports three tennis courts, a cricket pitch, two football pitches and a pavilion. Both Shepherds Lane and Hurdle Way are the two roads in Compton Down that residents must use to



*The view from Hurdle Way past Compton Church in the valley towards Winchester Cathedral*

enter or leave this area, both exiting onto Otterbourne Road. At the ends of both Shepherds Lane and Hurdle Way there are footpaths that lead across the Hursley Scarpment and also to the extreme north and south edges of the parish. To the north side adjacent to Hurdle Way lies the Yew Hill Butterfly Reserve that occupies ten acres. Crossing the reserve is a modern track, and parallel to it run a series of wide ditches which are thought to be of medieval origin. These ditches mark the parish boundary in this area.

### Shawford Village

The parish railway station is located in Shawford village. The railway was responsible for forming Shawford's initial character. The cottages, dating back to 1836, built along the side of the Itchen Navigation, were homes to railway employees. Further down the Itchen, towards Southampton, and between it and the railway is the Malms Farm which contains a renovated farmhouse and an Edwardian house. In the last 5 years 17 luxury flats, known as "The Malms", have been built beyond the farm that have proved popular with London commuters who cycle to the station for the train. Beyond the Malms is one further house.

In the middle of the 19th Century, at the same time as the railway workers' cottages were built, houses were erected opposite Shawford Down. These were for the affluent members of the local business community. They consist of large, red-bricked, tiled, two-storey houses standing in spacious gardens, one of which has been converted into a rest home. This development, known locally as 'The Island', has a unique character of individual large Victorian houses on enclosed garden sites that are adjacent to each other and follow the road form. Here is one of the three residential homes for elderly people, ideally suited on a quiet road with little traffic due to the low housing density.

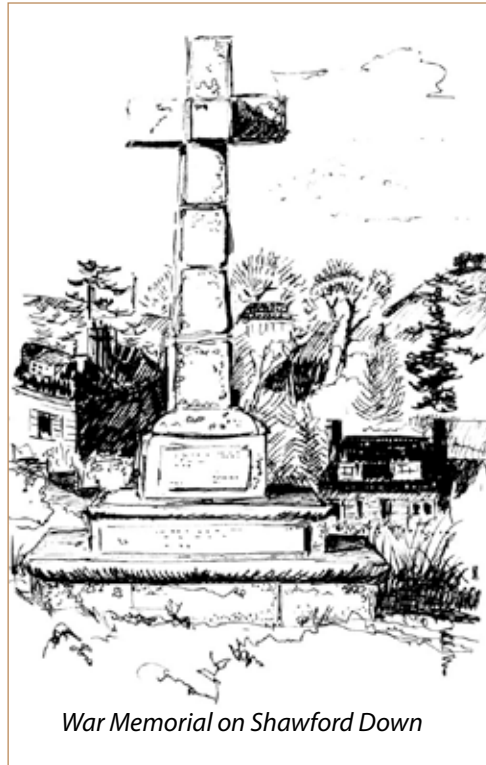
Between the two World Wars houses were built between the railway and the Itchen Navigation; these stand high but with gardens leading down to the river, and have views over the water meadows to the village of Twyford. These, together with some later development, provide an



*Cattle on Bushfield Farm with the M3 cutting beyond*

eclectic mixture of styles, characterised by individual houses on large plots maintaining the linear planning layout which is typical throughout the parish.

Shawford village is also home to the Parish Hall at which not only local events and parish meetings are held but also where social groups meet, often from outside the parish. Alongside the Parish Hall are half a dozen modern terraced houses. Shawford also has the few shops contained within the parish; a hairdresser and an upholsterer. Alongside the railway, opposite the cottages, is a storage depot. Opposite the shops is the only public house to be found in the parish.



*War Memorial on Shawford Down*

Shawford Village has narrow roads with pavements on one side, no street lighting and the exit onto Otterbourne Road suffers, like others, from a reduced sight line that can make crossing it dangerous. Residents are keen to retain the character of the village.

Shawford Down rises above the Village and provides not only an open space for dog walkers, horse riders and children to play (especially in the Winter if there is a significant snow fall) but for a wide range of wildlife, flora and fauna. From the top of the Down are superb views over the Itchen valley and the water meadows to Twyford, as shown on the front cover and in view 5 inside back cover. The railway, a few commercial buildings and some cottages that lie at the foot of the valley and in front of the river are discreetly hidden by trees.

The East boundary of the Village and Parish is the Itchen navigation canal. This is a protected area (SAC). It hosts a number of habitats for a number of nationally and internationally important plants and animals. These require certain water levels with little variation over the course of a year, and fast flow rates. The community of plants that grow in the river is particularly important. Species such as the water crow-foot support a numerous and diverse community of invertebrates. These provide food for brown trout and salmon. Eels, lamprey and bullhead are also key species of the diverse and important fish fauna. Otters roam the catchment.

Recent developments in the Village have been well designed to maintain the open views (including, view 2, back page) which can be seen from the footpaths and walkways that run through the Village, and do not encroach onto open land.

### Southdown and Otterbourne Road

The Down leads up from the village towards Southdown which comprises two areas, the dwellings on the main

Otterbourne Road and the Southdown enclave set off the main road.

The main Otterbourne Road area has experienced some change in character with large 3-4 bedroomed houses, with small gardens, being developed in gardens of existing houses of similar size; and recently lower cost homes and flats being built off side roads that abut the motorway. This is the only part of the parish which provides modern affordable housing, comprising purpose-built flats and town houses. None of these dwellings has garages but have one assigned parking place. As a consequence, this area has a range of different housing designs and no clearly defined characteristics. However on the main road, houses are all two-storey, and there are also a significant number of mature trees that maintain the "green" character of this area that is so typical of the parish as a whole.

The main road also has a large garden centre, whose grounds form part of the Local Gap, and a closed public house, where plans have been approved for a care home, together with town houses, all again adjacent to the motorway. The main road has walkways on both sides and is unlit, despite the high volume of through traffic that uses this road.

The Southdown enclave, accessed to the east of Otterbourne Road, between Sparrowgrove Copse and Shawford Down, comprises about 120 dwellings and these are in stark contrast to the main Otterbourne Road. Nearly all are large two-storey houses standing in large gardens and in a linear relationship to each other. The houses on the south side face Sparrowgrove Copse, part of the Local Gap between the Southdown and Sparrowgrove settlements, which was purchased in 2009 by public subscription to ensure it remains accessible to the public and is not developed.

To the west the houses of Southdown look out over the Itchen valley and the water meadows. To the north, the houses back onto Shawford Down. This orientation of the surrounding countryside combined with the large gardens result in a particularly strong sylvan environment. This environment is maintained throughout as the roads are unlit and, apart from the southern end, and have no walkways. Physical barriers are usually from bushes and trees, as in Compton. With the existence of a high number of beech, holly and conifer hedging, it provides a natural habitat for a wide variety of wildlife. The general impression is of a pastoral nature and the residents would like to maintain this character

The quiet character of this locality has led to a second elderly care-home to be established in the parish. It is a common sight to see the residents being assisted on their constitutions around the quiet roads during the day; any substantial increase in traffic density could put residents at risk when they are out walking on the roads. There is no lighting or walkways and people (especially school children), bicycles, horses and cars share the use of the road.

## General Design Guidelines

All the different areas of the parish contain a mixture of dwellings, reflecting the history and recent development of the parish. Consideration of any new developments, conversions or change of use should reflect and respect the character of the local area.

In particular, the roads within the village areas, where most residents live, are generally narrow, without footways and in only a few cases with street lighting and are used as walkways by children and the elderly, young cyclists and horse riders. These features reflect more than any other the semi-rural nature of the parish and are the major reason for the popularity of the area, especially for families. These are features that parishioners are keen to maintain.

It is these very features that should guide new development. Higher density housing, such as flats and courtyard developments, may be undesirable where they would damage these features and should be limited to where access to the main roads is safer. Moreover there are few buildings of more than two storeys in height.

The parishioners have stated they would like to maintain the above features and any future proposed business development in the area should not be detrimental to these characteristics. There were a significant majority who were opposed to further small businesses or offices being approved. At the same time, given that main road access is often through residential areas on roads unsuitable for heavy or long vehicles, only light engineering, market gardening, small shops, farming or office service functions should be considered to be suitable. Applications for uses outside these areas should be refused unless they can demonstrate that they have no detrimental impact on the environment, sustainability or local safety.

In the survey conducted for the Parish Plan, 97% of the respondents were concerned about the impact of higher density housing, such as flats, houses with more than two storeys, houses on garden plots too small for their size and courtyard developments. In most settlements such developments would result in an increased risk of traffic congestion, reduced safety on the narrow roads and increased traffic movements at peak times onto Otterbourne Road. Currently there are only two 3-storey houses in the parish, two courtyard developments and three blocks of purpose built flats; these are, therefore, not typical of the building forms found within the parish. Future such developments should avoid increases in traffic movements which cannot be accommodated, especially at peak times, and should provide garden or recreational space that reflects the nature of that already found in the parish.

The developments that dominate the parish are large houses set in large plots; a collage of photographs illustrates typical build form and materials found within the settlements. These houses are usually placed in a linear configuration to each other and adjacent to the road. The 1989 WCC leaflet characterises the Compton Street Conservation Area as *"a linear village [which] lies*

on an ancient east/west route no longer usable by through traffic. It contains a number of attractive historic buildings including the Manor House, Manor Farm with its impressive barns, the Church, 19th century school and a few 17th and 18th century cottages, which intermingle with more modern houses." Another example of this is shown on Map 20 of Southdown in the Winchester District Local Plan (2006).

This applies to most of the parish, as can be seen in the map on page 12. This inear development has been very beneficial to wildlife as the combined gardens, being adjacent to each other, act as corridors between the natural habitats that dominate the parish; the importance of the biodiversity and natural habitat for wildlife was considered as important by over 99% of the respondents in the parish plan survey and these corridors should be preserved.

Parts of the parish still have electricity and telephone supplied by way of overhead cables; there is a majority view within the parish that these should be replaced by underground cabling and therefore the aim should be for all new developments to have all service facilities buried.

A majority of respondents in the Parish Plan survey were in favour of more shops and retirement homes being established within the parish.

To achieve the above objectives, the "C. Building Form Summary of Design Guidelines" on page 18 should be applied to future planning proposals. Photographs on this page and in "Additional images" on page 22 illustrate some of the build forms, materials, style, boundaries, flint walls, and hedgerows that are common features in the parish.

"Appendix 4 Bushfield site" on page 20 covers the Bushfield site that has been considered for various forms of development in recent years. The Parish Council has vigorously opposed residential development but is supporting partial development of a science park in open space.

## Agriculture and the Outlying Areas

### Introduction

Current farming practice includes diverse activities such as arable, sheep, beef, dairy, and horse livery being carried out on the surrounding farms; namely, Four Dell Farm, Copse Farm, Itchen Farm, Bushfield Farm, Yew Tree Farm and Attwoods Drove Farm. The latter five farms all form part of the H.C.C.-owned Compton Estate, with an average field size of approximately 3 to 5 hectares for the fields close to the village, with larger fields further out on the chalk downland. Ancient hedge-lines and trees run along historic boundaries between tracks and downland fields and new hedges are being grown to identify current farm boundaries in conjunction with livestock-proof fencing.

There are also areas for wildlife preservation, namely Shawford Down and the Butterfly Reserve. Along the eastern parish borders are the water meadows associated with the River Itchen and Navigation which need to be protected and conserved.

### Conservation and Biodiversity.

Existing good practice in environmental management has had a beneficial effect on the farmed landscape. There are strong European and National incentives towards conservation and land management rather than for promoting intensive systems. Care of natural habitats is an important part of farming, but it is accepted that farms need to be 'working' and productive in order to survive. Farmers are encouraged to manage natural habitats on their land such



*Thyme Cottage, Compton Street in foreground rear from left: Linden Cottage and Century Cottage*

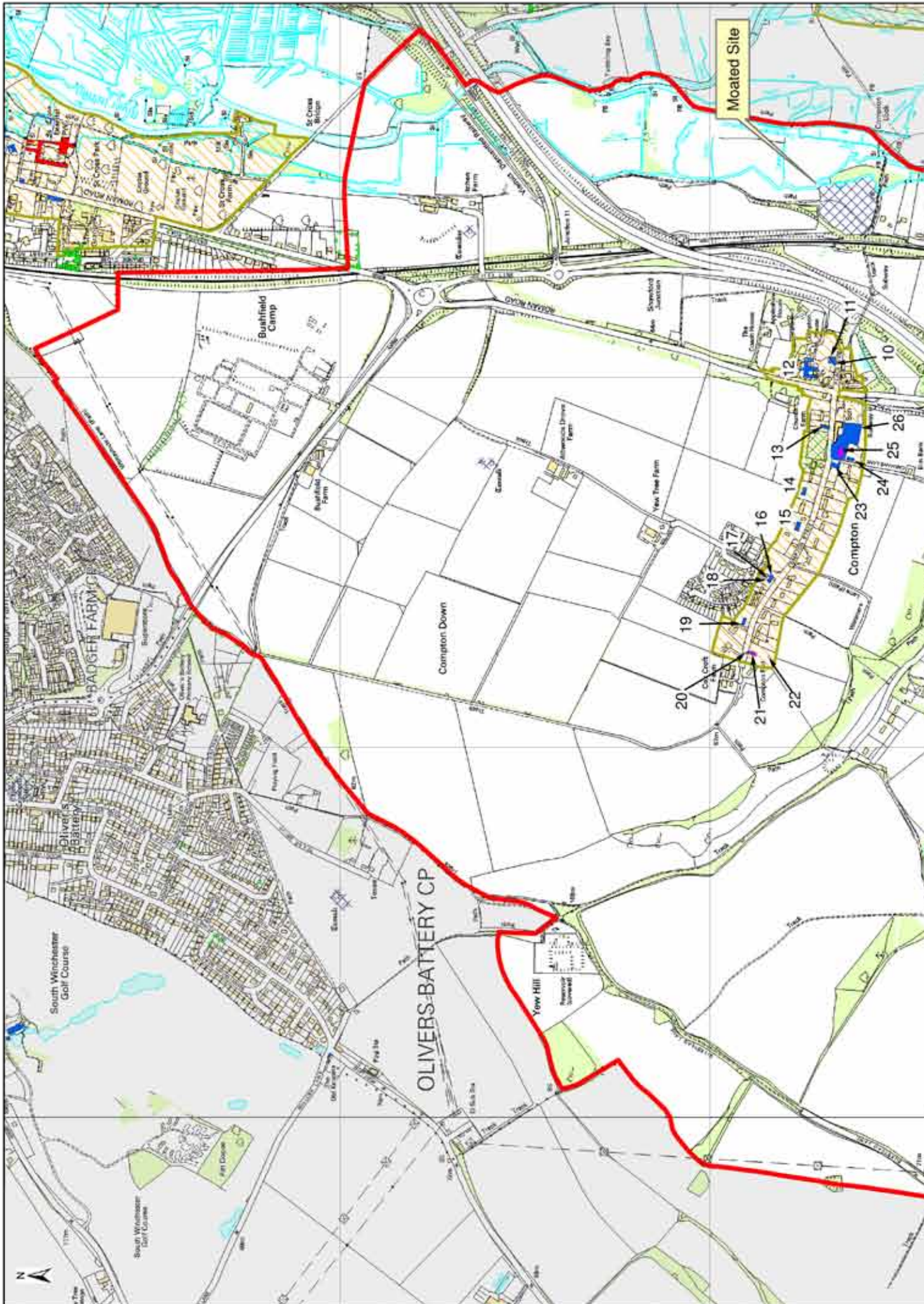


*New build in Cliff Way*



*Silkstead*







as hedgerows, meadows, field margins and woodland. For example, in Compton village area, farmers are leaving un-cropped field margins, providing beetle banks and skylark plots, leaving crop stubble to over winter and only trim hedgerows at certain times of the year, all to provide habitats and food sources for birds, in particular grey partridge, skylarks, lapwings, yellow hammers, buzzards and red kites. In doing this, other more general wildlife such as deer, badgers and foxes are also thriving; not to mention a more varied flora too.

Farmers have a duty of care to protect archaeological and historic sites. In this area examples are the Bronze Age tumuli found on Attwoods Drove Farm and the historic water meadow systems found on Itchen Farm.

Most of the farmland is in a designated Nitrogen Vulnerable Zone and also in a Water Catchment Sensitive Area; farmers have to work by regulations set by The Environment Agency and Natural England to protect water quality. This requires managing man-made and natural manures more sensitively. Pesticide usage should be recorded and used carefully. Waste disposal should be strictly controlled and limited use must be made of bonfires. Close to the River Itchen, farmers are encouraged to keep their pasture as permanent grassland using low inputs of chemical fertilisers to prevent deterioration in water quality and to improve habitats for voles and otters.

### **Farm Buildings.**

Sometimes it becomes important to expand or replace farm buildings. The H.C.C. Compton Estate was established in the 1950s and many of the buildings are dated. A few have become redundant; many are used as stables for livery. In recent years farmers have had to diversify in order to survive and also to make use of otherwise redundant farm buildings. New animal welfare rules are being continuously updated, sometimes leading to a decision that a new building/barn needs to be erected. A new farm building can be viewed positively by the village as it shows the farm has committed itself to continue farming, which in turn keeps the village surrounded by countryside. However, it should still comply with the usual planning rules and careful siting.

For new or refurbished farm buildings there are planning policies set out in national guidelines and the Local Plan. There is also informal advice (although now dated) in the document 'FARM BUILDINGS – A Design Guide for Hampshire', published in 1995 by the Hampshire and Isle of Wight Chief Planning Officers Group. Farm buildings should blend into the countryside in order to conserve and wherever possible enhance the landscape. There are two important factors:

- The siting of the building
- The design of the building

It is accepted that farming activities change which can result in buildings/farm facilities becoming redundant. However, it remains crucial that any reuse or redevelopment of redundant facilities should maintain or enhance

the character of the parish. New facilities should relate to the character of the local environment and previous usage. Change of use to industrial or large commercial activities should maintain the character of the area and avoid an increase in the volume of heavy goods traffic that could not be accommodated by the roads, many of which are not suitable for such vehicles.

### **Equestrian Development**

It is recognised that horse riding is a popular activity within the parish. This is reflected in the increased use of farmland for equestrian facilities. Farmers are providing these facilities to supplement their businesses. It is important that any development involving horses should minimize the effect proposals will have on the appearance of the countryside. Advice on equestrian development can be found in the document 'EQUESTRIAN DEVELOPMENT – SUPPLEMENTARY PLANNING GUIDANCE' published by Winchester City Council.

### **Farming and the Community.**

The public realise that farmers are food producers and local topics of concern are 'food miles' and 'carbon foot-prints'. It would be welcomed if the farmers were offered the opportunity to sell their high-quality food to the local population. Farms can also provide useful links with the community, maybe with the provision of an annual open day as encouraged by the organisation LEAF (Linking Environment And Farming), and particularly with the local schools, a hugely valuable learning resource on the 'door step'.

### **Land Management Practice**

Good practice that is valued by residents of the parish includes:

- Good access to countryside
- Diverse farm enterprises.
- Farm and woodland conservation work and biodiversity.
- Restricted use of chemicals and disposal of the latter.
- Re-use of redundant farm buildings
- Visual separation between settlements

### **Silkstead**

Silkstead is a small group of dwellings to the southwest of the parish, generally positioned along a narrow, unlit, poorly surfaced, hedge-lined lane without walkways. Only the east dwellings are in the parish, but the settlement should be considered as a whole. The dwellings comprise farmhouses, cottages and converted barns.

The cottages are brick with tile roofs and generally have a ground floor and conversions in the loft space to increase living space. The dividing fences are open wood with yew and beech. The converted barns are a mix of wood and brick buildings with tiled roofs and generally have brick walls between the dwellings. The buildings and gardens

still reflect the original farming character, and the history, of this part of the parish.

Recent attempts to reuse redundant farm buildings for small business use has been extended to a large industrial application that has created both noise and air pollution. This type of development has met with considerable adverse opinion and objections from residents.

Poles Lane, which runs along the edge of the parish boundary at the Silkstead hamlet, currently has the problem of significant HGV movements supplying the Veolia recycling plant in the adjacent Otterbourne Parish.

**The Agriculture and Rural Buildings design guidelines are set out in "D. Agriculture and Rural Buildings Design Guidelines" on page 19**

## Transport and Traffic

### Traffic

The parish has six main areas where traffic issues need to be considered. Each area may have individual features that need to be considered when approving further development but it is clear that in all parts of the parish there are:

- At busy times of the day traffic levels, in association with increased on street parking, can lead to localized congestion and a potentially dangerous situation for non-car users. This is particularly exemplified at the school, church and railway station.
- Several road junctions onto the main Otterbourne Road have sub-standard sight-lines for side roads joining a main road with a speed limit of 40mph.
- The narrow roads within the settlement areas, especially with soft verges, have the verges damaged by vans and lorries with the result that the roads fall into disrepair. See photo..

Any non-domestic developments should consider the impact of the new traffic they will attract and the impact on safety, the roads and environment.

As a pre-requisite to further development approval, consideration of the impact on safety must be paramount.

### Compton Down

This area comprises narrow, unlit roads with few walkways. It has two exits, Shepherds Lane and Hurdle Way, onto the Otterbourne Road, both with restricted sight lines. Following extensive studies by the WCC and considerable debate with the local residents' group (the Compton Down

Society), it has been accepted by Government Planning Inspectors and WCC that both junctions have inadequate sight lines. This should limit the approval of any additional dwellings in the Compton Down settlement for the foreseeable future. See "Appendix 3 Compton Down LADS" on page 20.



*Congestion in Compton Street outside the school*

### Compton Village

Within this area the roads are narrow but with some walkways and lights. The exit onto Otterbourne Road suffers from being in a dip that encourages drivers to exceed the 40mph limit. A recent survey conducted by Hampshire County Council, 2010, at the junction showed that in excess of 50% of vehicles exceeded the limit and one vehicle exceeded 60mph. Adjacent to the junction, on the Otterbourne Road, there is a bus stop that when in use, either by stopped buses or parked coaches collecting children, dramatically limits the sight-line. The village Primary School is also located close to this junction; when

children are arriving and departing vehicles accumulate around this junction and on the walkways along Compton Street and Hurdle Way, thereby increasing the possibilities of an accident.

In 2011, welcome changes have improved parking in Attwoods Drove and Martins Fields.



*Damaged road edge*

### Shawford Village

Twyford Road runs through Shawford and has three roads that exit onto it; all have restricted sight lines. All the roads are unlit and only Twyford Road has a footway on one side (in the winter it is not unusual to see contents of rubbish bins spilt into the road as pedestrians stumble into them in the dark). Twyford Road exits onto Winchester Road and also suffers from a restricted sight line; an accident here, at the end of 2008, has prompted new road markings in an attempt to keep traffic on the Winchester Road within the legal speed limit.

Twyford Road not only carries through traffic to Twyford but is also the road used by cars parking at the bottom of Shawford Down and by commuters who use the railway station. The latter cause a narrowing in the surrounding roads as the station car park has only 33 spaces and many more cars park in the surrounding area. Visitors to the only parish pub, The Bridge by Shawford Station, also use this road although the pub has an adequate car park for its clients.

**Southdown**

The internal roads are unlit, narrow and without walkways, but have wide grass verges that give good visibility. However, these are frequently encroached upon by cars and lorries that pass when travelling in opposite directions, or by delivery lorries parking on them. As a consequence pedestrians, including the residents of a care home and walkers coming off Shawford Down, are forced to walk in the road. There are two exits onto Otterbourne Road. Southdown Road to the north suffers a restricted sight line and has a bus-stop opposite it that is used by the local school buses. To the South is Grove Road, which has good access and is opposite the entrance to a former public house that will be redeveloped as a care home with additional private housing.

**Otterbourne Road**

Otterbourne Road carries local through traffic from Winchester to Eastleigh, Chandlers Ford and Southampton that does not use the motorway. When the motorway is closed or congested this road carries all the diverted traffic. Throughout most of the parish there is a speed restriction on the main road of 40mph but a recent survey by Hampshire County Council 2010 showed that less than half vehicles adhere to this.

Apart from the exits from Southdown onto the Otterbourne Road there are two other small roads that also service low-cost accommodation and flats. There are sometimes parked delivery lorries which can narrow the road and cause short-term inconvenience for road users.

**Roads and Footways**

Opinions were divided on the standards of maintenance of roads and their adjacent footways: 54 % (185) of respondents were satisfied that the roads were maintained adequately but only 48% (222) were satisfied with the footways. However it will be noted that the east end of Shepherds Lane has recently been re-surfaced and the potholes filled.

**Noise Pollution**

M3 traffic noise and aircraft noise were identified as being highly significant factors in influencing quality of life in the parish.

In the 2007 Parish Plan Questionnaire, residents were asked to what extent different sources of noise affected their quality of life in the parish. Responses are summarised in the adjacent table:

**Motorway Noise**

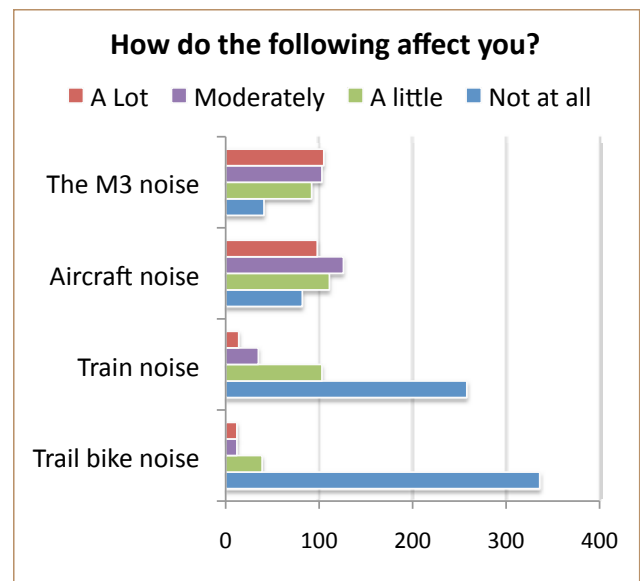
The M3 motorway bisects the parish north to south resulting in significant noise pollution. The Parish Council has the assurance of the Highways Agency that when it is resurfaced a 'quiet, noise-reducing tarmac' will be used.

In addition, with the building of Mountain Ash flats off Otterbourne Road, Shepherds Down School report an increase in reflected motorway noise back to their area on the opposite side of the motorway

**Aircraft Noise**



The parish is influenced by noise pollution from aircraft flying in and out of Southampton International Airport. To ensure this noise is kept to a minimum the Parish has representation on the Winchester Air Group (WAG) together with Otterbourne, Twyford, Highcliffe and St Giles Hill. This group is seeking adoption by, and a close working relationship with, the Environmental Department of Winchester City Council (WCC) so as to have greater influence on the airport authorities over the issues of air traffic.



## Public Transport

### Train



The Parish benefits from a railway station giving direct connections hourly to London. The convenience of the service and free car parking has resulted in commuters' cars causing local parking congestion. The detrimental effect on local residents needs to be limited, perhaps through additional parking being provided, restricted on-street parking measures and access to the station from the local Park & Ride.

### Bus



The Winchester to Southampton bus runs every 20 minutes and the service is generally adequate for local needs. However it should be noted that in the mornings the buses have been unable to take all the waiting school children into Winchester; as a result, many parents now use cars to take their children to school, which adds to the commuter traffic, local traffic movements and is environmentally unhelpful.

### Bridleways/Cycle ways/Footpaths/Tow paths

These crisscross the Parish and attract many walkers and riders from outside the Parish. They are usually in good condition and, with one or two exceptions, visitors with cars use the designated parking areas.

Opportunities should be taken in development proposals, especially where new uses are being proposed for redundant farm buildings, to supplement and increase the rights of way network through public path creation orders or new permissive paths.

### Park and Ride

The County Council opened the Park and Ride in Spring 2010 and it appears, to date, to have had little impact on traffic movements on Otterbourne Road, or onto, or off, the Bushfield roundabout.

**The Transport Guidelines are set out in "E. Transport and Traffic Design Guidelines" on page 19.**

### Environmental issues

Sustainability and climate change are becoming increasingly important issues in today's world, the aim being:

- to minimise damage to the environment
- to use resources which are capable of being replaced at the same rate as they are being used

The need to conserve resources and energy is crucial and should be an influential factor in the design of new buildings. Present-day building regulations determine appropriate standards to be attained on such items as high thermal capacity, insulation and thermal efficiency. The orientation of the development should be arranged to optimize the heat and light from the sun and obtain the benefit from passive solar heating

There are, however, further steps which should be considered in all new development.

Recycling is now globally recognized as a positive contribution to sustainability. For example, appropriate arrangements should be made when planning new buildings, which should include rainwater collection, storage and reuse. New buildings should consider the collection of used domestic water and recycle the grey water for use in toilet systems.

In support of the Dark Skies Initiative and in line with the recent (2009) report of the Royal Commission on Environmental Pollution on "Artificial Light in the Environment", all residents are encouraged to install and operate external lighting and floodlighting in accordance with best practice advice so as to avoid light nuisance and minimise light pollution.

General lighting should use low energy luminaires for both internal and external use.

Sustainable development should be a target for all new development in the Parish. All should be achieved whilst maintaining the existing character of Compton and Shawford. In particular new facilities such as telephone and electrical cables should be buried, and the impact of any wind turbine proposals on the highly valued views both into and out of the Parish would need careful consideration.

**The Environment Design Guidelines are set out in "F. Environmental Issues Design Guidelines" on page 19.**

## Appendix 1: Design Guidelines

### A. Settlement Pattern Design Guidelines

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| <ol style="list-style-type: none"> <li>1. Any new development within Compton Down or Southdown should be contained within the Winchester District Local Plan Review's Settlement Policy Boundary. <b>LP policy H3.</b></li> <li>2. The existing Conservation Area should be conserved and where possible enhanced and any development should maintain the form and height of existing properties (in general no higher than two storeys). <b>LP policies HE.4 – HE.8.</b></li> <li>3. The existing form of linear development (such as that along Compton Street, within Compton Down, Southdown and Shawford) should be maintained. The linear character of the housing distribution can be seen in the map on the centre pages. Other forms of development should only be permitted where they would not adversely impact on the character of the area.</li> </ol> | <ol style="list-style-type: none"> <li>4. All new development should take into account density and plot sizes and should not appear disproportionate to the plot size relative to neighbouring properties. Plots should be adequate in size to retain important trees. <b>LP policy H.7</b></li> <li>5. All new build should include adequate off-street parking in line with the standards set out in Winchester City Council's Car Parking Standards Supplementary Planning Document 2009. <b>LP policy T.4</b></li> <li>6. Any new Social or Affordable Housing should be carefully and appropriately integrated within the Parish to maintain the existing character of the area.</li> <li>7. New development should respect the significance of the two areas designated as Local Gaps, shown on the map inside the front cover. <b>LP policy CE.2 and CE.3.</b></li> </ol> |
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### B. Parish Environment Design Guidelines

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| <ol style="list-style-type: none"> <li>1. New development should not impair the valued open vistas within or into the Parish as shown on the final pages. <b>LP policy DP.4.</b></li> <li>2. The highly valued open spaces that can be seen in the map on page 6 should maintain public access access on footpaths and bridleways etc and should not be encroached upon by buildings. <b>LP policy DP.4.</b></li> <li>3. New development should where possible use native species to provide hedge boundaries, especially in areas where hedgerows and trees are currently used.</li> </ol> | <ol style="list-style-type: none"> <li>4. Planning applications for new build that will remove locally-important established hedgerows should be resisted. <b>LP policy DP.4.</b></li> <li>5. No significant commercial or industrial development should be permitted within, or adjacent to, residential development unless it meets the requirements outlined in the relevant Local Plan policy. <b>LP policies DP.11 &amp; E.1.</b></li> <li>6. TPOs should be used to protect visually or historically important trees or groups of trees, especially those that might be threatened by development. See map on centre pages. It is the responsibility of the Parish Tree Warden to keep this under review.</li> </ol> |
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### C. Building Form Summary of Design Guidelines

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|---|---|
| <ol style="list-style-type: none"> <li>1. New buildings should not be disproportionately higher than neighbouring property; most of which are two-storey buildings. <b>LP Policy DP.3</b></li> <li>2. Planning applications should show in the accompanying design and access statement how the development will conserve the leafy character of the Parish, which is one of its principal defining characteristics. Trees are essential to the internal character of built development of the Parish and in assimilating the settlements into the wider landscape, particularly in views in which skyline trees are a prominent feature as shown on the map on page 6. <b>LP policy DP.1, DP.3 &amp; DP.4</b></li> <li>3. In order to maintain the open views and countryside character of the Parish all services to new</li> </ol> | <p>buildings should be buried underground where possible. <b>LP Policy DP.3</b></p> <ol style="list-style-type: none"> <li>4. Building materials should be sympathetic with neighbouring properties and be in harmony with the character of the area.</li> <li>5. New development should adopt and incorporate, so far as is possible and with due regard to its surroundings, sustainable construction standards and techniques. <b>South East Plan policy CC.4</b></li> <li>6. New proposals should not have a permanent, irreversible affect on the important biodiversity features of the area, particularly the River Itchen Site of Special Scientific Interest/Special Area of Conservation (SSSI/SAC) <b>LP Policies CE.8 – CE.11.</b></li> </ol> |
|---|---|

## D. Agriculture and Rural Buildings Design Guidelines

<p>1. Farmers and landowners are encouraged to continue to manage the land, woodland and field boundaries to the benefit of the landscape, wildlife and heritage. <b>LP Policy DP.4</b></p> <p>2. The important Archaeological and historic sites, identified as scheduled monuments on the centre page map, should be protected.- <b>LP Policy HE.1.</b></p> <p>3. Development which would generate excessive pollution, e.g. noise, dust, excessive traffic movement, should be resisted. <b>LP Policy DP.11.</b></p> <p>4. Provision of new or refurbished farm buildings should consider the visual impact, particularly from the critical viewpoints in the surrounding landscape as shown on the map on page 6, in order to maintain or enhance the character of the Parish. Use of topography can reduce apparent bulk and height. Sensitive grouping and orientation should be achieved to lessen conspicuousness. The areas around the buildings, including yards, walls and access roads, should follow the lie of the land to integrate the whole development into the landscape. Planting of species native to the area should be used to soften hard outlines.</p>	<p>The views are shown inside the back cover. <b>LP policy CE.13</b></p> <p>5. The design of agricultural buildings should consider the use of simple forms, appropriate colours, and coordinated fittings to give an acceptable appearance. Buildings should be set sympathetically into the landscape. The design should aim to break up the mass of large buildings. Careful attention to detail, selection of materials and colours, should be given to allow buildings to complement existing buildings and the local landscape and not harshly contrast with it. <b>LP policy CE.13</b></p> <p>6. Change of use of farm buildings to commercial or industrial use should not create localised pollution or cause material harm to the appearance of the landscape or the tranquillity of the area. <b>LP policies CE.16 &amp; 17</b></p> <p>7. All equestrian development should be in accordance with the document 'EQUESTRIAN DEVELOPMENT – SUPPLEMENTARY PLANNING GUIDANCE' published by Winchester City Council. <b>LP policy RT.11</b></p>
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## E. Transport and Traffic Design Guidelines

<p>1. Development should be designed so as to avoid damage or adverse impact on the management and conservation of hedges and verges. <b>LP policy T.2</b></p> <p>2. Sight lines as recommended by the Highways Authority should be provided at entrances to new development and at junctions with existing roads, whilst maintaining the character of the locality. The removal of important hedges should not be permitted. <b>LP policies T.2 &amp; T.3</b></p> <p>3. Any new development built adjacent to the M3 motorway should seek to use cladding materials which dampen reflected traffic noise from the motorway.</p>	<p>4. New bus shelters should be constructed of natural materials in harmony with the Parish character and should be aesthetically pleasing. <b>LP policy T.3</b></p> <p>5. Street furniture should be traditional and aesthetically pleasing. Signage clutter should be avoided.</p> <p>6. Opportunities should be taken in development proposals, especially where new uses are being proposed for redundant farm buildings, to supplement and increase the rights of way network through public path creation orders or new permissive paths. <b>LP policy RT.9</b></p>
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## F. Environmental Issues Design Guidelines

<p>1. The use of renewable energy resources e.g. solar panels, photovoltaics, high efficient boilers, ground source heat pumps and rain water harvesting &amp; grey water recycling is encouraged. <b>LP policy DP.1</b></p>
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## Appendix 2: The Development of the Design Statement

### May 2006

An Open Parish meeting was organised by the Parish Council from which an independent Parish Plan Committee was created to develop both a Parish Plan and Village Design Statement. Two Parish Councillors formed part of the Committee of 15 Parishioners. A separate VDS committee was convened which eventually comprised eight parishioners representing a good cross-section of the parish.

### June 2006

The Committee developed a strategy, met with local groups, schools and societies. Preparations began for two Open Days and the creation of a questionnaire to be delivered to all households within the parish.

### March 2007

The two Open Days were held in Compton and Shawford respectively to explain to Parishioners the aims behind the creation of a Parish Plan and VDS as well as to canvass for issues considered important to be included in the eventual questionnaires. The Open days were held in The Reeves Scout Hall and Shawford Parish Hall. In all, 143 people attended these events. Of these, 61 completed mini-questionnaires highlighting their likes and dislikes about life in the community as well as giving informative comments on issues within the parish which were of importance to them.

### October 2007

The questionnaires were delivered to all households within the parish and those questionnaires completed were collected individually. 559 questionnaires were distributed and 424 returned (76%) These questionnaires were analysed by Hannah Williams of Winchester Area Community Association and the data then processed. This information has been retained and can be reviewed.

### February 2008

Following an analysis of the data obtained from the questionnaires the first draft of the Parish Plan was completed.

### Feedback

The preliminary findings from the Open Days and questionnaires were reported at the annual Parish Assemblies in April 2007 and April 2008. In addition, these findings were exhibited at the CASCA Christmas events in December 2006 & 2007 where, on each occasion, approximately 100 parishioners attended.

### Writing the VDS

The VDS committee then reviewed the feedback from the open days and the questionnaires and delegated between themselves sections of the proposed document for further research and development. Input was also sought from experienced parishioners such as local and city councillors. Draft proposals were circulated and reviewed by the

members of the committee before consulting with Ian Ellis of Southern Planning Practice Ltd about the technical requirements expected by Winchester Planning Department.

### Final Proposal May 2010

Discussions were held with the planning officer at Winchester City Council and particular amendments were suggested. The most significant was the need for adequate justification for the emerging guidelines, and the need to treat each region of the parish individually in order to clearly identify its characteristics, rather than be prescriptive for the whole Parish. These changes were incorporated and have formed the basis for the final document.

### Public Consultation Summer 2011

The proposed final version of the VDS was submitted to Winchester City Council for approval to go forward for a six week period of public consultation. This review copy is being made available for comment on the City Council and Parish Council websites. Parishioners in particular are invited to send their comments to the address given on page 2.

## Appendix 3 Compton Down LADS

A Local Area Design Statement was produced for Compton Down and was adopted by Winchester City Council in 2007.

<http://www.winchester.gov.uk/EnvironmentAndPlanning/Planning/LocalPlan/PlanningPolicyGuidance/DistrictGuidance/DesignStatements/ComptonDownLocalAreaDesignStatement/>

This Statement for Compton Down is incorporated within this Village Design Statement for Compton and Shawford

## Appendix 4 Bushfield site

It is appropriate to include reference to the Bushfield site as it lies within the Northern boundary of the Parish and poor development of this area could have a significant detrimental impact on the Parish's environment. Over recent years it has been considered for differing types of development.

### The Site

Bushfield in total is 63 hectares, 39 in Compton and Shawford Parish, 24 in Badger Farm Parish. (see map inside front cover). The land to the north-west of Whiteshute Ridge is held on a very long lease by Badger Farm Parish Council, given when the Parish was formed for use as open space and this can only be used for recreation. Thus, when considering Bushfield's long term future, the area can be considered as bounded by three differing transport routes; the very ancient and historically important Whiteshute Ridge, the relatively modern Badger Farm Road and the main Southampton/London railway line. This area is split into steeply sloping dense scrubland, terminating in a field at the bottom, giving poor grazing, with difficult access from Stanmore. The site of Bushfield Camp, formerly a military barracks, can be seen clearly on the map inside the

front cover. It was abandoned in 1973 and as such is classed as a "brownfield site". The vehicular access to the site is only from Badgers Farm Road.

## Development

There have been numerous proposals to develop the old camp area, but all have been fiercely opposed by Winchester City Council and Compton and Shawford Parish Council because of being so visually intrusive. An application in 1980 for residential use reached the Secretary of State but was rejected; another in 1984 for commercial development, including a running track and extensive landscaping, was also rejected by the Secretary of State stating as follows:

*"the appeal site would interfere with the natural contours of the landscape, and notwithstanding the proposed planting and earthworks would inevitably intrude into views of the area. ... accepts in the Inspector's view that Whiteshute*



*Open view from Bushfield near the Camp, looking north to the Cathedral*

*Ridge should continue to form the boundary of urban development.... the same Conservation policies apply to adjoining sites".*

A site visit to the highest point of the camp not only gives spectacular views all round, but demonstrates just how prominent this site is and why any development would be very visible and would affect the backdrop to Winchester to the north, St Cross to the east and Compton and Shawford to the south.

## Future Development & Maintenance of the Natural Gap.

The Parish Council accepts that the site cannot remain in limbo for ever. It is vigorously opposed to major residential development for various reasons, the main ones being the inevitable visual intrusion and light pollution that would result. It therefore supports WCC's Core Strategy (Preferred Option 2009) suggestion for the use of the area as a high tech/science/knowledge park, proposed 20ha, with the balance of the area being designated as Open Space. The commercial buildings would have to be carefully designed and screened, some even built into the site, and extensive landscaping and planting carried out to preserve the "green" nature of the existing area. It is possible the field could be partially developed, provided access problems could be overcome. Objectors are already trying to counter these suggestions and an application has recently been submitted for Bushfield to be granted "Village Green" status.

## Appendix 5 Listed Buildings

Key to numbers in map on centre pages

1. 1 to 3 Upper Silkstead Cottages, Silkstead Lane, Hursley. Grade II
2. Silkstead Lodge, Silkstead Lane, Hursley. Grade II
3. Upper Silkstead Barn, , Silkstead Lane, Hursley. Grade II
4. New Barn Farmhouse, Shepherds Lane, Compton. Grade II
5. Judds Barn and Granary, Shepherds Lane, Compton. Grade II
6. Flint Cottage, Shepherds Lane, Compton. Grade II
7. Four Winds, Cliff Way, Compton Down. Grade II
8. Little Cranford Cottage, Bridge Lane, Shawford. Grade II
9. Shawford Cottage, Bridge Lane, Shawford. Grade II
10. Goldfinch Cottage, Place Lane, Compton. Grade II
11. The Manor House, Place Lane, Compton. Grade II
12. Compton Manor Farm Buildings, Compton Street, Compton. Grade II
13. Cherrycroft, Compton Street, Compton. Grade II
14. Meadow Cottage, Compton Street, Compton. Grade II
15. Parsonage Barn, Compton Street, Compton. Grade II
16. Thyme Cottage, Compton Street. Grade II
17. Century Cottage, Compton Street. Grade II
18. Linden Cottage, Compton Street. Grade II
19. Yew Tree Cottage, Compton Street, Compton. Grade II
20. Barn 20m N Of, Compton End, Compton Street, Compton. Grade II
21. Compton End, Compton Street, Compton. Grade II STAR
22. Gazebo 15m South Of Compton End, Compton Street, Compton. Grade II

- 23. St Patricks, Compton Street, Compton. Grade II
- 24. Church Cottage, Carmans Lane, Compton. Grade II
- 25. All Saints Church, Compton Street, Compton. Grade I ISTAR
- 26. 7 Tombchests in Churchyard of All Saints Church, Compton Street, Compton. Grade II

**Appendix 6: Protected Trees**

Protected tree areas, and individually protected trees (correct as at 31 May 2011) are shown on the map on page 12 .

Space does not allow all the protected trees to be listed, but readers who need the latest information about TPOs can use the WCC local view website at <http://map.winchester.gov.uk/lvinternet/>

After finding the property of interest on the map, click on "View Map Layers" then scroll down to select TPO or TPO Areas.

Note that this service is not available 24 hours a day.

**Additional images**



*Highland Cattle on Shawford Down, War Memorial with Twyford church beyond*

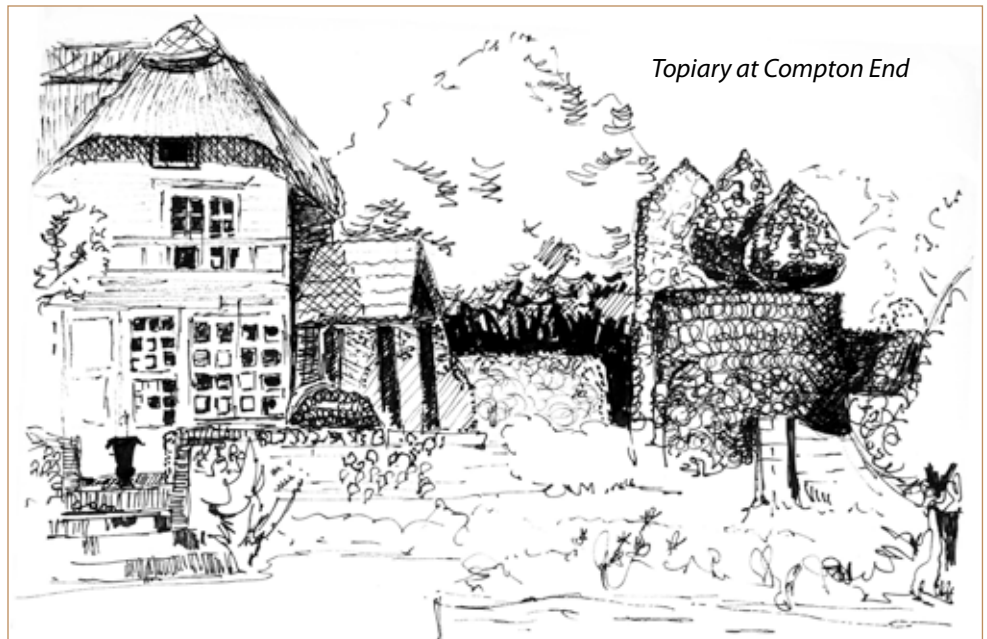


*Beech hedge in Field Way looking towards the Memorial Playing Field*

*Along the byway from Oliver's Battery to Compton*



*ornamental thatchwork at Compton End*



*Topiary at Compton End*

## References

This document can be found in the Parish Plan section of the Parish Council's website at

<http://compton.parish.hants.gov.uk/ParishPlan/>  
<http://shawford.parish.hants.gov.uk/ParishPlan/>

## Acknowledgements

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- Compton and Shawford Parish Council
- Winchester City Council (offered)

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- The Compton & Shawford Community Association (CASCA) - free use of the Parish Hall
- The Hampshire Association of Local Councils
- Southern Planning
- Phil Turner (RTPI Planning Aid South): advice on the Village Design Statement
- WCC (Steve Opacic, Alan Rutter)

## Village Design Statement Committee members

- Peter Betts
- Carol Chaplin-Rogers
- Colin Jones, Treasurer
- Susannah Mannerings
- Simon Theobalds
- Richard Skipper, Chair, Southdown Residents' Association 2007-2010
- Adrian Walmsley, Parish Council representative
- Terry Wilson, VDS project leader, Compton Village Association Chairman



*path beside the Itchen Navigation  
along the boundary with Twyford parish*

## Clerk to the Parish Council

Any questions about the Village Design Statement should be sent via

**David Drake**

**01962 600198**

Compton & Shawford Parish Council  
PO Box 565 Winchester SO23 3HG  
clerk@compton.parish.hants.gov.uk

## Cover photos

### Front cover, from top:

View from the War Memorial on Shawford Down towards the Victorian houses on "The Island", view across Bushfield Farm and Bushfield camp towards St Catherine's Hill, view from Shawford Down past the War Memorial across the Itchen Valley with Twyford Church in the distance, horse riders turning into Hurdle Way from Field Way, view from Hurdle Way near the butterfly reserve across HCC farmland to Compton Village

**Back Cover:** Aerial photo of the parish c.2004, thanks to Winchester City Council.



*Bridleway from  
Oliver's Battery  
to Hurdle Way  
via the butterfly  
reserve*



*The porch of the Norman Church of All Saints, Compton*

**Illustrative views**

Anticlockwise from top of opposite page; numbers refer to map on page 6.

1. view from Hurdle Way near the butterfly reserve across HCC farmland to Compton Village
2. view from near the Roman Road across Compton Street to Hurdle Way at the edge of Compton Down
3. view from Hurdle Way near its junction with Cliff Way, north across Compton Street and farmland, with Bushfield Camp and Winchester Cathedral in the distance
4. Looking south west across farmland from Shepherds Lane
5. View from Shawford Down past the War Memorial to the Itchen Valley, Twyford and beyond

6. View from Twyford across the Itchen Valley to Southdown
7. View from the top of Bushfield over Bushfield Camp and the Itchen valley (hidden) to Hockley and beyond. M3 cutting just visible.
8. From almost same viewpoint as view 7, looking along Whiteshute ridge, distant view of cathedral





