



Winchester
City Council

DRAFT PORTFOLIO HOLDER DECISION NOTICE

PROPOSED INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR BUILT ENVIRONMENT

TOPIC - DRAFT SOUTH WONSTON 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 Chief Operating Officer, the Chief Executive and the Chief Finance Officer 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.

If you wish to make representation on this proposed Decision please contact the relevant Portfolio Holder and the following Democratic Services Officer by 5.00pm on Wednesday 18 September 2013.

Contact Officers:

Case Officer: Steve Opacic, Tel: 01962 848 101, sopacic@winchester.gov.uk

Democratic Services Officer: Nancy Graham, Tel: 01962 848 235

SUMMARY

A draft Village Design Statement (VDS) has been produced for South Wonston 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 South Wonston VDS for consultation.

PROPOSED DECISION

That the Portfolio Holder for Built Environment authorises the publication of the draft South Wonston Village Design Statement for public consultation, in accordance with the relevant requirements of the Town & Country Planning (Local Planning) (England) Regulations 2012.

REASON FOR THE PROPOSED 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 & Country Planning (Local Planning) (England) Regulations 2012 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 decision to produce a VDS arose from work on a Village Plan and a Working Party was set up by the Parish Council in 2008 to lead the work. A first draft of the VDS was produced in 2011, when there was public consultation through the parish magazine. There was a public meeting on the draft VDS in October 2011. Following the public consultation and comments from City Council officers, the Working Party undertook additional work and revisions to the draft VDS. The VDS has now been re-written, with advice from officers, so as to focus on design

guidance which can supplement existing planning policies. 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 General Design Guidelines, followed by Design Guidelines for particular settlement character areas. These generally accord with, and supplement, the policies of the statutory Winchester District Local Plan Part 1, the 'saved' policies of the Winchester District Local Plan Review 2006 and national planning policies as set out in the National Planning Policy Framework. It has a particular emphasis on identifying the special features of the Parish and maintaining or enhancing the character of the village. It meets the various requirements for Supplementary Planning Documents, for example through the involvement of the community.

RESOURCE IMPLICATIONS:

Village and Neighbourhood Design Statements are eligible for funding from the Community Planning Budget. The South Wonston VDS has already received the £500 available from this fund in 2012. This represents the limit of the Community Planning Budget and therefore there are no further resource implications for the City Council.

CONSULTATION UNDERTAKEN ON THE PROPOSED DECISION

The draft VDS has been produced by, and in consultation with, the local community.

Ward Members and the Portfolio Holder for Built Environment have also been consulted.

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

None.

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

None.

DISPENSATION GRANTED BY THE STANDARDS COMMITTEE

None.

Approved by: (signature)

Date of Decision

Councillor Victoria Weston – Portfolio Holder for Built Environment

South Wonston Parish Council

South Wonston Village Design Statement

Final Draft – July 2013



2013

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1. Introduction

The South Wonston Village Design Statement offers design guidance to statutory and commercial service providers, landowners, businesses , architects, planners, builders and local residents proposing any changes in the neighbourhood.

It represents the community's view as what is most typical and valued about the village and how to accommodate future development.

It conforms with the National Planning Policy Framework 2012, the "saved" policies of the Winchester District Local Plan Review 2006 and the Winchester District Local Plan Part One (adopted March 2013).

The Design Statement will eventually be adopted by Winchester City Council as a non-Statutory Supplementary Planning Document.

This draft document is published for consultation. Comments should be sent to the Head of Strategic Planning at Winchester City Council by.....

Please note that the Civil Parish of South Wonston includes part of the Worthy Down Defence Establishment which is managed separately, hence the geographical coverage of the Design Statement does not include the whole of Worthy Down.

2. Acknowledgements

The Head of Strategic Planning, Winchester City Council.

Sarah Harlow; BA (Hons.) Dip. Arch. RIBA

Alison Pearce: B. Architect

Winchester District Local Plan Review 2006

Winchester District Local Plan Part 1

National Planning Policy Framework 2012

Plans for Places – after Blueprint 2011

South Wonston Village Plan - 2008.

WCC and Alan Rutter for provision of local maps.

Ann Peal, June Perrins, Debbie Found – Local Photographs.

Permission yet to be granted for inclusion of photographs related to private dwellings.

3. A Brief History of the Parish – MAP Nos. 1, 2, 3,4

The village environs have been continually occupied and traversed for thousands of years. The earliest signs of human presence are the remains of burial sites, the long barrows belonging to the Neolithic period, 4000 – 2201BC, (Scheduled Ancient Monuments) and the round barrows belonging to the Bronze Age, 2500 – 701BC, (one scheduled).



East Long Barrow

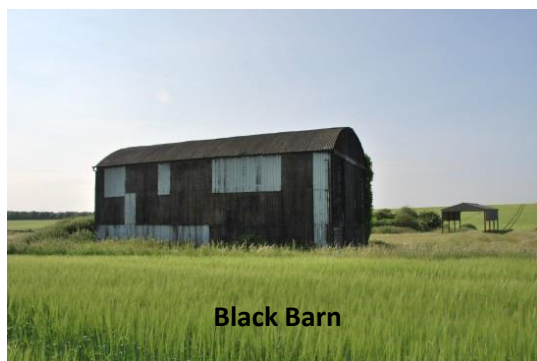
By the First Millennium BC the ridge was dotted with farming settlements and divided into little fields. Occupation continued into the Roman period, 43 – 409AD; the Roman road from Cirencester to Winchester, now the A272, forms the eastern boundary of the parish.

There are two ancient track-ways, the Alresford and Ox Drove, which follow the orientation of the chalk ridge. They are classified as Restricted Byways. The Alresford Drove passes a 17th Century Grade II listed cottage at Waller’s Ash on the edge of the parish boundary. This cottage has three regular “eyebrow” dormers, a traditional feature.

Next to Waller’s Ash Cottage is the 1840 Waller’s Ash Tunnel. This was part of the former London and South Western Railway, now the main line between Southampton and London Waterloo. The parish is also bisected by the old Didcot, Newbury and Southampton Railway which reached Winchester in 1885 and which was closed in 1964. The course of the railway can be traced along the parish boundary at Sanctuary Farm. Past the Ox Drove, the line continues as a Bridleway and Footpath to King’s Worthy. The remains of Worthy Down Halt, opened in 1917 to serve the aerodrome which replaced the old Winchester Racecourse, 1753 – 1896, can still be seen on the route.

From 1918, Worthy Down sheltered various operations of the Royal Flying Corps, the Fleet Air Arm, Royal Navy and Pay Corps. Several features of the former airfield and its defences are still visible. Of

particular note is one Pickett Hamilton Fort which might be restorable. In 1992 the Adjutant General’s Corps arrived at Worthy Down. Following a number of changes, with various headquarters and units coming and going, the long term future of the site was reviewed in 2008 and in 2009 it was officially re-named the Defence College of Logistics and Personnel Administration.



Black Barn

In 1892 the present layout of the village began to appear when the ridge was sold and divided up into 199 plots of between one and two acres. These were marked out along the Downs and West Hill Roads and and retailed in singles or multiples. Water, formerly derived from dew ponds, was obtained by sinking deep wells into the chalk, many of which exist today.

Please ref to Appendices – Map No. 2

Timber framed, corrugated iron clad bungalows were built on the plots. More substantial was South Wonston Farm where the house, barn, stables and cottages were traditionally constructed in brick, tile and flint.

St. Margaret’s Mission Church served the community from 1908 to 1996. It was dismantled in 2000 and sent to the Weald and Downland Museum in Sussex. There is currently no formal burial ground in South Wonston, but several inhabitants have found resting places about the village.

Next to the Mission Church site is the Village Hall which replaced the South Wonston Institute Hall of 1922 in 1986.

In 1985 the cone-shaped water-tower, now adorned with masts, which forms such a prominent landmark, appeared beside the A34, which had replaced the old main road to Winchester, now designated the C234. In the same year (1985) the surgery opened on Downs Road as an offshoot of the Gratton Surgery in Sutton Scotney.

The Social Club, originally a wireless telegraph station, was replaced by a brick building in 1975 and refurbished in 1987.

The Post Office and Stores opened in the mid - 20th century in a pebble-dashed and whitewashed 1930’s bungalow in Downs Road.

The current Village Church was built in 1996 in conjunction with an extension to the Primary School (a 1971 SCOLA building). It is semi-circular with a small bell tower, the design of a Hampshire County Council architect.

The original long village housing plots were gradually parcelled up into shorter ones by 20th century development. **(Please refer to Appendices – Maps No. 3 & 4)**

Expansion of the village continued eastward throughout the 1980’s with developments containing more houses and fewer bungalows. A small close style development (Norris Gardens) was created out of a former single property and the site of the Cloudbank Riding Stables has been filled with mixed housing. This was the last development of any size within the settlement boundary, otherwise there have only been isolated examples of back garden development and a small group of affordable houses (La Frenaye Place) built on a rural exception site outside the settlement boundary.

Wonston Parish Council, whose territory included South Wonston at that time, purchased land for a Recreation Ground from the Ministry of Defence in 1977. When the Parish of South Wonston was created by the Winchester (parishes) Order 1985, the Recreation Ground was transferred to the ownership of the new Parish Council.

The bowling green Pavilion at Fleming Park, Eastleigh, made redundant by the erection of a new one on the area now occupied by the Holiday Inn, was sold to South Wonston for £300. Re-erected on the Recreation Ground, it is still in use today by sporting and non-sporting customers.

Plans for a new Community Building have recently been rejected in favour of rebuilding the Recreation Ground Pavilion.

Note: References to Winchester District Local Plan Review 2006 (WDLPR 2006) policies relate only to those which have been “saved” following the adoption of Winchester District Local Plan part 1, (WDLP 1) March 2013. The National Planning Policy Framework (WPPF) 2012 provides an additional level of compliance.

GDG 1

The following archaeological and historic features scheduled as Ancient Monuments or listed in Winchester City Council’s Sites and Monument Record or Historic Environment Record should be protected:

- East and West Long Barrows
- Round Barrow
- Bowl Barrow
- Site of the Iron Age / Romano-British Village
- Site of an Iron Age Field System
- Site of Celtic Fields
- The environs of the Roman Road
- Winchester Racecourse
- A section of the former Didcot, Newbury and Southampton Railway line.
- Worthy Down Air Field and associated Torpedo Shed, Office and Bomb Store site, The Fusing Shore, Racecourse Cottages (former Flight Hut), High Explosive Bomb Storage Area site and Dutch Barn Hangar
- A second World War Pill Box. **(Refer to Map No. 1)**

WDLPR 2006 - HE 1, HE 2, HE14

WDLP 1 - CP20

NPPF - 126, 128, 129, 135, 141

4. The Parish Environment

a) Landscape Setting and Open Views – MAP No. 5

South Wonston lies on top of the chalk ridge four miles north of the historic city of Winchester. It forms the main settlement of the Wonston Downs Landscape Character Area (WDLPR 2006, Appendix 2, p175). The water tower is a key landmark.



The Water Tower

The village is surrounded by open downland, broken up into arable and grazing fields. Its ridge top location ensures its predominance in the local landscape and affords panoramic views across characteristic rolling downland terrain. South Wonston's gently undulating profile as it follows the contours of the ridge can equally well be seen from the surrounding countryside.

Trees, hedgerows and small woodland areas are typical of the local environs. The big skies characteristic of downland scenery offer not only colourful dawns and sunsets on occasions, but also, when clear, night time opportunities to study astronomical phenomena.

The most important views are shown on Map No. 5 and illustrated in the photographs below. Because of the prominent ridge-top location of the village, it is important that new development is not intrusive in these views and does not significantly impact on the skyline of the village when seen from key viewpoints.

Important Views (Map No. 5): Blue Symbol – Outward View / Red Symbol – Inward View

1. Looking outward to Wonston Farm



2. Looking towards South Wonston Farm



3. Looking towards Stoke Charity Road



4. Looking outward to Worthy Down Camp



5. Looking outward to Cheesefoot Head



6. Looking inward to South Wonston



7. Looking west to South Wonston



8. Looking inward to South Wonston (West)



9. Looking outward towards Kings Worthy



GDG 2

South Wonston's downland setting and panoramic views should not be harmed by development that would be inappropriate or intrusive to the important views shown on Map No. 5.

WDLP 1 - CP20
NPPF - 113

b) Conservation and Biodiversity

South Wonston's rural setting, open spaces and gardens and vegetation encourage a wide variety of bird, animal and plant species. Protected varieties, such as the Barn Owl, Fieldfare, Redwing, Red Kite, Bats and Slow Worms have been observed in the parish.

In recent years an area of set aside land to the south of Ox Drove has been sown by a local farmer with biodiversity enhancing seeds, with great success.

- Areas on and around the Recreation Ground, including M.O.D. owned land, form suitable habitats for birds, small mammals, insects and small reptiles, as well as downland plant species.
- The site of the former Didcot, Newbury and Southampton Railway line has become overgrown and has great potential for attracting wildlife.

The top of the Wallers Ash Rail Tunnel is the location of a S.I.N.C. or non-statutory Site of Importance for Nature Conservation, due to the presence of agriculturally unimproved grassland. The site hosts a clay pigeon shooting club, but cowslips thrive there.

A second small S.I.N.C is sited on the Alresford Drove near Wallers Ash Cottage.

GDG 3

Areas especially important for wildlife shown on Map 1a should be preserved from harmful developments.

WDLP 1 - CP16

NPPF - 110,111,113,118

c) Employment and Business in South Wonston

Employment opportunities in South Wonston are centred on the Parish Council, the Post Office and Stores, the Primary and Nursery Schools, the Surgery, Star Energy Oil UK Ltd, now part of IGas, the oil well at Little Grove which began production in 1984, and the Venta factory which opened in 1990 as HDB Blinds in West Hill Road North, and Complete Weed Control at Wallers Ash.

There is a polo stud and training centre at South Wonston Farm, the Hampshire Polo School which is staffed.

Self-employment is the answer for some who have opened small private businesses in the village. Those who work from home are hampered by unsatisfactory broadband provision.

The current opportunities for work and business are valued by those involved in them and those who benefit from the goods and services on offer. They are, however on a modest scale and any new ones should be similar, because the village's roads and character are unsuitable for large scale industrial or commercial ventures. The busy residential roads and the narrow weight restricted exit route eastwards would not cope well with extra traffic and noise and hours of operations might be harmful to local amenity.

GDG 4

Business schemes of benefit to the community and suitable for the local infrastructure should be encouraged.

WDLPR 2006 - DP11

WDLP 1 - DS 1, MTRA 1, CP5

NPPF - 42, 110, 124

d) Highways and Traffic

i) Road Size and Character in South Wonston

Downs Road is the chief village thoroughfare, notable for its length and straightness. Its width allows vehicles to pass easily. It leads off the C234 at Christmas Hill and ends in a T junction with West Hill Road.



Buses follow a route along Downs Road, into Wrights Close and Wrights Way, which is broad with a gentle curve, out onto West Hill Road North and sharp right into Downs Road. This route is wide enough for passing and is gritted in winter as a priority.

Minor residential roads tend to get narrower in the areas of more recent development where density is higher, e.g. the Waverley Drive area and Cloudbank. Some of these roads are sloping and have recently been equipped with grit bins, essential for getting out onto the gritted roads in winter.

From Lower Road, Stainers Lane or Church Lane, a bridleway is hard surfaced along its route through Groves Close and Stainers Lane to South Wonston Farm. The latter section forms the farm's driveway.

The only alternative village exit to Christmas Hill is the Alresford Drove, a restricted byway, from West Hill Road North to the Stoke Charity road. This section has a made up surface, a narrow prioritised strip and a weight restriction and is only just passable for two vehicles beyond the narrow stretch. The 30 mph limit ends in West Hill Road North.

ii) Getting About without a Car : Public Transport, Cycleways, Bridleways and Footways

South Wonston is served by Stagecoach South Service Number 86 which runs between Winchester and Basingstoke. The nearest rail station is Winchester.

Residents have many places to walk, ride and cycle in the parish and surrounding areas. Some of the links in this network are roads used by motorised traffic or are not public rights of way, e.g. the private track linking Alresford and Ox Drovers at the eastern end of the village or the former airfield perimeter track, or the informal paths created by parishioners.

A footpath and bridleway, made in Kings Worthy Parish on the former Didcot, Newbury and Southampton line terminates on South Wonston's boundary at its junction with Ox Drove. An extension northward at least as far as Alresford Drove along the old railway would provide a useful link.

Cyclists using their bikes to go to work, college or school must either use the main roads to Winchester or a cross country route involving footpaths. An official cycleway using these rights of way would provide a safer alternative.

iii Parking

Many village houses have garages and driveways, but increased car ownership in a growing family, or possession of a work vehicle, which could be a crane or lorry as well as a van, and seasonal visits from far-flung relations means that parking frequently occurs on road-sides, pavements, grass verges and rights of way. To this can be added parking problems associated with natural hot-spots like the Village Hall, the Post Office and Stores, the Primary School and Church and the Recreation Ground.

GDG 5

Existing Rights of Way should not be adversely affected by future development and, where possible, should be extended or integrated into the local network.

WDLP 1 - CP10, CP15

NPPF - 75

GDG 6

Increased use of alternative methods of transport should be actively supported.

WDLPR 2006 - T2, T4

NPPF - 35, 39

GDG 7

Provision should be made within new development for safer roads and adequate off-road parking, in accordance with the standards in Winchester City Council's Car Parking Standards SPD.

WDLPR 2006 - T2, T4

NPPF - CP10

WCC Car Parking Standards Supplementary Planning Document 2009.

5. **The Built Environment**

a) **The Settlement Pattern**

The Parish of South Wonston has two main areas of housing, the village proper and, separated by open fields to the South, the military accommodation area at Worthy Down.

Please Refer to Appendices – Map No. 7

The main village is compact and contained within a long rectangle following the east-west orientation of the chalk ridge and more or less bounded by the ancient drove roads, Christmas Hill on the C234 forms the western development boundary, the Ox Drove or Lower Road skirts the southern edge, while the northern boundary follows the back gardens of Stavedown Road, Wrights Close and Wrights Way, Chaucer Close, St. Catherine’s Close and Goldfinch Way. The eastern boundary follows the east side of Goldfinch Way, Longbarrow, Rowan and Pine Closes.

Worthy Down “married quarters” are contained on the west by the C234, on the South by Connaught Road, to the east by the camp boundary and to the north by the perimeter track of the former air-field.

Between Worthy Down and South Wonston are two small cottages, previously buildings associated with the airfield. To the north and east of the main village are three isolated farms, and to the north and east a handful of individual dwellings and a small factory.

The original colonial style settlement of well-spaced homesteads in South Wonston has been replaced over the years by bungalows in the large gardens and increasingly dense housing developments. There are currently 1506 homes in the main village.

b) **The Developed Area**

The chief built-up area of South Wonston is bisected by Downs Road, which is 1.2km in length. The centre of the village lies roughly halfway along Downs Road, in the vicinity of the Post Office and Stores, the Primary School and St. Margaret’s Church. Downs Road is also the location of the Village Hall, the Social Club , and the Surgery, a branch of the main surgery in Sutton Scotney, 3 miles away.



The Post Office and Stores offer essential services to the community, especially to the elderly and those without transport.

The Primary School attracts and keeps young families in the Village. It shares space with the sole place of worship (Church of England). There is also a Nursery School in Groves Close.



St. Margaret's Church

The Village Hall provides an important venue for social and recreational events and serves as a polling station. It suffers from lack of parking space. The Pavilion on the Recreation Ground in West Hill Road South offers a smaller venue for meetings, social facilities and sports changing rooms.



Village Hall

The Social Club is a members-only licensed social facility.



Social Club

The Village Surgery is a part-time adjunct to the main Gratton Surgery practice and dispensary in Sutton Scotney. Medicines can be sent up to the South Wonston Post Office and Stores for collection.



The built environment in South Wonston is characterised by connecting residential roads (the Stagecoach No.86 bus route) or roads, including cul-de-sacs or closes, forming part of estate style developments.

Dwellings take the form of bungalows, semi or link-detached, terraced and detached houses, mainly no more than two storeys, although there is a two and a half storey example. The small affordable housing group comprises two three-house terraces and a two storey block of four apartments.



The village skyline displays a gentle variation in roof levels along the ridge, punctuated at the west end by the Water Tower.

Within the built-up area are open features : front and back gardens, open plan frontages, amenity area, play spaces, including the Recreation Ground and broad grass verges. There is a small allotment field, but currently no village burial ground.

Street furniture in the village consists of standard street signs, bus shelters, letter, dog waste and grit bins, and benches.

Downs Road has footway lighting and some street lighting, mainly sodium, as found in street roads. Sodium lighting will be replaced by dimmable white fluorescent lighting by May 2014.

GDG 8

Roof heights should be carefully considered and controlled to ensure that changes do not significantly disrupt the village skyline when seen from key viewpoints, (see GDG2 and Map 5).

WDLPR 2006 - DP3, DP4

WDLP1 - CP13, CP20

NPPF - 58, 59

c) Future Development

The policy boundary for South Wonston has been defined so as to prevent development in areas where it would be visually intrusive and to provide a limit to the scale of development which can be accommodated.

Development within this boundary is, in principle, acceptable and should where possible address local needs.

This could include two to three bed family homes, live-work accommodation, retirement homes, low-rise apartments, affordable housing and additions such as extensions, conservatories, garden buildings and garages.

In the countryside surrounding the village, development is limited to that which has an operational or other need for a countryside location. The most suitable types of development would also be of modest size: a workshop or small factory, (reuse or redevelopment of existing buildings), or a rural exception site for a limited number of affordable houses.

All new developments should seek to achieve the highest standards of design. Good design will secure timeless quality buildings and additions which meet current needs but are adaptable, having every element in proportion. It should reflect local scale, mass and density. It should employ high standard, sustainably sourced materials and themes in ways which balance the distinctive neighbourhood style with variations and innovation. New buildings should retain important features of the site and its surroundings, follow the prevailing building line, where there is one, and create harmonious relationships within the site and with the wider context or street scene.

d) Environmental Issues

Measures to reduce the Winchester District's carbon footprint, and promote energy and resource conservation, forms of renewable energy, recycling and avoidance of pollution can be undertaken in the current built environment and designed into any new additions.

Improved insulation, modern double glazing, high efficiency heating systems, low energy bulbs, solar thermal hot water and photovoltaic systems, storage for the re-use of rain and grey water and water meters all have their applications; light pollution from external and flood lighting need not be inevitable. Opportunities and incentives to reduce car usage and employ greener forms of transport should form part of every improvement or development scheme where possible.

New design proposals should include the use of sustainably sourced materials and eco-friendly products, such as structurally insulated panels (SIPS) as appropriate. The proposal should also contain a sustainable drainage system and phone and electrical cables should be buried. Consideration should be given to whether the proposed dwelling could also be orientated to benefit from the sun's heat and light.

GDG 9

Sustainable materials, and methods of resource and energy conservation should form part of new designs.

WDLP 1 - CP11

NPPF - 65

e) Settlement Areas – MAP No. 7

South Wonston village can be divided up into five distinct settlement areas. Christmas Hill, Downs Road, Wrights Way, West Hill Road (North and South) and the surrounding countryside area. The first four fall within the policy boundary as defined by WDLPR 2006 H3 (Map 19) and retained in WDLP 1.

Christmas Hill forms a separate enclave on the road from Sutton Scotney to Winchester, settled by the early 20c but less densely than now.

By the beginning of the 20c, Downs Road had acquired its characteristic rectangular plots which stretched south towards Lower Road / Ox Drove and north towards the current policy boundary. Subsequent development has been based on the subdivision of the original plots.

Wrights Way belongs to the later decades of the 20c, created out of Downs Road's north eastern quarter and forming a separate character area with its wide open frontages and curving roadway.

West Hill Road appears on early 20c maps as a track leading northwards to Wonston Lane. At this time adjacent land had already been subdivided but there were very few dwellings. The century was well advanced before houses appeared on the western side and eventually to the east.

The surrounding countryside has always contained scattered farms and cottages. Village expansion has brought these habitations into closer association.

1) Christmas Hill

Well-spaced houses, mainly bungalows, concealed behind hedges or board fences.

Properties here form a generously spaced, irregular line on a rising north to south slope. They face west towards a belt of trees which forms a barrier between the C234 and the A34. The eastern side of Christmas Hill is punctuated by large mature trees. The tree belt provides shelter from the prevailing SW wind and traffic noise, while other trees and hedges contribute to the rural character of Christmas Hill. All these features also provide important habitats for wildlife.

The houses are mainly one storey with a varied roof line, tiled roofs, brick construction, varied styles of weather boarding and double glazed windows. Each dwelling is surrounded by a large well grown garden backing on to properties in Markson Road. The only available space for development lies within these plots.

From the crest of Christmas Hill, a wide panorama of North Hampshire downland can be seen, including Beacon Hill, Ladle Hill, Watership Down and White Hill. Only the northernmost dwelling, however, has a view across open fields belonging to Christmas Hill Farm (adjacent to South Wonston Farm). From the C234 and the Alresford Drove looking south, the summit of Christmas Hill and the Water Tower can be seen marking the western end of the occupied part of South Wonston's chalk ridge.

The C234 at Christmas Hill presents a number of potentially hazardous traffic spots: the hidden dip north of the junction with Downs Road, the junction itself, used by local buses and reduced to the lane on the north side, and the crossing from Lower Road to the Water Tower Byway Bridge, used by walkers, cyclists and horse riders.



Design Guidelines for Christmas Hill

1. The western belt of trees between the C234 and A34 and other important trees in this character area as shown on Map 6, should be protected, managed and replaced as necessary.

WDLPR 2006 - DP4, DP5

WDLP1 - CP15, CP16

NPPF - 11

2. The important views into and out of the area, as shown on Map5, should not be impeded by intrusive development

WDLPR 2006 - DP4
WDLP 1 - CP20
NPPF - 11, 113

3. Developments in Christmas Hill's large mature gardens should only be permitted if the scale, design and setting of local housing is respected, neighbourhood identity and characteristics are maintained and unacceptable impact is avoided.

WDLPR 2006 - DP3, DP4
WDLP 1 - CP13, CP14, MTRA 3
NPPF - 53, 58, 59

4. New development proposals should take into account and avoid exacerbating the potentially dangerous nature of the road at Christmas Hill.

WDLPR 2006 - T2
WDLP1 - CP10
NPPF - 35

- 2) Downs Road, Markson Road, Stavedown Road, Stainers Lane, Groves Close, Wrights Close, Lower Road, Kentsbraye and Farthings, Orchard Road, Orchard Close, Downlands Way, Blackthorn Close, Cloudbank, Oaklands, Cherry Close, Walnut Tree Close, Borman Way, Lovell Close, Anders Road, Hunt Close, Armstrong Close and Norris Gardens.



This central part of the Village contains the Village Hall, Social Club, Surgery, Nursery School, Primary School, St. Margaret's Church and the Post Office and Stores. "Val hall a" in Lower Road represents an older village house : in the main properties consist of bungalows of various styles and newer two storey properties. Away from Downs Road, small cul-de-sacs or closes are typical.

Types of housing include bungalows, single storey and chalet style, a block of four social housing bungalows, two storey houses, detached and semi-detached, in blocks or terraced. Cottage style dominates in Norris Gardens, a small group of two storey houses. There is one property of two and a half storeys among the new build of Cloudbank – Downlands Way, previously Cloudbank Riding Stables. Kentsbraye and Farthings, two large two storey detached houses, accessible from Lower Road, are enclosed on three sides by this new development. Most properties have garages, single or double, or in one case, both, detached or incorporated, in a separate block or acting as a link.

Dwellings can be set well back from the road in an irregular line but closely side by side as in Downs Road and Wrights Close. They can also be set closer to the road as in Groves Close.

Properties vary in relation to the road as do its offshoots. Borman Way and its satellites enjoy a generous provision of frontage.

Downs Road has the largest gardens, remnants of the original plots. These spaces have been targeted by proposals for the further development of single or multiple properties, either houses or chalet bungalows. Some of these have been realised : Norris Gardens, built on the site of a demolished residence with a spacious plot, a single bungalow behind the principal dwelling, and a single and two storey pair of homes of innovative design behind two conventional bungalows.

Construction materials employed in the area are commonly brick, rendered, painted or plain, tile or UPVC cladding and weather boarding, stone facing and concrete roof tiles or slates. Norris Gardens uses Tudor style wooden beams to relieve the brick.



Design features comprise all styles of window, frequently UPVC, varying porch styles, corner buttresses, decorative panels, brick courses and imitation shutters.

There are some interesting architectural themes in this neighbourhood and some properties show real merit.





The “eyebrow” dormer window makes an appearance, and a feature has been made of two large buttress-like chimneys. Decorative barge boards can be observed on older dwellings.



The roof lines are gently varied, with occasional surprises such as a single slope or “Mansard” fashion.



Paved drives are not uncommon.

Important open spaces include the small family burial ground concealed at the rear of Groves Close, the former site of the Mission Church, the broad verge in Groves Close (part of a bridleway : see below), play spaces in Downlands Way and Blackthorn Close and the Primary School grounds. These spaces fulfil recreational needs or have historic significance.

Fully grown trees and hedging soften the semi-urban appearance of Downs Road, lines of beech trees in Orchard Road and Wrights Close form highly visible features. The important trees and hedges are shown on Map 6 and should be protected.



Lower Road, part of Ox Drove, is a restricted byway and Church Lane or Path, leading from Lower Road to Groves Close and Stainers Lane, is a bridleway, hard surfaced from Groves Close through to South Wonston Farm. Footpaths and pedestrian links permeate the neighbourhood.

At the junction of Stavedown Road and Stainers Lane is one of the many WWII “pill boxes” in the parish.

Residents on the northern and southern sides in the middle part of the village enjoy good views across the local landscape. From the more elevated west-end, the vista south extends across Worthy Down to Winchester, St. Catherine's Hill, Deacon Hill, Telegraph Hill, Cheasefoot Head and beyond to old Winchester Hill and Butser Hill on the South Downs. The view north enjoys the same prospect as Christmas Hill. As the terrain drops to the east, the views draw in, but still take in open fields. Out in the countryside looking back towards South Wonston, the hilltop character of the village is clearly revealed.

The straightness of Downs Road can invite speeding and vehicles parked head on to traffic can be a problem, especially at night. Vulnerable users are most at risk crossing at bus stops, the Groves Close – Stainers Lane and Downlands Way, Wrights Close crossroads (the latter recently yellow-lined) and at the Primary School and Post Office and Stores, where there is congestion at school times.

Design Guidelines for Downs Road, etc.

1. Development in the large gardens of the Downs Road area should only be permitted if the scale, design and setting of local housing is respected, neighbourhood identity and characteristics are maintained and unacceptable impact if avoided.

WDLPR 2006 - DP3, SP4
WDLP 1 - CP13, CP14, MTRA 3
NPPF - 53, 58, 59

2. The important open spaces shown on Map 6 should be maintained and not adversely affected by new proposals.

WDLPR 2006 - RT1, RT2, DP3, DP4
WDLP 1 - CP7, CP15
NPPF - 74

3. Important trees shown on Map 6, should be protected, managed and replaced as necessary.

WDLPR 2006 - DP4, DP5
WDLP 1 - CP15, CP16
NPPF - 11

4. The important views into and out of this character areas, as shown on Map 5, should not be interrupted by intrusive development.

WDLPR 2006 - DP4
WDLP 1 - CP20
NPPF - 11, 113

3) Wrights Way, Keats Close, Burns Close and Chaucer Close

Mixed styles of two storey houses are typical here, with a smaller provision of gardens than Downs Road. Wrights Way, which forms part of the bus route, has a gentle curve in contrast to Downs Road's uniform straightness.

In addition to the characteristic melange of detached houses, semi's and terraced blocks of varying numbers of homes, there are two recent cottage style dwellings (in Chaucer Close).

Wrights Way has a spacious air because of the grass verges and open-fronted residences which are set back from the road. The adjacent closes are also open to the front.

This gives an uncluttered appearance to this residential area.

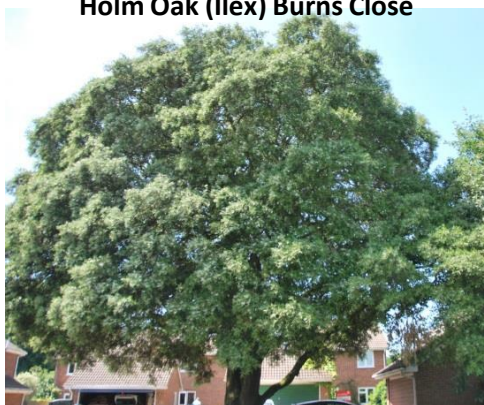
Every house has a garden and a garage.

Materials are again typically brick, rendered or plain with tile and board cladding and tile roofs.

The cottages in Chaucer Close were fitted with solar panels at the time of construction. A more traditional cottage feature can be seen in Keats Close, a tiled porch in the "gallows brackets" manner.

Apart from the pleasant open aspect of the main thoroughfare, this area is also characterised by its rear alleys, grass verges and open spaces with native trees and northward views over open fields. The trees provide a pleasant contrast to the rows of houses.

Holm Oak (Ilex) Burns Close



The Chaucer Close cottages were built in a small paddock at the rear of a bungalow in nearby West Hill Road North. The gardens in this locality are not big enough to accommodate much more than an extension or conservatory. In some instances the garage has been adapted for domestic purposes. However, even modest improvements can demonstrate good design principles which reflect the local pattern of building.

Design Guidelines for Wrights Way etc.

1. The open aspect of Wrights Way and neighbouring closes is an important feature of this character area and should not be compromised by future additions or reconstructions.

WDLPR 2006 - DP3, DP4
WDLP 1 - CP7, CP15
NPPF - 74

2. Important trees, as shown on Map 6, should be protected, managed and replanted as necessary.

WDLPR 2006 - DP4, DP5
WDLP 1 - CP15, CP16
NPPF - 11

3. The important views northwards over pasture and arable land, as shown on Map 5, should not be obstructed by new development.

WDLPR 2006 - DP4
WDLP 1 - CP20
NPPF - 11, 113

4) **West Hill Roads North and South, St. Catherine's Close, Waverley Drive, Spruce Close, Longbarrow Close, Rowan Close, Hornbeam Close, Pine Close, Green Close, Paddock Close, Goldfinch Way and Two Private Driveways.**

Large detached bungalows are the norm in West Hill Road North and St. Catherine's Close, but there is also a two storey extended house. West Hill Road South is lined with two storey detached houses. Two storey detached, link detached and terraced houses are standard in Waverley Drive and its satellite closes. In Goldfinch Way, mixed styles of two storey houses and a flat over a garage have been sited round the long and round barrows, both Scheduled Ancient Monuments. Two storey houses have been built down one side of a drive leading to the Lilacs, and around a small private drive nearby.

Both sections of West Hill Road are straight and once marked the easternmost extent of the Village.



parking despite the presence of drive-ways and garages.

Waverley Drive and its offshoots represent a substantial eastward extension of South Wonston's residential area. Waverley Drive links West Hill Road North and South in a long crescent. The closes also curve and are provided with hammerheads for car turning. Roads are relatively narrow here and not improved by much on-street

In West Hill Road North, large homes are set well back from the road in generous gardens. In West Hill Road South, medium-sized dwellings form two straight rows behind smaller frontages, the one exception to the line being a new addition next to Ox Drove at the southern end. Houses in Waverley Drive and its environs are varyingly positioned to provide more visual interest and have relatively small gardens, both front and rear.

Where not left open, frontages are demarcated in a variety of ways, including low walls, hedges and wooden fences.

All properties have single or double garages. The terraced houses in Pine Close have a garage block in a yard.



Brick and tile are the typical means of construction. Rendering, white painted brick, timber and tile cladding are normal. Decorative brick features add interest and, as elsewhere, there are many styles of window and porch. Conservatories are popular. Roof variations include long “Cat Slides”.

The small paved courtyards in Longbarrow Close and Spruce Close, the footpath links enhance the feeling of community. Open spaces, such as the amenity areas at the Downs Road junction, in both southern branches of Pine Close and in the northern part of Waverley Drive, provide valuable play space close to home.

Mature trees and hedges have softened the urban aspect of this part of the village, especially the belt of Scots Pines crossing Waverley Drive. Greenery reduces the impact of higher density development and is important for wildlife.

The post box midway between West Hill Road North and South is much used. Proximity to the Recreation Ground at the end of West Hill Road South, and the Ox Drove, has great value.

Building projects in this area commonly take the form of extensions, some of considerable size, garage conversions and additions, such as, conservatories, sheds and summer houses. Only St. Catherine’s Close was created out of the former garden of a now demolished older property in West Hill Road North. So far other large gardens remain free of any proposals. Should they arise, however, new propositions, in whatever form, should enhance and not disrupt the local character.



Properties are mainly open-fronted in Goldfinch Way and set at varying distances from the gently curving roadway and its three branches with turning areas.

In “The Lilacs “drive, the houses are set in a line close to the narrow access road. The southern-most drive has houses clustered closely round the end with open fronts.



All homes have gardens of varying size, and garages. Where there are fences they often combine brick and board.

The materials used in this area are typical of the rest of South Wonston. A combination of brick and cream rendering has been tried by way of variation. A wooden gable features over an upper window. Diamond lattice window-panes, rectangular bay windows, dormers and velux windows are common. Brown UPVC makes a match of window frames and conservatory.

Two large open spaces bordered by hedges and shrubs mark two very important archaeological features; the long and round barrows. Open spaces form the green lungs of this locality and make for a family friendly neighbourhood.



The long barrow has its own information board. A variety of wild flowers appears in season.

A small footpath to the north connects the first side branch with the third off Goldfinch Way. Further east there is potential access into an adjacent field. The development boundary runs along the east and north sides of the area.

As the ancient burial sites are protected and enjoyed as amenity spaces, the only development options lie outside the boundary, or as adaptations to existing properties.

Design Guidelines for West Hill Road etc.

1. The important open spaces in the area, as shown on Map 6, should be maintained, and not adversely affected by new development.

WDLPR 2006 - RT1, RT2, DP3, DP4

WDLP 1 - CP7, CP15

NPPF - 74

2. Important trees and hedges, as shown on Map 6, should be retained, managed and replaced if necessary.

WDLPR 2006 - DP4, DP5

WDLP 1 - CP16

NPPF - 11

3. Developments in the larger gardens of this character area should only be permitted if the scale, design and setting of local housing is repeated, neighbourhood identity and characteristics are maintained and unacceptable impact is avoided.

WDLPR 2006 - DP3, DP4

WDLP 1 - CP13, CP14, MTRA3

NPPF - 53, 58, 59

1. The Surrounding Countryside Area

Expansive rolling downland to the north and south of the village. A rural exception site comprising a group of affordable houses, scattered farms, houses and bungalows, a small factory and the Recreation Ground, lying outside the policy boundary but considered part of the village.

a. South Wonston Countryside

The countryside surrounding South Wonston is set on chalk downland which rises and falls gently between 119m and approximately 90m. The downland expanse occupies the majority of the Parish.

To the north, going east, grazing for cattle at Christmas Hill Farm gives to horse keeping at South Wonston Farm, a small arable area in the vicinity of the Venta Factory, a set-aside field and more grazing for horses at Sanctuary Farm.

To the east lie yet more grazing paddocks for horses, at Wallers Ash, a large pig farm and arable again as far as the London-Southampton railway line.

To the South, large open arable fields rise up from Worthy Down and drop again towards Lower road / Ox Drove.

To the west, more open arable fields stretch across Sutton Down to the A272.

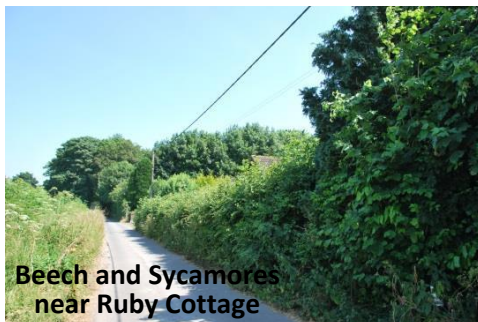
This sparsely developed area of the Parish contains scattered woodland, shelter belts, groups of trees and hedges which provide nesting sites and habitats for birds, mammals, insects and small reptiles.

Larger areas of woodland comprise Southridge Copse, south of Wallers Ash, and an unnamed area further south.



Linear areas of woodland or shelter belts are to be found along the edge of the A272, on Sutton Down at Larkwhistle Farm, between the C234 and South Wonston Farm, at Worthy Down and along the Alresford Drove from the old Didcot, Newbury and Southampton Railway line to Wallers Ash.

Important groups of trees are located at the Water Tower, South Wonston Farm, Bellevue in West Hill Road North, around the eastern long barrow between Villa Hugel and the Lilacs, at Ruby Cottage and Lily Dale in Alresford Drove, Bayleys Clump and Wallers Ash.



b. La Frenaye Place



Completed in 2007, the development consists of three blocks. Two sets of three-terraced houses with small railed front gardens face each other across a central car park and are joined at the top by an apartment building with four flats.

The ensemble faces open fields to the west across West Hill Road North.

The main construction is of brick, tile and slate.

The flats are brick and weatherboard and have small square windows and a porch over the shared entrance. The terraced houses have front porches and panel boarding.

The feel of the design is rural farmyard style. The courtyard community style is sociable and protective.

c. Lower Road East (Ox Drove) and the Recreation Ground

After Kentsbraye and Farthings, two large brick detached houses now enclosed on three sides by the new Cloudbank-Downlands Way development, the restricted byway known as Lower Road becomes Ox Drove proper. It is bordered by hedges and trees. The only access to Cloudbank – Downlands Way is by footpath. The difference in scale between the new and old houses of Downlands Way is markedly apparent here.

Fine views are available here to the south across Worthy Down, occasionally at the expense of the hedge : informal trimming is in evidence. Many properties adjacent to the north side of the drove have created openings and in some cases there has been incursion into the verge. Unofficial footpaths leading to the perimeter track of the former Worthy Down Airfield traverse arable crops.

Racecourse Cottages and other relics of previous military operations can be seen in this locale.

Further east, a footpath leads from Ox Drove to the perimeter track, where it joins a path following the parish boundary to Worthy Down. Next to the first mentioned footpath is the Recreation Ground, accessed across Ox Drove from West Hill Road South. This open space and its small elderly Pavilion are owned and managed by the Parish Council.

The Recreation Ground has a fenced Play Area, a Skate Park, a Youth Shelter, two football pitches and a practice area, a cricket strip, a Tennis Court, an Basketball Area, a BMX track, a bonfire site for the annual village Firework Night celebrations, a woodland copse, a dog walk and a car park with recycling facilities.



The Recreation Ground and Pavilion

The Recreation Ground is also the venue for the recently revived Village Fete.

Continuing east, near Pine Close, is an abandoned smallholding “Suncroft”, and a brick and tile built bungalow, “The Nineteenth Hole”, put up on land formerly belonging to Suncroft. Nearby the perimeter track crosses Ox Drove and becomes a privately owned, though publicly used, walk to Alresford Drove. Beyond the height barrier is “Bridge Bungalow” a chalet style replacement for the original lost in a fire. Ox Drove then crosses the former Didcot, Newbury and Southampton railway line, which to the south is now a bridleway, and continues up to the Stoke Charity Road along the parish boundary.

The Recreation Ground is a great asset to the community so any development here must benefit the parish. The Pavilion is aged and inadequate and new changing facilities for sport and modifications for the less able are much needed. Plans for a new Community Building have recently been rejected in favour of rebuilding the Recreation Ground Pavilion.

1. Alresford Drove



The Alresford Drove runs north of the village from the C234 to the west to the A33 in the east (outside the parish boundary which stops at the Wallers Ash rail tunnel). From Wallers Ash; on the Stoke Charity road it is known as “The Lunways”. Its status is that of restricted

byway, but from West Hill Road North to Wallers Ash it has been surfaced, classified as an unadopted road with a 60mph speed limit and forms an alternative route in and out of South Wonston.

Alresford Drove is bisected at Sanctuary Farm by the former Didcot, Newbury and Southampton Railway line, which from Sanctuary Farm to Ox Drove has recently been used for landfill. From this point the drove follows the parish boundary.

The dwellings in this area lie outside the development boundary and consist of scattered houses, bungalows and a traditional cottage. South Wonston Farmhouse and Cottage, Ruby Cottage and Wallers Ash Cottage (just outside the parish boundary but isolated) are of particular architectural merit.

Waller's Ash Cottage belongs to the 17c with 19, 20, and 21c additions. It is composed of a timber frame encased in brick with a thatched roof. The cottage is three bays wide and one and a half storeys high. The front door, positioned between the centre and right bays, had a tiled and gabled 19c porch, replaced in similar style in 2006. The windows, previously 19c casements with glazing bars, have also been replaced. There are three regular eyebrow dormers with the light casements built off the wall plate. The cottage was listed Grade II in 1983. Recent outbuildings have been well designed in a matching style.

South Wonston Farmhouse is a large brick residence of the mid 19c with nine sash windows at the front and a round arched doorway. The rear elevation is similar but with the addition of a brick porch. The slate roof has two large chimney stacks with four pots each. There are steps to the front door. The garden wall, the barn and stables (recently converted into a private dwelling) are built of brick and flint. The two farm cottages, now made into one with a centre door and porch, are made of brick with a slate roof to match the stables.



Ruby Cottage is a modern brick, tile and flint construction in rural style with many pleasant features; it was built on the "foot-print" of an original "colonial" bungalow.

The village's only factory, Venta, is sited just north of the Alresford Drove on an unmade extension of West Hill Road North. Not far from it is an example of the early settlement's single storey dwellings, now sadly fallen into disrepair.

Significant open spaces near Alresford Drove include former market gardens (the strawberry fields on part of which La Frenaye Place was built), as abandoned small-holding (Lily Dale) and the former Didcot, Newbury and Southampton Railway line. The current South Wonston allotments occupy a rented field at the West Hill Road North / Alresford Drove crossing.

Equestrian culture predominates here. There is a polo school at South Wonston Farm and a livery yard at Sanctuary Farm. There are also twelve private arrangements in local fields, with or without stabling, storage, field shelters and exercise areas. Riders are well served by the local network of rights of way but current traffic levels on the Alresford Drove make gaining access a risky business

The Alresford Drove affords excellent views in and out of the parish and to north and south towards the downs near Highclere and Winchester.

Traffic problems on the made-up section of the Alresford Drove, which is very narrow from West Hill Road North to Sanctuary Farm and not much wider from there to the Stoke Charity Road, have been reduced by priority signs and a Traffic Regulation Order for vehicles of 7.5 tonnes and over. **(Please refer to Appendices Map No. 7)**. The ungenerous width of the Alresford Drove has already proved a factor in planning refusals and it is important that new development avoids danger to equestrians and other vulnerable users.

The various used or unused pieces of land in South Wonston's countryside area might provide opportunities for suitable public or private development, for which a countryside location is necessary which should be subject to local and national countryside policies. The local infrastructure, means of access in particular, will however always remain a limiting factor.

Design Guidelines for the Surrounding Countryside Area

1. Future planning proposals should not increase the burden of traffic on the Alresford Drove.

WDLPR 2006 - T2

WDLP 1 - CP10

NPPF - 35

2. Proposals for development of land or buildings in the surrounding countryside area should be determined according to local and national rural planning policies.

WDLP 1 - MTRA 4

NPPF - 11, 110, 112, 113

3. The Recreation Ground and its facilities are an important open space and recreation facility (see Map 5) should be improved and protected.

WDLP 1 - CP6

NPPF - 3, 70, 72

4. The important views of and from the surrounding countryside, shown on Map 5, should not be spoiled by unsightly developments.

WDLPR 2006 - DP4

WDLP 1 - CP20

NPPF - 11, 113

6. Appendices – Maps and Illustrations

- **Map No. 1 – Historical Features**
 - **Map No. 2 – 1909-1912**
 - **Map No. 3 – 1904-1939**
 - **Map No. 4 – 1951 -1979**
 - **Map No.5 - Views**
 - **Map No. 6 – Hedges, Tree and Open-Spaces**
 - **Map No. 7 – Settlement Areas**
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7. Statement of Consultation

South Wonston Village Design Statement began as an offshoot of the Village Plan (2006-2008) and grew into a separate project undertaken by a Parish Council Committee with guidance from Winchester City Council.

By 2008, a working party, whose composition changed and reduced greatly over the subsequent three years, had been set up. A draft was ready to appear on the SWPC website by 2011 for consultation with parishioners.

A questionnaire* was also sent out with the parish magazine, the West Dever News, with, among other topics, questions relating to development policy. This generated twenty six responses, of which seventeen were relevant for the Village Design Statement and are reproduced below.

South Wonston Parish Council – (*Questionnaire)

NEEDS YOU!

Do you want to influence issues or projects that affect you, your family and the village we live in? Please tell the Parish Council what you think. Current interests are outlined below - you may have others?

Responses are kindly requested by Wednesday 31st August 2011

Please place your completed flyer in the collection box at South Wonston Village Stores, or write to / email the Parish Council

- **Future Village Development Policy**

Village boundaries? Building types & density? Influence Design? Building materials?

Please view the draft Village Design Statement available at www.southwonstonparishcouncil.co.uk

If you do not have internet access please contact the Clerk, Debbie, for a hard copy.

Your comments are invited in the space below – there will then be a public meeting on **Tuesday 11th October 2011**, 8pm at the Village Hall.

.....

- **Tennis at South Wonston Recreation Ground**

Would you like to help form a club? New changing rooms at the pavilion are under active consideration. These would not only benefit the football club but also other sport related organisations including a tennis club. The LTA has indicated that if two courts are provided, with floodlighting, and a club is formed, they would give a substantial grant to the project. The estimated cost of the project is £60K. Your comments are invited:

.....

- **Recreation Ground Building Development**

Many interested parties use or are involved with the recreation ground & its associated facilities. Discussions continue regarding the potential for joint/shared use with other organisations, e.g. the Village Hall, Swifts FC & the South Wonston Social Club. Your comments are invited:

.....

- **Recreation Ground CCTV**

Would you like to see CCTV at the Recreation Ground? Quotes obtained suggest that CCTV to cover the pavilion and playground would cost £8 - £10K. There will also be annual costs. Do you think it is a good idea /good value for money? Currently the Parish Council spends between £2000 and £5000 each year on damage and vandalism at the recreation ground. Your comments are invited:

.....

Responses kindly requested by Wednesday 31st August 2011

Please place your completed flyer in the collection box at South Wonston Village Stores, or write to / email the Parish Council

email: clerk@southwonstonparishcouncil.co.uk

post: PO Box, 324, Winchester, SO21 3WB / website: www.southwonstonparishcouncil.co.uk

Survey Responses

Future Village Development Policy

<p>1 Retain existing boundaries. Retain rural character</p>	<p>7 No extension of village boundary No capacity for more development No capacity for more social housing - where would it go? No three storey development Garden grabbing to be opposed</p>	<p>14 Village boundaries: ideally village should stay within existing limits. A little development on the edges may be acceptable with four houses here and there with one garden's depth of the existing boundary. No development on fields which substantially alters the shape of the village. Building types/density; similar to existing buildings. A few large gardens which could be the subject of infill, but only by individual dwellings. The application a few years ago to demolish 3 bungalows towards the eastern end of Downs Road and replace with 20 or more was entirely out of keeping. Design and materials should be in keeping with neighbouring properties, but some variety is welcome ie although Cloudbank is too dense it's styles are much more attractive than Downlands Way. Developments like Elan Court Springvale or flats like Highcroft on Romsey Road would not be acceptable.</p>	<p>17 Agree with VDS in principle but varies in parts from the principles in HCC publications and this should be rectified. A shame VDS not built up from basics on VDS principles but from outdated Village Plan. Reference is made to data collected for the Vplan, this is out of date. Why is Worthy Down not included? Ensure VDS is compatible with statutory planning system and capable of being accepted as a supplementary planning document. Should be applicable to all forms and scale of development, and manage change not prevent it. May be in contradiction with acceptable planning policies. VDS should provide guidance for the design of development in a village, based on its local character and distinctiveness. SW no special character, although a few individual features which we should attempt to retain. It is a housing settlement capable of attracting development because of the existing infrastructure. If we do not develop our village the infrastructure will disappear. VDS should encourage development. The draft is preventative rather than managing which contradicts principles of good VDS's. Statements "The village may not extend beyond its current planning envelope.... Or countenance further garden infill and over - extravagant urban designs". This can't be right and is contrary to current Govt position. Any guidance should be realistic. SWDG026 does not appear to be so. Unjustified references to the Vplan should be removed ie SWDG029. Lack of reference to recent significant development in building forms eg Bellway. Overlooking important features devalues the overall document. If solar panels, conservatories etc all allowed under permitted development we would be wrong to restrict them. Statement included "According to the SWVP very few residents were in favour of replacing gardens with extra houses, or replacing existing low density housing with higher density". Don't think from the data that this is a reliable interpretation. We should restrict ourselves to reliable evidence based interpretation. Thrust of plan is resented in negative way, can adjust to be more encouraging and inviting to potential new neighbours rather than closed community stuck in time. Need a plan that encourages development using affordable principles, which need not be intrusive. Preserve significant features and those of true community value but lead the way demonstrating a modern and progressive view to attract people to village who will keep it alive .</p>
<p>2 Value the nature of SW, openness of character and appearance which is why we live here. Character to be retained when future development. Garden grabbing must not be allowed as spoils the rural environment of the village</p>	<p>8 Village boundaries to remain as they are</p>	<p>15 If we wish to have a close, united community, where it is possible to control ASB then further development should be discouraged. Garden infill should be discouraged as it benefits one person and is detrimental to the lives of real villagers.</p>	
<p>3 1st - permanent allotment site 2nd - burial site/memorial garde No 'back garden' development Clearance of site next to Village Hall for garden or car park</p>	<p>9 We need to progress the issue of a burial ground</p>	<p>16 Note mention of Alresford Drove as a single track area. Hope there is no plan to widen the road. Single track part and parcel of the quaintness. Still some developments in front/back gardens. A rural aspect is supposed to respect the wildlife. Increasing development and more concrete does nothing to promote wildlife. No credit in giving up green space to provide for social housing. The area does not provide jobs or public transport so is against planning policy. Those living in social housing on green belt seem to be able to afford expensive cars, instead of investing in housing and working their way up. This development has had a bad effect on nature. The break in green belt land means I no longer see some forms of nature. Despite being sadly let down by WCC in not logging all calls about noise from the motocross, WCC should acknowledge the noise issues. They would not come out when phoned at weekends. They gave the hearing the belief that we were all make a fuss, or telling lies. In brief: No further bad development. Increase in landscape. Better control in ASBehaviour. Better use of surrounding countryside. Reinstatement of land that J&W Tippers ruined</p>	
<p>4 Boundaries not to be extended Types: 1 & 2 storey dwellings Ok. No flats/3 storey as obstruct the views Density: It's about right. We do not have the infrastructure to support more development Design: A good mix now. Building materials: Stone & brick. Various colours and styles would be great.</p>	<p>10 I could not see where the proposed burial ground or extra sports facilities were going to be on the plan Need to stop garden grabbing for new houses</p>		
<p>5 Boundaries not to be extended Infill has reached maximum Not in favour of demolishing houses to build more houses or apartments on the same plot</p>	<p>11 SWDG121 - odd considering the high % of dwellings in SW with just this type of roof covering - unattractive by who's judgement. SWDG101 - PVC could be considered a greener alternative to timber over its lifetime due to not having to decorate SWDG194/5 - measures should not increase noise</p>		
<p>6 Maintain boundaries with possible exception for low cost housing Density to be kept the same Roofs no higher than 2 storey More parking areas Design to be compatible with existing dwellings Building materials to be compatible with existing materials used Maintain existing trees and hedges, replace with similar as necessary</p>	<p>12 Comprehensive document. Unclear where more affordable housing could be located. Can these areas be shown on website or as an addendum to the Plan? The increase in development in gardens has a detrimental effect on the area.</p>		
	<p>13 Concerns re infill. Need for low cost housing, but not cramped cheap schemes.</p>		

By October 2011, a draft incorporating material derived from local responses was ready together with illustrations and maps for the Head of Strategic Planning's (Winchester City Council) comments, and a public meeting was set up for 11th October at the Village Hall to invite further contributions.

The following observations were received:-

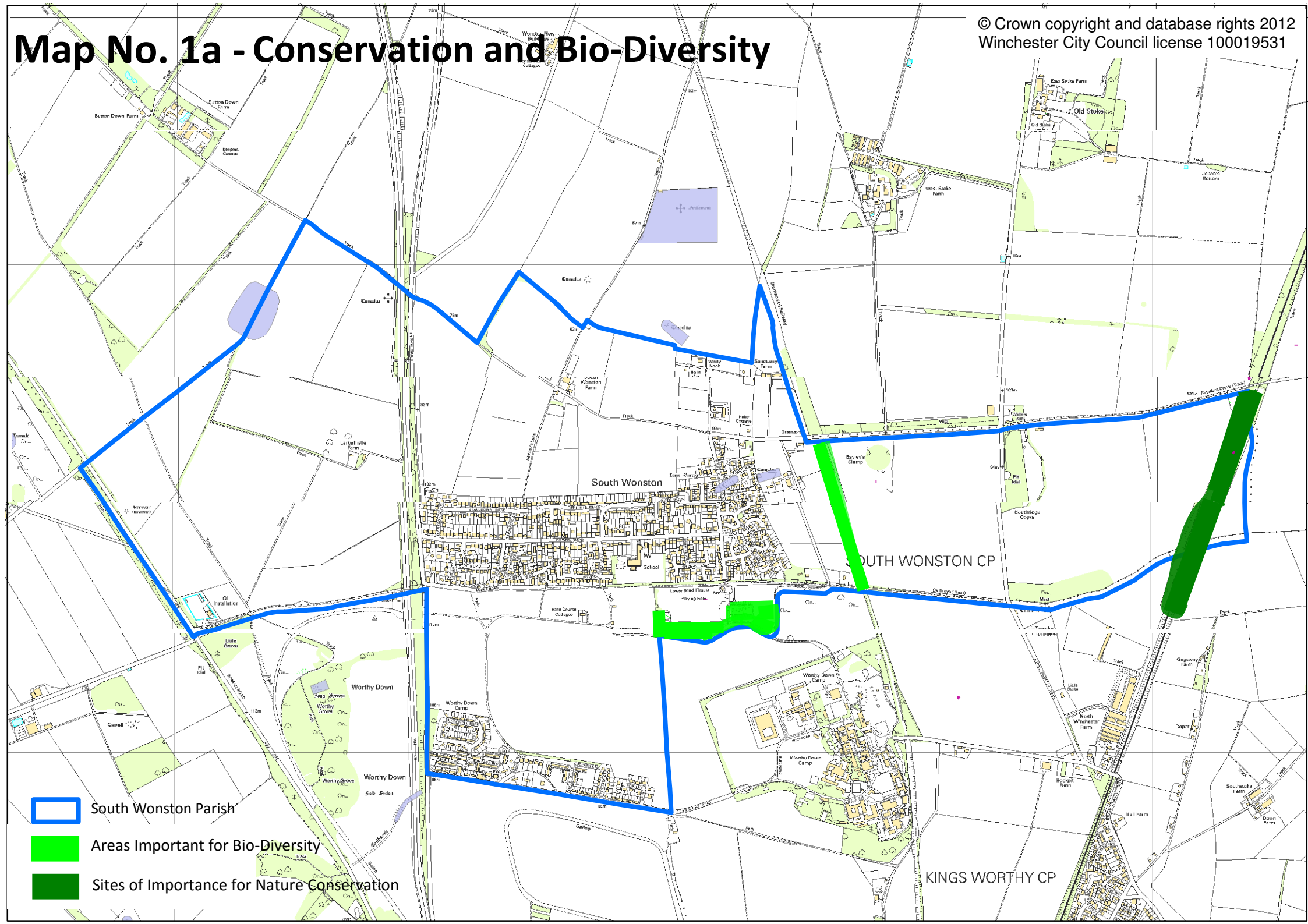
- Restrictions to parking required – hazards created on corners directly opposite on roads, blocking lanes.
- UPVC should be discouraged or used selectively.
- Flintwork is good.
- Horizontal format windows are not good design – verticality will counteract monotonous bungalow character.
- Roofs should not dominate or overwhelm.


- General open frontage to properties is good.
- Amenity space should be carefully sited.
- Apartment buildings are ok, as opposed to blocks.
- Flat roofs should be avoided.
- Proportion is important.
- Future innovation should not be curtailed when there is already variation (of building style) in the village.
- Where is new development to take place?
- Public transport is relied upon by many elderly residents.
- Should street lighting be turned off at 2 a.m.

After absorbing the public reaction and receiving the Head of Strategic Planning's constructive criticism, the working party decided that more work was needed to create a document suitable for adoption.


A year passed, during which the Design Statement underwent a complete re-write. This was subject to further discussion and amendment, with the City Council's Head of Strategic Planning. The draft VDS was approved by the City Council for a 6 week period of formal public consultation starting on xxxx.

Map No. 1a - Conservation and Bio-Diversity



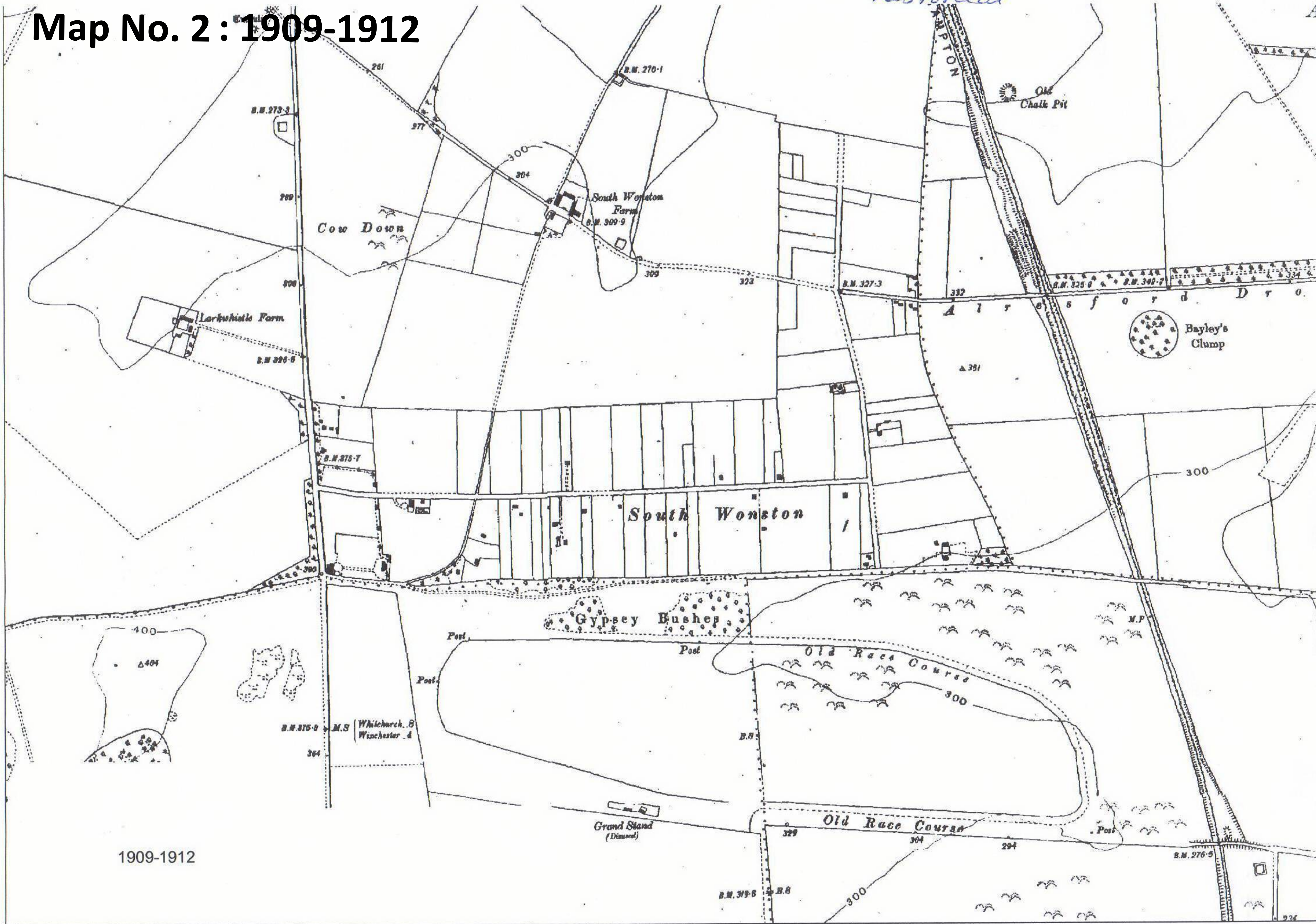
 South Wonston Parish

 Areas Important for Bio-Diversity

 Sites of Importance for Nature Conservation

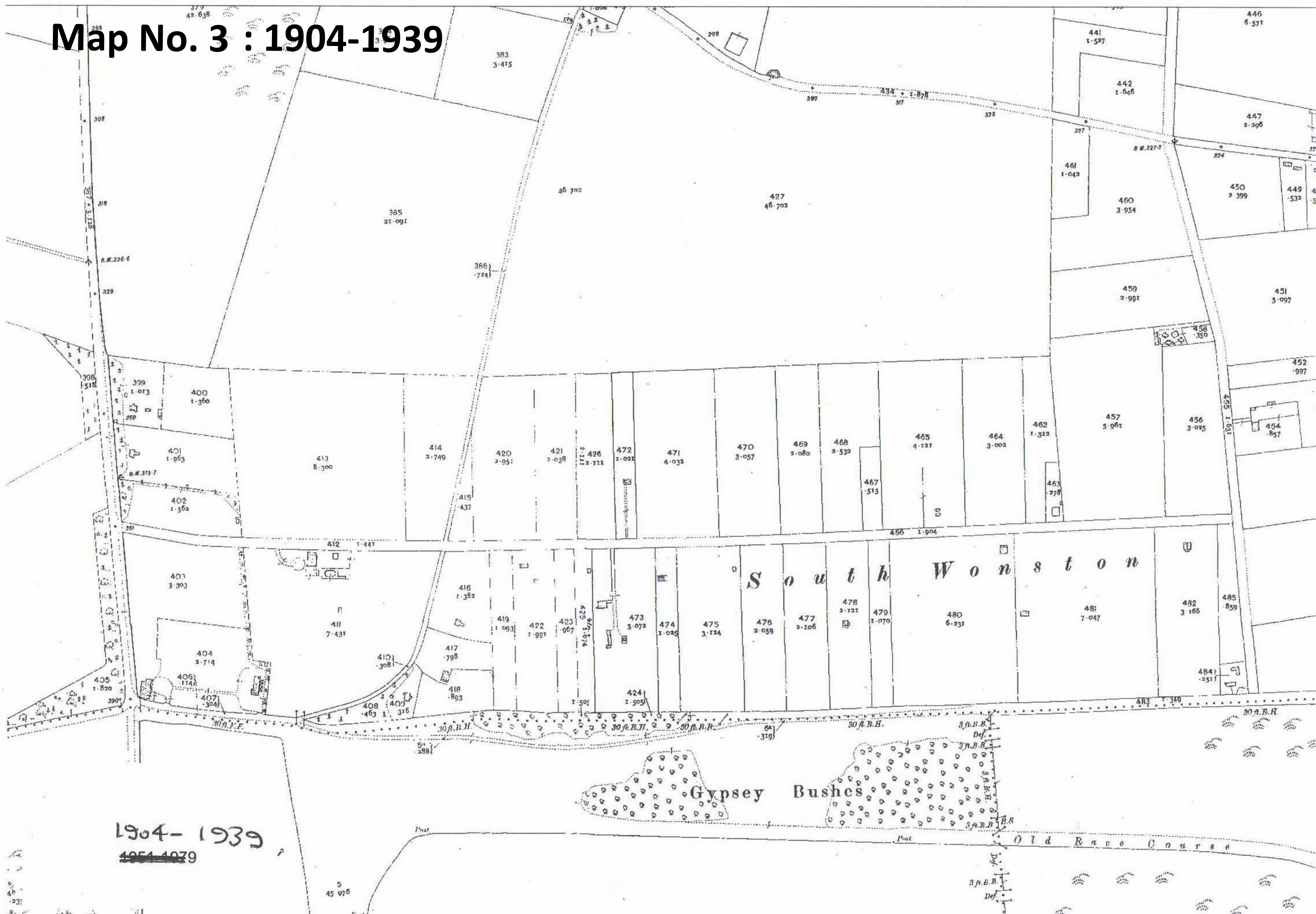
Map No. 2 : 1909-1912

Historical



1909-1912

Map No. 3 : 1904-1939



1904-1939
4954-4979

South Wons-ton

Gypsey Bushes

Old Race Course

Post

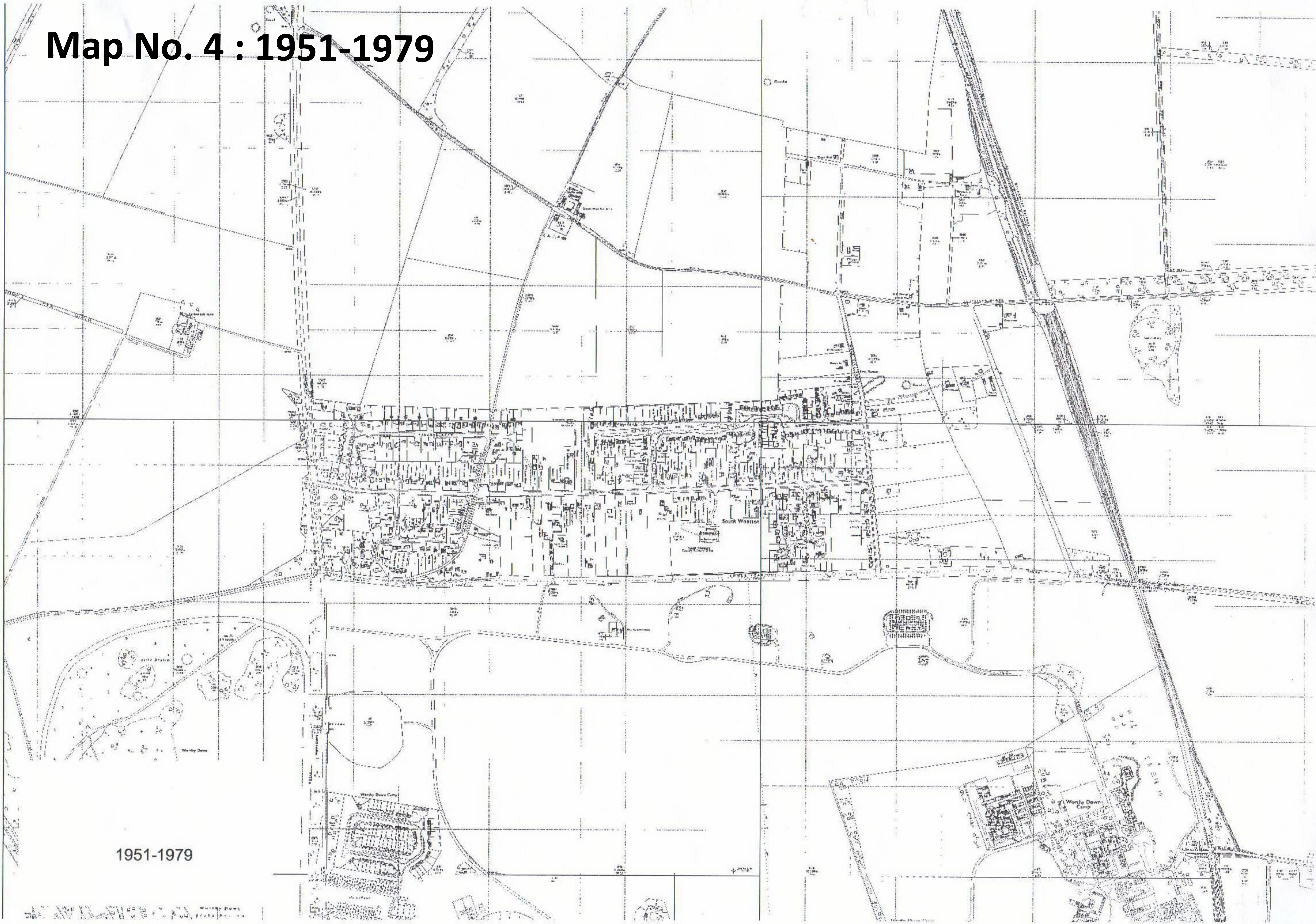
Post

3 ft. R.H.
Def.

3 ft. R.H.
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


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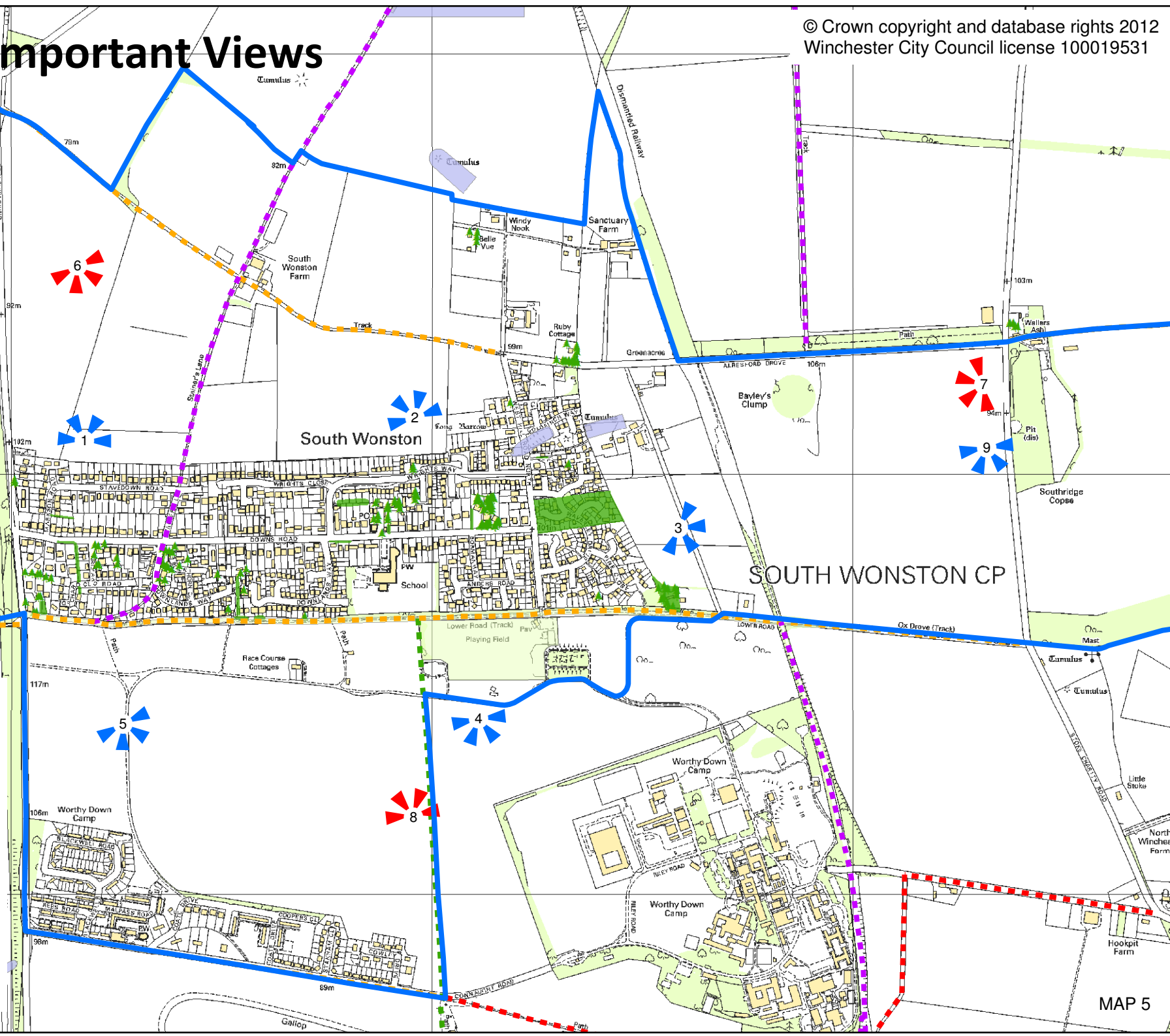
Map No. 4 : 1951-1979



1951-1979

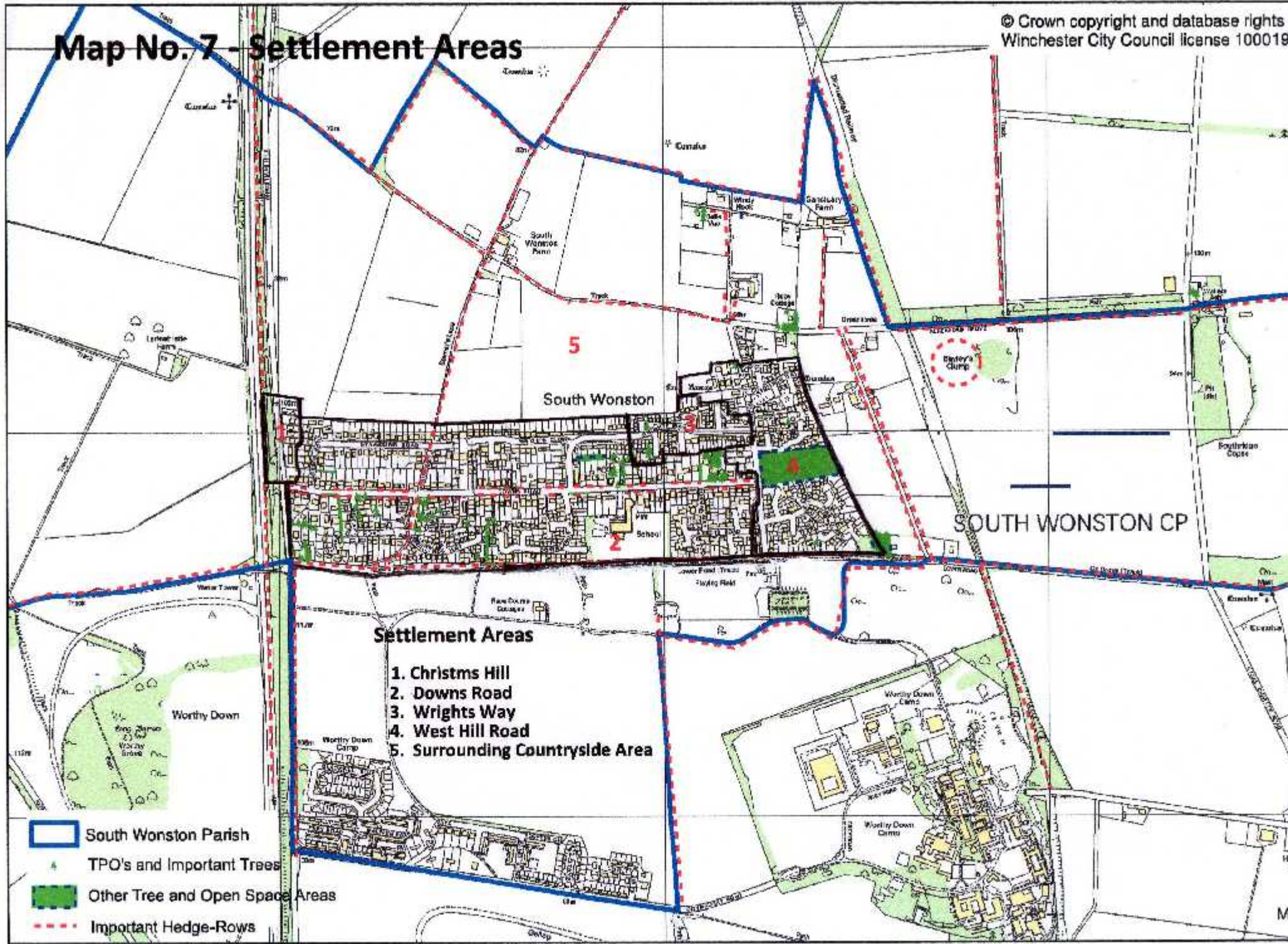
Map No. 5 - Important Views

-  South Wonston Parish
-  Bridleway
-  Byway open to all traffic
-  Footpath
-  Restricted Byway
-  Open Space
-  Trees
-  Tree Areas
-  Scheduled Monuments



Map No. 7 - Settlement Areas

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South Wonston

SOUTH WONSTON CP

Settlement Areas

1. Christs Hill
2. Downs Road
3. Wrights Way
4. West Hill Road
5. Surrounding Countryside Area

- South Wonston Parish
- TPO's and Important Trees
- Other Tree and Open Space Areas
- Important Hedge-Rows