



## **PORTFOLIO HOLDER DECISION NOTICE**

### **INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR BUILT ENVIRONMENT**

#### **TOPIC - DRAFT SHEDFIELD 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.

#### **Contact Officers:**

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

**Democratic Services Officer:** Nancy Graham, [ngraham@winchester.gov.uk](mailto:ngraham@winchester.gov.uk)

#### **SUMMARY**

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

#### **DECISION**

That the Portfolio Holder for Built Environment authorises the publication of the draft Shedfield 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 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.

In 2011 Shedfield Parish Council decided to promote the production of a Village Design Statement and a Parish Plan. This is the first draft VDS in Winchester District to combine a Parish Plan and a Village Design Statement. The purpose of the Village Design Statement is to identify and protect the special qualities which make up the character of the villages which form the Parish of Shedfield. The Parish Plan is a document setting out how the community wishes to see the area develop over the next few years and provides evidence of the need for community led projects. As such, it is wider ranging than the VDS as it is not confined only to planning matters, and includes a range of 'Parish Actions'.

While a combined Parish Plan and VDS is welcomed, it is important to recognise that the VDS needs to be adopted as a supplementary planning document (SPD) in order to carry weight in the planning process, and needs to meet particular requirements in order to be capable of adoption. Therefore, City Council officers have worked with and advised the Steering Group on the draft VDS 'Design Guidelines' as it is these which will be adopted as SPD in due course. While the Steering Group is free to develop Parish Actions as it sees fit, the Design Guidelines need to supplement and be consistent with the 'parent' planning policies in the Local Plan (and NPPF). Hence the need for the Design Guidelines to be approved for consultation, subject to

a formal consultation process, and subsequently amended as necessary before being adopted as SPD.

Public meetings were organised by the Parish Council during August and September 2011 from which an independent Parish Plans Steering Group was formed, to develop both a Parish Plan and a Village Design Statement. The Steering Group comprised a cross-section of the Parish, with representatives from each of the three villages that comprise Shedfield Parish – Waltham Chase, Shedfield and Shirrell Heath. A questionnaire was distributed to every household in the Parish during June 2012 and there was a separate distribution to local businesses and industrial premises. Steering Group members attended the annual Parish Assembly, various local events and organised drop-in sessions. There was a good response, with 17% of households returning questionnaires, enabling a good profile of the Parish to be developed.

The draft VDS includes a series of 'Design Guidelines', as well as several 'Parish Actions' within the Parish Plan part of the document. It is the Design Guidelines which would form the VDS when adopted and these cover matters such as landscape, settlement gaps, design, and important buildings, open spaces and views. 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. The Design Guidelines also refer to the emerging policies in Local Plan Part 2, so will remain up to date once that Plan is adopted. 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. Shedfield Parish Council has already received £1000 from this fund (£500 for the Parish Plan and £500 for the VDS), which represents the limit of the Community Planning Budget. Therefore there are no further resource implications for the City Council.

### **CONSULTATION UNDERTAKEN ON THE DECISION**

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

n/a

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

None.

**DISPENSATION GRANTED BY THE STANDARDS COMMITTEE**

n/a

**Approved by: (signature)**

**Date of Decision: 20.10.15**

**Councillor Michael Read – Portfolio Holder for Built Environment**

# **PARISH PLAN AND VILLAGE DESIGN STATEMENT**

**SHEDFIELD CIVIL PARISH,  
COMPRISING THE VILLAGES OF  
SHEDFIELD, SHIRRELL HEATH  
AND WALTHAM CHASE**

DRAFT

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## Introduction

In 2011 Shedfield Parish Council decided to promote the production of a Village Design Statement and a Parish Plan. Public meetings were organised by the Parish Council during August and September 2011 from which an independent Parish Plans Steering Group was formed, to develop both a Parish Plan and a Village Design Statement. The steering group comprised a good cross-section of the parish, with representatives from each of the villages.

The purpose of the Village Design Statement is to identify and record those special qualities which make up the architectural and historic character of the villages of Shedfield, Shirrell Heath and Waltham Chase, which form the Parish of Shedfield.

It is a document produced by the local community, which specifies the qualities and characteristics that the people of each village value, as identified by extensive consultation. The aim is to ensure that when any future development is planned it is in keeping with both the needs of the people and with the overall features of the villages which give them their unique identity. It is relevant to all forms and scale of development. It does not prevent development: it is about managing change in the parish, not preventing it.

The document, which conforms to the Winchester District Local Plan, will be submitted to Winchester City Council for adoption as a Supplementary Planning Document<sup>1</sup>. Once adopted, it will be taken into account as material consideration in any planning application or planning appeal.

Prior to recent Government proposals concerning the involvement of local communities in planning issues, developers would consult Winchester City Council Planning Officers and some might then present pre-application plans to parish councils. Following this, detailed planning applications would come before the planning committees of local councils.

At present, with the need to provide some 230-plus dwellings in Waltham Chase over the next eighteen years, developers and Winchester City planners meet with members of the parish council to discuss potential issues at the outset. These discussions might include the number of dwellings on a particular site, the mix of 1-bed, 2-bed, etc. dwellings, highway, drainage, environmental concerns and the provision of open spaces.

Hence, the local community, through their parish council members, have a much earlier say in what subsequently happens in their villages and the Village Design Statement and Parish Plan importantly inform this process.

The Parish Plan is a document setting out how the community wishes to see the area develop over the next few years, and provides evidence of the need for community led projects and environmental improvements. This document has been produced from comments made by local residents through the consultation process.

The document includes an action plan of those issues that the community have identified which are realistic and be achievable within a reasonable time. The Parish Plan is an evolving document, outlining how a community would like to develop over the next 5-10 years.

It was originally intended to produce two separate documents. However, following discussions with Winchester City Council officers it was agreed that a single document would be produced. The document covers all items relevant to the Village Design Statement and Parish Plan, including design guidance and a parish action plan.



## Consultation Process

The present document draws on responses from residents of all three villages in Shedfield Parish to an initial short survey and a more detailed questionnaire.

The short survey, conducted through the Parish Magazine in early 2012, asked three questions:

What do you most like in your parish?

What do you most dislike in your parish?

What would you most like to change in the parish?

Nearly everyone liked the sense of community and friendliness in the parish and valued its rural character as possibly the most important factor in making Shedfield a good place to live.

In drafting the detailed questionnaire, the Steering Group drew on:

- the initial survey
- previous local consultations
- published Parish Plans and Village Design Statements from across Hampshire
- input from February 2012 via the website [shedfieldparishplans.co.uk](http://shedfieldparishplans.co.uk)
- responses to regular updates in the Parish Magazine
- advice from Winchester City Council.

The questionnaire went through several drafts and pilot-testing before a final version was agreed and printed. It is attached as an appendix.

The paper version was distributed door-to-door to every household in the Parish during June 2012. A separate distribution covered all local businesses and industrial premises. Steering Group members attended the annual Parish Assembly and Waltham Chase Fun Day, and had a stand at the Parish Fete. Drop-in sessions were held at Shirrell Heath Methodist Church and Waltham Chase Village Hall. Swanmore College of Technology was visited and pupils who lived within the Parish were encouraged to complete a questionnaire, which was created by the school and made available to the pupils online through SurveyMonkey.

Local businesses (Marriott Meon Valley Hotel and Country Club, De Vere Venues New Place) sponsored a prize draw to encourage a high response rate. An online version of the questionnaire was made available via SurveyMonkey from June 2012 until March 2013.

In all, 261 questionnaires were returned either on paper or online. Of these, 58 were from Shedfield, 64 from Shirrell Heath and 134 from Waltham Chase, with five people not indicating their village. This response represented 17% of the 1553 households identified in the 2011 census. Most respondents had lived in the parish for at least twenty years. More than half were over 60 years of age, and fewer than one in ten under 40. Pupils from Shedfield Parish attending Swanmore College of Technology were asked separately for their views on the area and about potential housing developments: their responses echoed those of their parents.

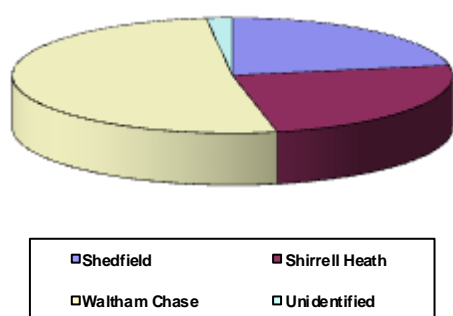


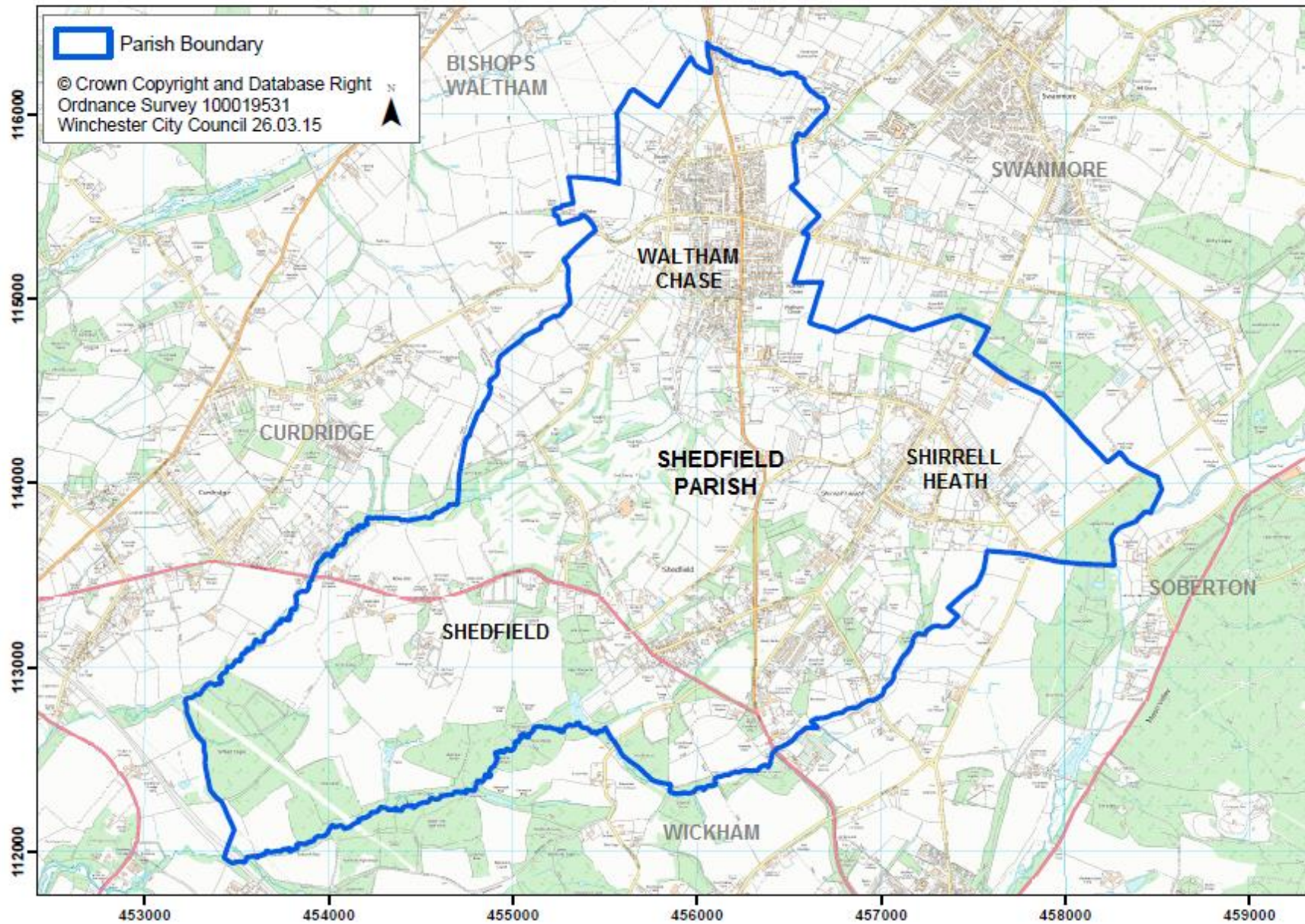
Figure 1: respondents' villages

On nearly all issues, the three villages were of a single mind. Any variation between villages was always less significant than the overall opinion. For example, everyone valued local features such as the Shedfield Reading Room, the Waltham Chase Triangle and the Shirrell Heath Methodist Church, but in each case the locals scored it more highly than the other two villages. Real (but still slight) differences emerged in only a few areas: Waltham Chase residents were most concerned about the scale and character of recent housing developments, as well as inconsiderate/inadequate parking and road crossings, while Shirrell Heath residents were most focused on road traffic, poor broadband speeds and the lack of public transport.

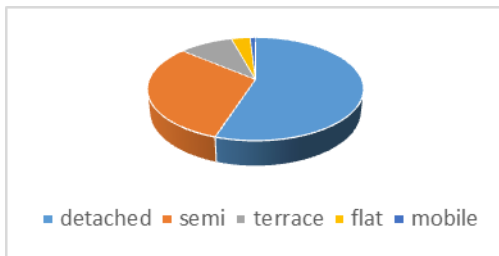
Looking at responses by age group revealed a very strong level of agreement across the generations: on the vast majority of issues old and young are of the same opinion. However, older residents are marginally more concerned by the local environment, such as new developments being well spaced, with adequate parking and drainage, and with facilities such as mobile phone coverage, bus shelters and public buildings. The youngest and older adults are more likely to work from home than those in middle age groups, and many residents are retired. Older people have fewer cars. The length of time people had lived in the parish had virtually no impact on their views: new arrivals value the same qualities as families who have been here for generations.

### Location and 2011 census profile

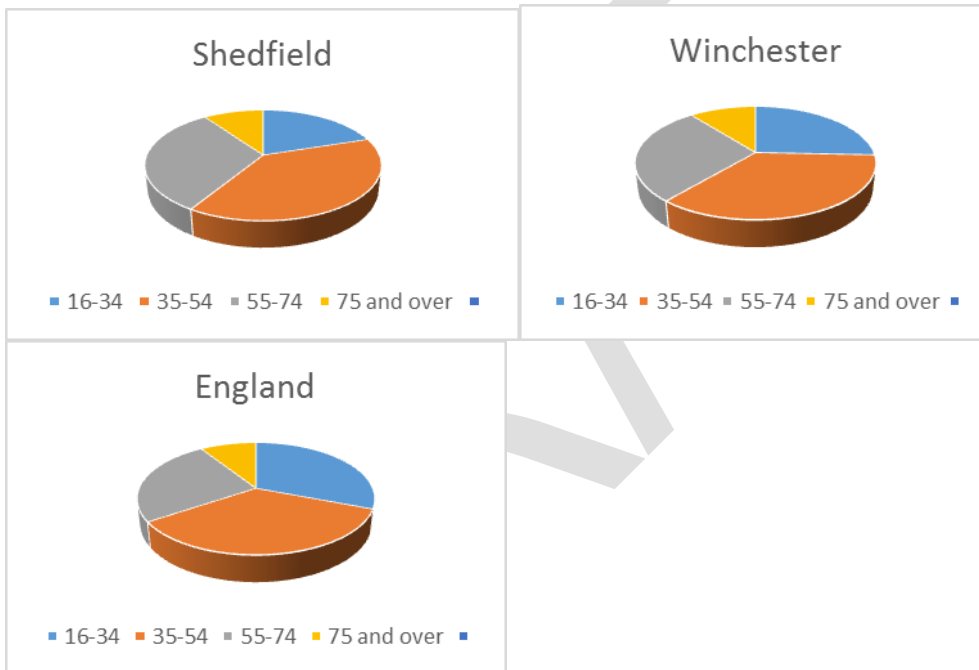
The Parish of Shedfield is located in the south of Hampshire between the market towns of Bishops Waltham and Wickham. The current parish boundary is shown on the map on the following page. The parish incorporates the villages of Shedfield, Shirrell Heath and Waltham Chase. Due to the different nature of the three villages many of the sections of the plan consider the three villages separately. However, where there are common factors linking the villages the parish is considered as a whole.



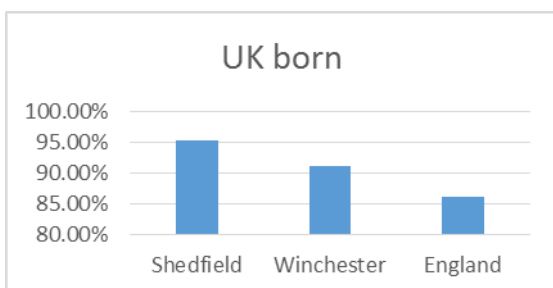
The 2011 UK census does not straightforwardly differentiate between the three villages which make up Shedfield Civic Parish. It records 3,879 residents comprising 1,553 households and living in 1607 dwellings (among them 855 detached, 482 semi-detached, and 149 terraced houses, 52 flats and 15 mobile homes).



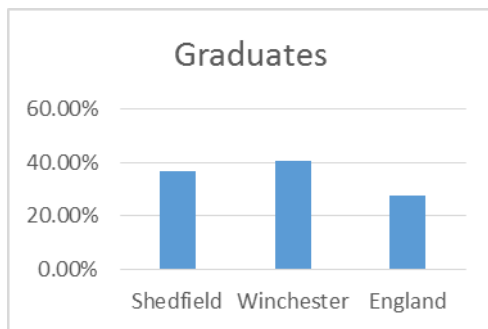
Of the 3,139 adults (aged 16 or more), more are aged over 65 than under 35 (731 vs. 627) but most fall between the ages of 35 and 65, with an average (median) age of 50. The average age of adults across the whole Winchester District is 48, and across England 45: our Parish has an older profile.



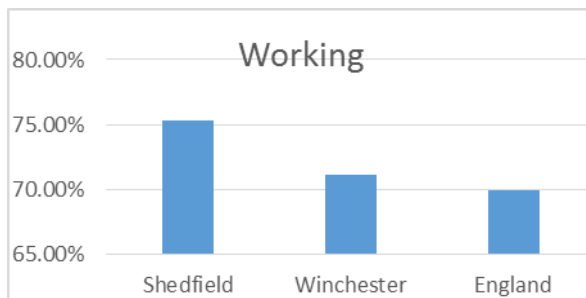
Over 95% of Shedfield Parish residents were born in the UK (nearly 92% in England), and 96% describe themselves as white British.



Residents are well educated: 37% have a degree (Winchester 41%, England 27%).



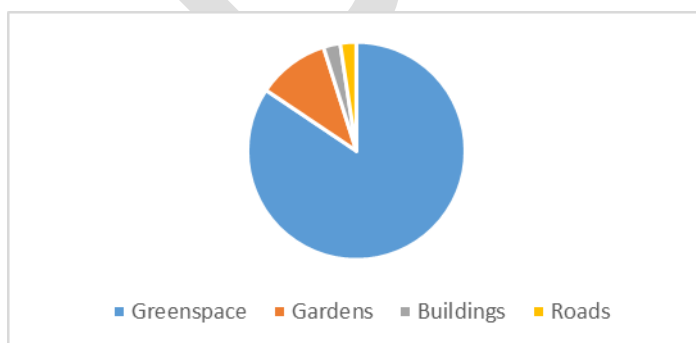
There are 860 dependent children (up to age 18). Less than two out of five households comprise more than two people. More than three-quarters of households have three or more bedrooms. 84.4% already own or are buying their home. One in 25 has a second home. The Parish has an above-average proportion both of those in work and of retirees, at 75.3% and 16.5% respectively (Winchester 71.0% and 14.5%, England 69.9% and 13.7%).



Households have an average of two cars or vans.

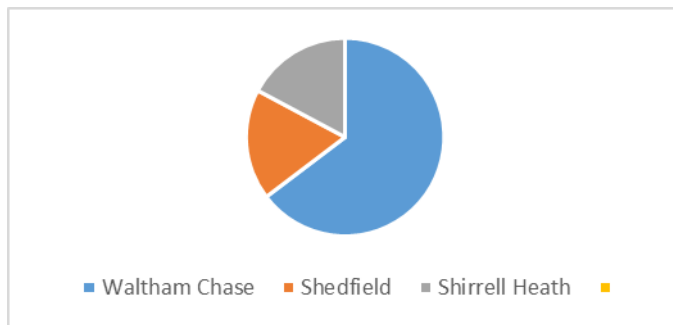
The population density is 3.9 per hectare, close to the average for England (4.1) but more than twice the average for Winchester District (1.8).

Buildings occupy 2.5% of the total land area, domestic gardens 10.7%, and roads 2.4%. No less than 84.5% is greenspace (of which more than 2% devoted to equestrian use). This data contrasts with earlier figures for Waltham Chase alone, showing buildings, roads and gardens occupying 28.2% of land, with just 69.5% greenspace.



The Parish Magazine delivery rota confirms that Waltham Chase has the highest population, with 1022 front doors as compared to 286 for Shedfield and 272 for Shirrell Heath.

## Relative size of the three villages



## History

### Shedfield

The village of Shedfield lies adjacent to the old Roman Road from Chichester to Winchester. Although evidence of Mesolithic (Middle Stone Age/5000 – 8000BC) occupations have been found, as well as over 20 Roman kilns in the vicinity of Sandy Lane and Hall Court, most of the older buildings and structures in Shedfield today date from the 19th Century.

There was no obvious village centre, probably due to there being no ecclesiastic building, until after the construction of the Chapel of Ease in 1829 which became a focal point for further development. Construction and expansion of large country houses in the 19th Century instigated a surge in building to provide dwellings for the growing number of domestic servants. These dwellings started to define the settlement along Church Road and include: Murray cottages [p2] built by Mr and Mrs Murray Gladstone of Shedfield Cottage; Sloane Cottages [p3] built by the Sloane Stanleys of Shirrall House, and the older houses towards the junction with Botley Road built by Mrs Franklyn of New Place. The growing population established a need for community buildings; their construction providing an outlet for charitable works of local wealthy benefactors. These buildings include: Shedfield Reading Room (1869) [p4], the Parish Church of St John the Baptist (1875) [p5] built to replace the Chapel of Ease which could no longer accommodate the much increased congregation, and a parish school (1870 -1899)[P5a].

The 20th Century witnessed the waxing and waning of Shedfield village as the centre for community life in the parish. In the early part of the century there was a thriving post office, garage and village shop all in the vicinity of Church Road. The Reading Room was extended to provide a games room (now managed as the Social Club) and nearby, the Shirrall Hut was a venue for various youth and community groups. After the Second World War a demand for social housing led to Council owned houses being built at Sloane Park, [p6] Canford Close [p7] and Heathlands estate. The local authority also built a Police House in Church Road.

However, since the 1980s the vast majority of new development has taken place in Waltham Chase village, heralding a dramatic shift in the demographics of the parish. Waltham Chase, once sparsely populated, now has more than three times the number of households as Shedfield (286). This shift in the centre of population has naturally affected the location of parish community facilities; most notably the relocation of the parish school from Shedfield to Waltham Chase in 1989 and the redevelopment of the Chase Hut site to provide a large, modern community building for parish residents. Shedfield village has not been immune either from the economic and social changes sweeping the country, as evidenced by the

closure of the garage, and village shop and, in more recent times, the demolition of the Shirral Hut (2000), the move of the vicarage to Waltham Chase (2001), the closure of the Post Office (2006) and sale of the Police House (2007).

Shedfield village now plays an important part in the cultural heritage of the parish, recognised through the designation of the Conservation Area (1990), and as guardian of the natural environment through its many Sites of Interest for Nature Conservation (SINCs).

### Shirrell Heath

Shirrell Heath (the recorded spellings include Sherril, Sherrill and Shirrill, from Old English meaning bright wooded land) is characterised by stability and continuity. Many of today's residents still share the family names which are found in nineteenth century documents and commemorated in local place-names such as Emery's Yard. In several places the same hedgerows line the High Street as in sepia photographs from a century ago [p8].

The small farms which dotted the area in the late nineteenth century found the underlying sand and clay ideal for market gardening, and the area was famous for strawberries and cherries, loaded from horse-drawn carts on to the London trains at nearby stations. The stations at Wickham and Bishops Waltham, like Shirrell Heath's windmill and commercial sand pit, have long vanished. Many of the farms, with maybe a small orchard, a pig or two, a couple of cows and a pair of horses hired out for ploughing or pulling a cart, became uneconomic, although successful farming continues within the parish.

The carter was replaced by the cycle shop and garage, and from about the 1930s occasional plots of land along the High Street were sold for housing, a process which continues to this day – although there remain many open green spaces which lend the village its rural character and mean a great deal to residents [p9]. Some are planted by A. E. Roberts, whose wholesale nursery is at the north of the village. The houses on the lanes, some unpaved, which radiate from the High Street, precede the introduction of planning regulations: since then, new development (including affordable housing) has been highly selective and confined to the main roads.

In 1906, Sir Edwin Lutyens designed the red-brick neo-Jacobean New Place [p10]. (Grade 1 listed) for the Franklyn family, to incorporate seventeenth-century interiors from their house near Bristol which was to be demolished<sup>ii</sup>. From 1956 to 1978 it served as a boys' school, and then, with the building of additional rooms and facilities, became a conference centre. It is now a hotel and venue for weddings and other events. The extensive grounds contain many mature trees: the number of tall trees, including beech, oak and horse-chestnut, is another treasured feature of Shirrell Heath.

The village has not been immune to progress. The site of the Cottage Hospital run by Nurse Hearne during World War II is now occupied by the detached houses of Hearne Close, off Hospital Road. The garage itself (by then Sheriff Motors) was closed in 2003, replaced by houses which include a three-storey terrace [], widely felt to be unattractive and inappropriate in the village context, where all other dwellings are one or two storeys high. The three remaining shops which provided general goods, hardware and a post office to the village closed between the 1960s and 1990s. The occasional bus service which ran through the village ceased completely in the 2000s.

Shirrell Heath's landmark pub on the High Street, the Prince of Wales, closed in 2012 and remains empty [p11]. Coincidentally, the Methodist Church was extended and renovated the same year [p12]. The Church is now the sole community venue within the village.

## Waltham Chase

Occupation dates back to the Middle Stone Age, after the end of the last Ice Age, as evidenced by Mesolithic weapons and signs of settlement discovered in Sandy Lane (opposite the present Guide camp). Waltham Chase, alias Horderswood, was originally a large swathe of woodland of around 2,000 acres used primarily by the Bishops of Winchester for their hunts. Oak trees from the Chase were also used to build ships. The Chase stretched from Waltham Park to the South and East, reaching as far as Bere Forest at Soberton. The present village of Waltham Chase was on the edge of the Chase in the Parish of Droxford.

Waltham Chase became quite famous in 1726 when Benjamin River was hanged at the Chase after being convicted under the Black Act. This Act was brought about because men were blackening their faces to avoid recognition when stealing and killing the deer. In 1870, the Chase was enclosed, at which time many of the trees were cut down. Deer can still be regularly seen in the Chase, particularly in the fields to the east of Winchester Road, part of the existing settlement gap. [p13]

By the 1950's, Waltham Chase was a close community. More houses had been built by Mr L Short, at Beaucroft Road and others along the main road [p14]. At that time, Waltham Chase had twelve shops, a Doctor's, and a private school. Senior school children went to school in Hedge End, prior to Swanmore School (today Swanmore College of Technology) being built in the 1960s. Younger children went to Shedfield School, which was in Church Road Shedfield ,but in 1990 the School moved to a new building in Solomon's Lane [p15].

Since 1967 the area between the Chase crossroads and Forest Farm, formerly part of the ancient Chase has been added to Shedfield Parish.

There have always been three public houses in the Chase and they are still trading [p16, p17, p18]. The garage sold petrol from the 1950s until 2012 but continues with motor repairs.

The Chase Hut, an old wooden building, had been the centre of the village until the early 1970s, hosting frequent church services and many social occasions. In the late 1960s a committee was set up as a charity, to raise funds for a new hall, which was completed in 1973 at a cost of £22,000 [p19]. The Hall was built as a community facility and is still a centre for village activities.

### **The Character of the Landscape**

***No fewer than 97% of questionnaire respondents agreed that 'open spaces, trees, hedges and open views contribute to the appearance and feel of the parish, with three-quarters of residents rating this consideration as very important, and nearly all the others as important. This was the most significant finding of the whole questionnaire.***

***Responses from the questionnaire rated the preservation of grass verges in areas of the parish where there are no pavements as being the highest priority. The next most important was that planting associated with new buildings should be sympathetic to and encourage wildlife and biodiversity. Also rated highly was the preservation of traditional front boundary hedges and low front boundary walls. Respondents also considered that tree cover, both in gardens and verges should be preserved and encouraged.***



Hedges and Boundaries are included in this section but are also considered in a separate section.

### Shedfield

Views in the area are generally short, due to the undulating topography, frequent buildings, small patches of woodland and often-overgrown hedgerows. However, the higher ground of Shedfield Common [p20], between the Winchester and Botley Roads, offers an extended view across the Conservation Area to the Church [p21].

The topography of Shedfield is generally low lying and slopes gently from east to west. The land is characterised by sand, silt and clay deposits giving rise to a mixed farmland and woodland landscape with some isolated, remnant areas of heathland. The presence of London clays and areas of loamy soil has also been responsible for scattered areas of horticulture and market gardens.

The areas of heathland, designated as SINC's, are habitats for a number of heathland specialist insects and plants. The larger areas around Shedfield Common and Turkey Island are managed for recreational purposes, providing important focuses for the surrounding settlement, as well as valuable nature conservation areas. In addition to the hedges, verges and trees that are contained in or border the Shedfield Conservation area, SINC's and designated Open Spaces, the field boundary hedges along the A334 should be protected.

### Shirrell Heath

Shirrell Heath shares with Shedfield an undulating landscape of sand and clay. The High Street is a long, straight artery from which several lanes and a few roads radiate [p22]. Small patches of woodland contrast with the predominant open fields, now often used to graze horses, and which allow frequent open views [p23]. There are many tall, mature trees in private gardens, as well as the extensive grounds of New Place. The majority of Shirrell Heath properties are bounded by hedges, often of hawthorn or beech [p24]. The Recreation Ground at the junction of Hospital Road and Winters Road [p25], and the allotments on Winters Road [p26], accentuate the open views, which extend to the South Downs National Park [p27].

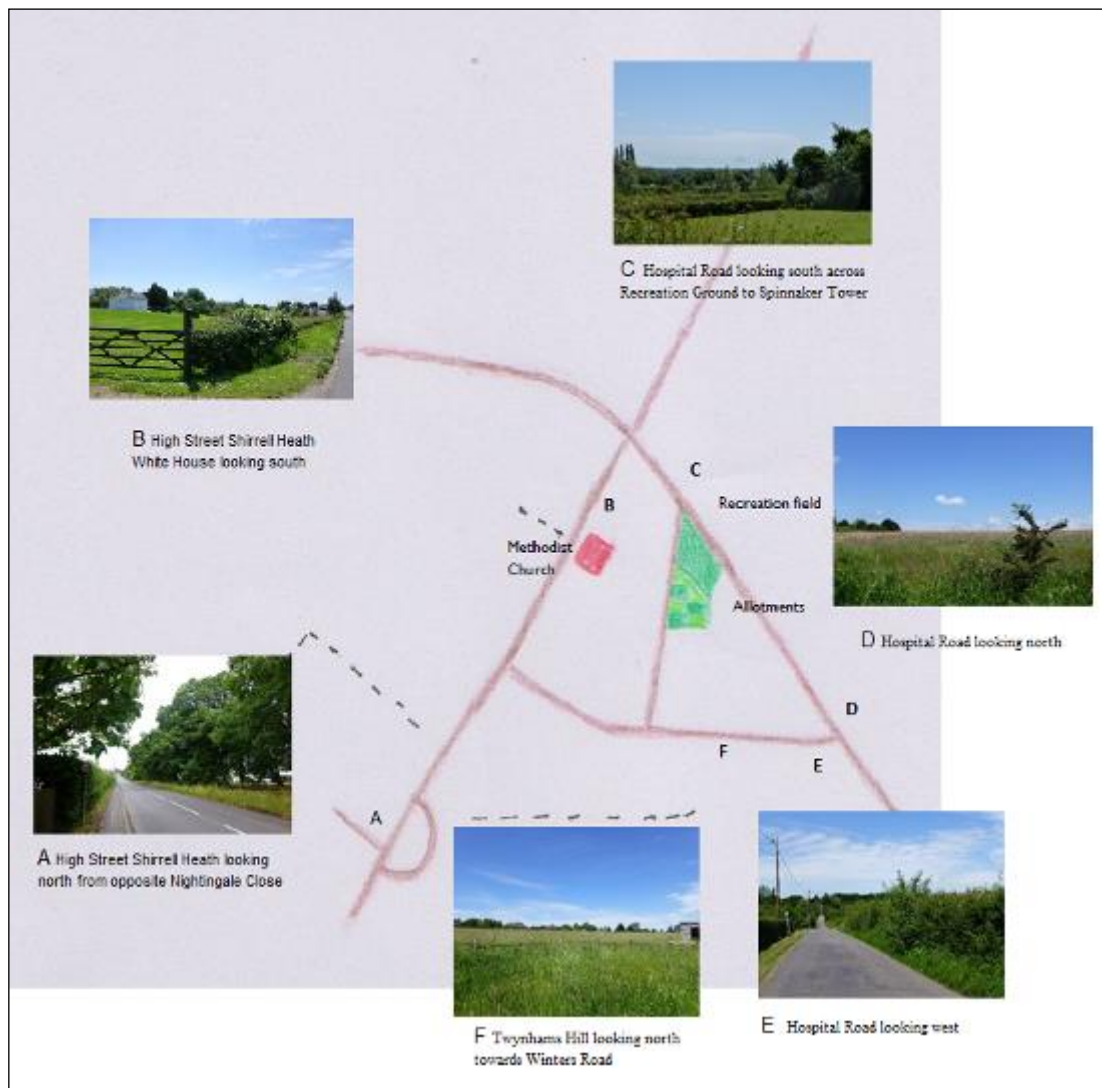
Hedges emerged from the survey as a very significant concern for residents. There are a number of hedges which together determine the character of the village, and which should be retained. They include hedges

- along the west side of High Street from Gamblins Close northwards [p28]
- along the east side of High Street bordering the White House [p29]
- along the south side of Solomons Lane [p30]
- along Winters Road, bordering the allotments and the Recreation Ground [p31]
- along the north side of Hospital Road towards Frith Lane [p32]
- along the north side of Twynhams Hill towards the junction with Hospital Road [p33]

Survey respondents also wanted verges respected and retained, notably in Pricketts Hill [p34].

Many open views exist within Shirrell Heath, along the High Street and especially along Hospital Road, Twynhams Hill and Black Horse Lane. It is important that these views remain open to retain the rural character of the village. A selection of the views which are considered important are shown on the following map.

## Shirrell Heath – Important Views



## Waltham Chase

Waltham Chase consists of an area of 1022 hectares (2,527 acres) and is situated to the north of Shedfield and Shirrell Heath. It has an undulating landscape of heavy clay which until the end of the 19th century was a forested area with few houses.

The river Shid, which crosses the village, rises as a stream on land in Solomon's Lane, crossing under the Winchester Road and through Brooklyn Close and flows on under Sandy Lane and on to join the river Hamble. Although dry most of the time, it can become full flowing following heavy rain. [p35]

The Waltham Chase Meadows Site of Special Scientific Interest (SSSI) [p36] represents one of the best examples in the county of dry neutral unimproved pasture. There are several species of flora which are scarce elsewhere through habitat loss and over recent years 20 species of butterfly have been recorded. This type of habitat is now exceedingly rare in Hampshire and, indeed, in south-east England as a whole.

From Sandy Lane, there is drop down to the main Winchester Road and especially towards the crossroads. There is also a slope from the entrance to Solomon's Lane down to the River Shid at Brooklyn Close, as well as substantial slope coming into the Chase from

Curdridge Lane. All of the above creates a run-off of rain towards the centre of the village and onwards to Forest Close, causing flooding at the lower end

As back garden development has taken place, the surroundings and landscape are becoming more cramped with a feeling of overcrowding and excessive car parking. The many ditches, which were constructed to cope with surface water, are gradually being filled in and others are neglected: unless these are preserved and maintained, existing problems with surface water will be exacerbated.

There are many hedgerows and verges in Waltham Chase, all of which play an important part in the character of the village and should be kept. Prominent examples are in Clewers Hill,[p37] Clewers Lane,[p38] Sandy Lane [p39] and Little Bull Lane[p40]. The hedges vary from clipped and tidy, but having a variety of species – as for example when entering Waltham Chase from the south – to being left to their own devices, as in Sandy Lane, where the verges are also overgrown [p41]. Most hedgerows consist of hawthorn, bramble, bracken, ivy, beech and nettles. One local landowner planted a new hedgerow 12 years ago which is now mature, contains fruit trees and is an example of good stewardship [p42]. Waltham Chase's lanes, including Little Bull Lane which has been used for hundreds of years, are popular walks, used by many local people, and while the verges need maintaining for safety reasons, their retention conserves the rural feel. Even where houses line one side, keeping a hedge on the other preserves the character of the village.

Both Waltham Chase recreation fields are surrounded by hedgerows, which also contain honeysuckle, and cow parsley. The Clewers Lane hedges are the subject of an online nature diary (which can be found via the Waltham Chase Village website <https://walthamchase.wordpress.com>), keeping the villagers informed of the vast amount of wildlife we have. Clewers Hill has a small verge, which should be maintained as lorries compete with walkers for space.

There is just one road where there are grass verges between the road and pavement [p43]; these verges are always well kept and never overgrown, giving a feeling of space between the bungalows.

There are groups of trees in Waltham Chase that are worthy of preservation for the wellbeing of the village. Although few remain within the built-up area of Waltham Chase village, there are many individual trees with Tree Preservation Orders on them. They can be identified via <http://www.winchester.gov.uk/planning/trees/view-tpos-map/> or the Shedfield Parish Council website via [www.shedfieldparishcouncil.org.uk](http://www.shedfieldparishcouncil.org.uk). There are groups of trees in the Triangle, some of which were planted by a Parish Council Grant and others financed by residents. One such group consists of oak, ash, horse chestnut and beech [p44]. In a field just beyond, there are 38 oaks in The Park Lug and by a stretch of Allan King's Way, a long-distance path from Portchester to Winchester which is also part of the old Pilgrims' Trail from Winchester to Mont Saint Michel,. This area is the rural gap between Bishops Waltham and the Chase.

In the area of Clewers Lane/Meadow Gardens are oak and ash, adding to the rural scene together with the hedgerow previously mentioned. The ashes are vulnerable to ash die-back, which is now entering Hampshire. In Provene Gardens oaks and ash border a very attractive and important amenity area [p45]. There are other groups around the SSSI and towards the end of the boardwalk.[p46] The children walk to school through this area every day and for that reason all these trees must be kept for their enjoyment. There are two nice oaks bordering the recreation ground.

Because Waltham Chase is relatively less well provided than Shedfield and Shirrell Heath with green areas for the enjoyment of residents, it is especially important that those that survive must be protected.

For the same reason, remaining views both within the village and looking out from it matter very much to residents, and need preserving. The hand-drawn map and associated photographs illustrates some of more important views.

### Waltham Chase – Important Views

**D**  
Highest Oak & Trig Point 3234 M

**C**  
Outward view & rural gap north to Bishops Waltham 3249 M

**A**  
Entrance to village from the north 3258 M

**K**  
The old turnpike cottage 3254 M

**B**  
East to Swanmore 3259 M

**F**  
Inward view to East from within the village 3271 M

**E**  
Outward view to Curdridge showing Fawley 3243 M

**I**  
Inward view towards golf course 3225 M

**G**  
A very dry River Shid 3221 M

**H**  
SSSI looking S.E. and inwards 3213

**J**  
Milestone near the village hall

**H**  
The Methodist Church 3652

**H**  
The Hairdressers 3603 Ken

**A**  
The Chase Inn

**C**  
The Triangle

**F**  
Church

**F**  
Recreation Field

**F**  
Post Office

**H**  
Hairdressers

**H**  
Village hall

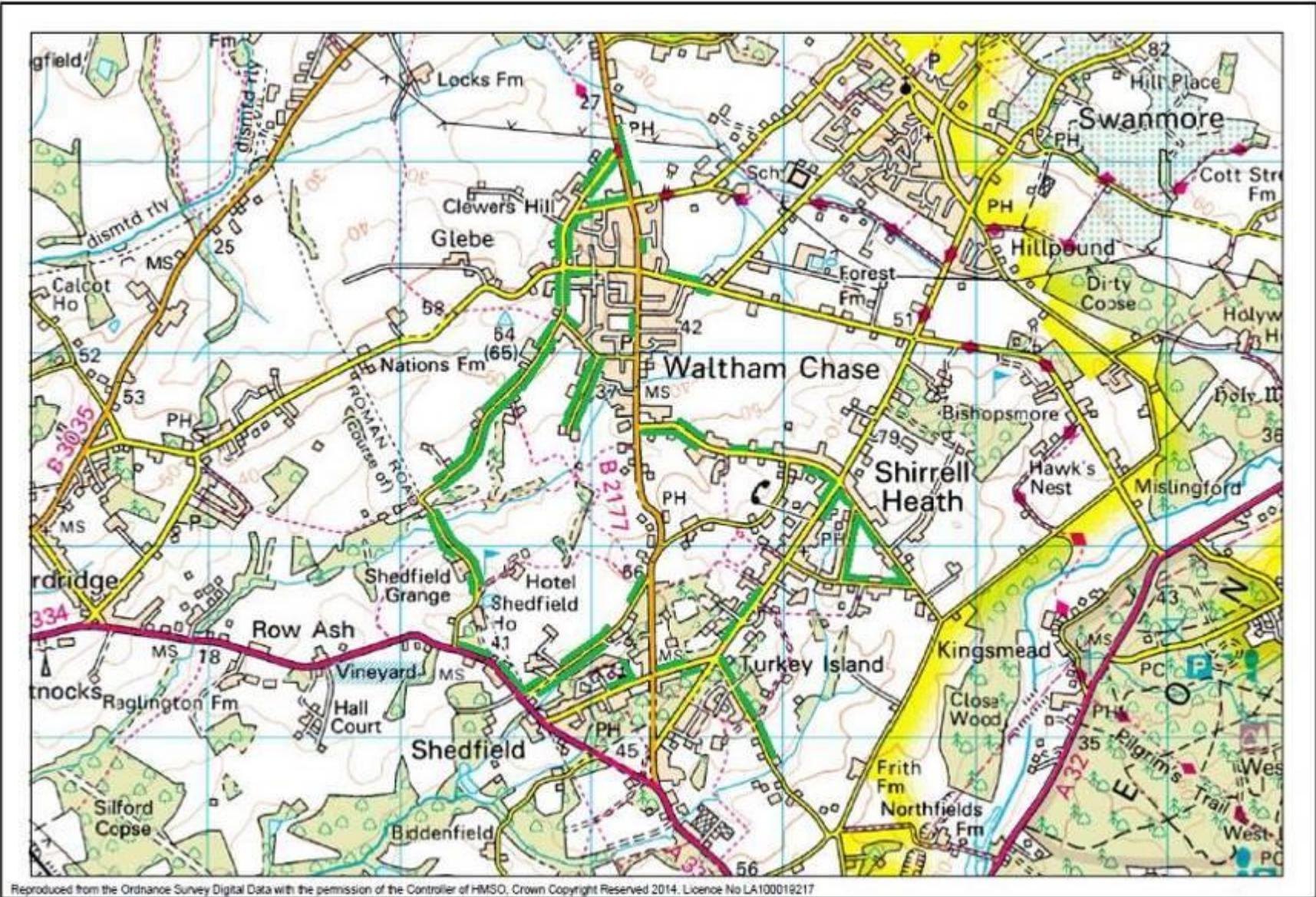
**G**  
School

**I**  
Black Dog pub

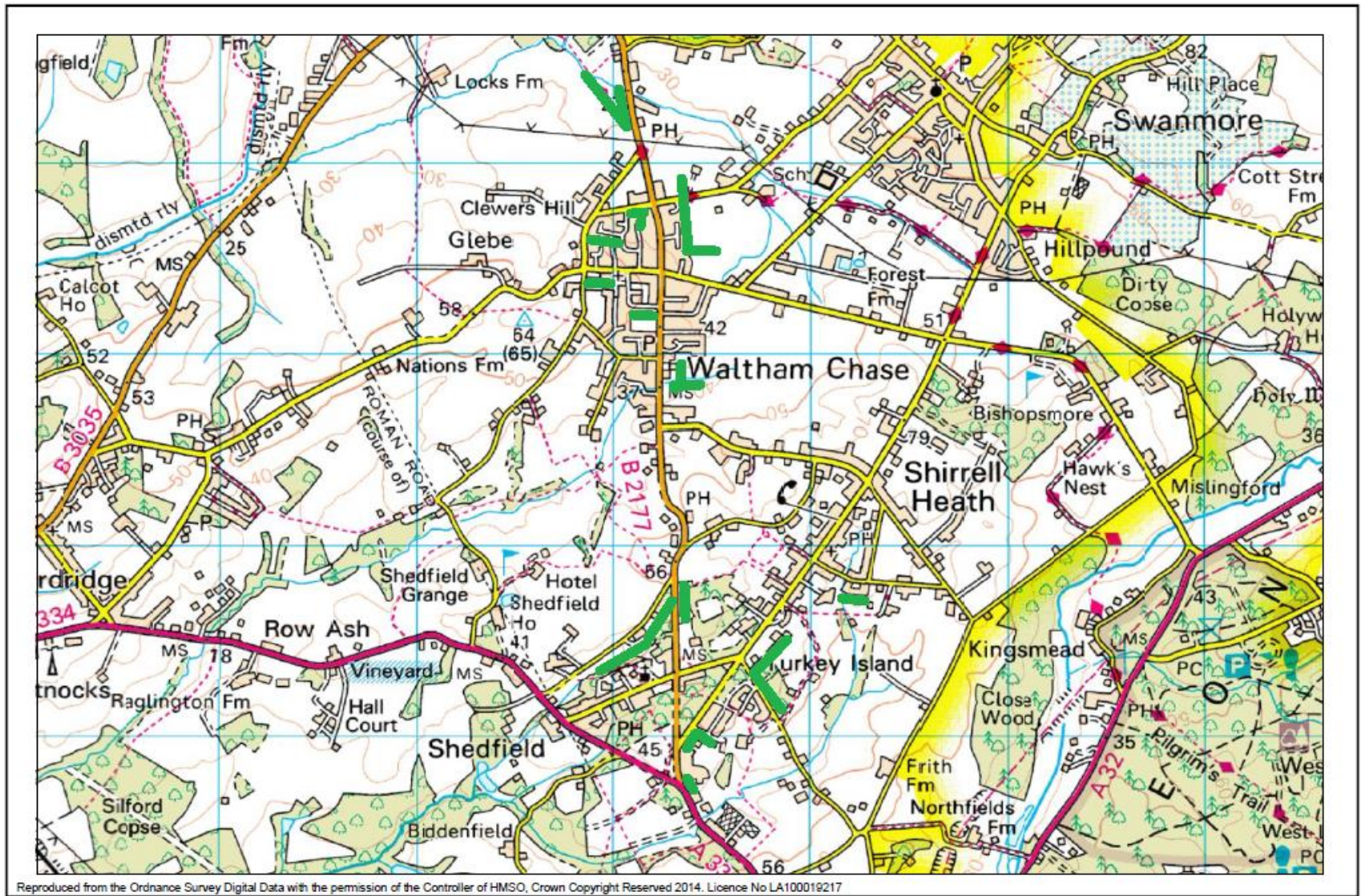
**B2177**

**F**  
Cycle shop and adjacent general store

Locally Important Hedgerows



Locally important groups of trees



### Design Guidelines 1

- a) **New development should use native species to provide hedge boundaries, particularly in areas where hedgerows and trees currently exist. LP policies CP13, DP4, DP5 (emerging DM6, DM16, DM17)**
- b) **Planning applications for new build which will remove locally important hedgerows (shown on the map on page 14) should be resisted. LP policies CP13, DP4 (emerging DM17)**
- c) **Tree preservation orders should be used to protect the visually important trees or groups of trees (refer to map on page 15), especially where threatened by development. LP policies CP20, DP4 (emerging DM17, DM24).**
- d) **Grass verges should be retained in areas where there are currently no pavements, unless there are overriding safety reasons. LP policies CP10, CP13, DP3, DP4 (emerging DM16, DM17)**

### Parish Action 1

- a) **Take concrete action to encourage all residents and landowners to keep hedges tidy, and maintain verges in good condition**
- b) **Encourage neighbours and new residents to plant and maintain hedges using native species, in preference to fences and high walls**
- c) **Take measures to protect ash trees from ash die-back**
- d) **Establish targets and criteria to allow monitoring of progress against these objectives**

### Gaps

***90% of those responding to the questionnaire stated that the existing Settlement Gaps between adjacent villages should be retained in their current locations and sizes. In terms of strength of feeling among residents, this came a narrow second only to preservation of open spaces, views, trees and hedges within the villages.***

[p47]

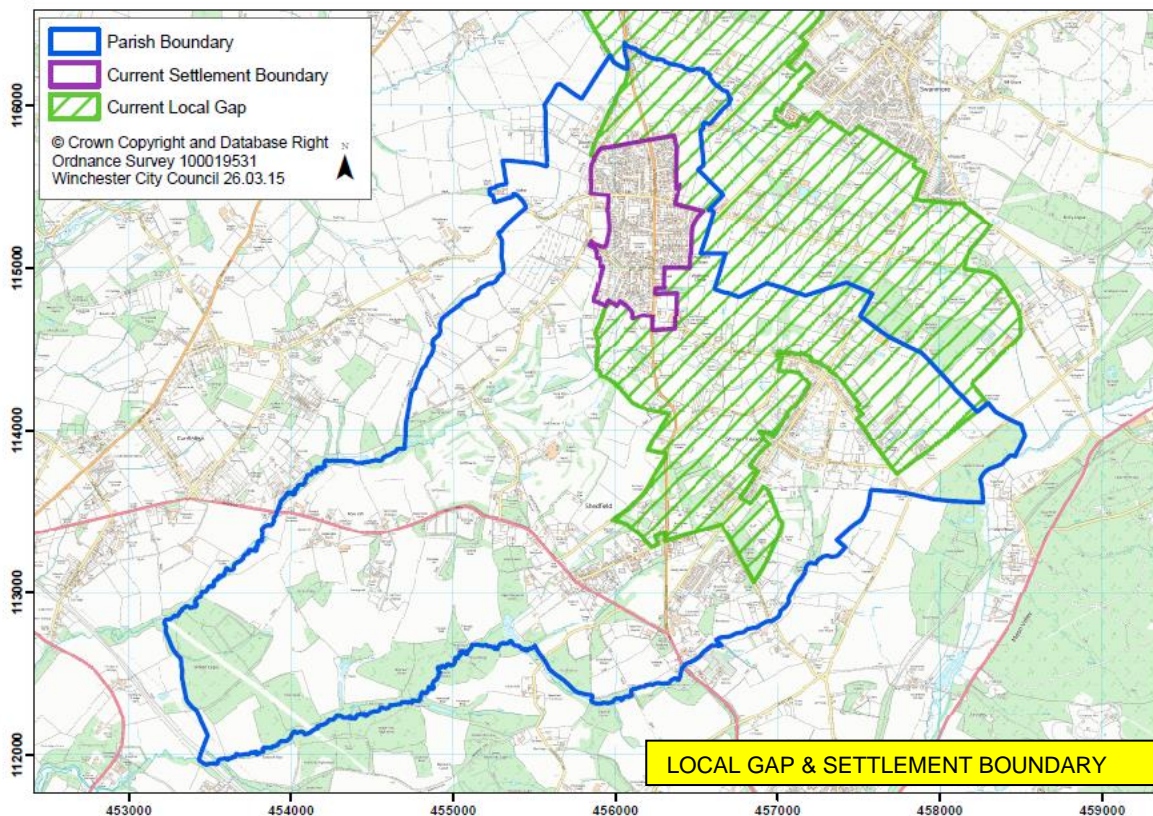
Winchester District Local Plan Part 1 – Joint Core Strategy (LPP1) addresses ‘Settlement Gaps’ in Section 9 pages 102-3 with Policy CP18. “Across the District there are a number of areas of undeveloped land which help define and retain the separate identity of settlements, an aspect highly valued by many communities, and the concept of gaps is an established spatial planning tool locally.” The Local Plan shows our highly valued gaps as “Bishop’s Waltham – Swanmore – Waltham Chase – Shedfield – Shirrell Heath.”

The criteria for designating gaps are: (a) the open nature/sense of separation between settlements that cannot be retained by other planning designations; (b) the land to be included in the gap performs an important role in defining the settlement character of the

area and separating settlements at risk of coalescence and (c) in defining the extent of the gap, no more land than is necessary to prevent coalescence of settlements should be included, having regard to maintaining their physical and visual separation. Winchester District Local Plan Part 2 - Development Management and Site Allocations (LPP2), which addresses strategic planning to 2031, already proposes reducing the gaps between Waltham Chase and Swanmore by building on sites on each side of Forest Road: any further encroachment would be unacceptable to residents.

### Design Guidelines 2

- a) **Settlement Gaps** are defined in Policy CP18 of the Winchester District Local Plan Part 1. Once the boundaries of the Gaps have been reviewed through the Local Plan Part 2 process, to take account of development requirements, the physical and visual extents of the gaps should be retained and no development within the gaps should be considered unless it would retain the generally open and undeveloped nature of the Gaps and there are clear benefits to the local community. LP policy CP18 (emerging Policies Map).



### Settlement Pattern and Character of Buildings

#### Distinctive profiles of the three villages

Waltham Chase is by far the largest village in terms of population. It is also the only village with a Post Office, regular bus services, a small convenience store, and a school. The Local Plan (LP) recognises the reality of this difference in distinguishing between Waltham Chase on the one hand, with its housing density and developed infrastructure, and, on the other



hand, the more scattered dwellings of Shedfield and Shirrell Heath. Villages such as Waltham Chase (LP 6.17) 'act as a focal point for their own communities and sometimes smaller surrounding villages'. Such communities

#### LP 6.18

wish to maintain and improve local facilities, including public transport. They acknowledge the importance of providing for local housing needs, especially for affordable housing and older persons' housing, with some limited growth for economic purposes, particularly for new 'start-ups' and to address the changing requirements of businesses. They all recognise that they have a strong community identity, but at the same time are nervous about the threats they perceive to their particular character, through inappropriate development. In addition, some settlements are concerned about the impact of adjacent major development, for example the Fareham SDA to the south of Wickham.

#### LP 6.19

An assessment of their population, service provision and connections, together with how many surrounding smaller villages rely on them for specific services/facilities, indicates that these are sustainable locations appropriate for development to meet local needs, whilst protecting their individual identity.

On this basis, 250 homes have been allocated to be built in Waltham Chase (Policy MTRA 2). The very different character of Shedfield and Shirrell Heath are acknowledged in Policy MTRA 3. Unlike larger villages with defined boundaries where development and redevelopment opportunities will be supported, Shedfield and Shirrell Heath are among the settlements, which have no clearly defined settlement boundary, [and where] development and redevelopment that consists of infilling of a small site within a continuously developed road frontage may be supported, where this would be of a form compatible with the character of the village and not involve the loss of important gaps between developed areas.

***The questionnaire highlighted four areas considered to be important; New houses should be no closer to the street than existing buildings, there should be sufficient space between neighbouring buildings, new housing should be proportional to the size of the plot and new developments should avoid creating excessive amounts of artificial light.***

***Questionnaire responses highlighted that any new buildings should be sympathetic to existing buildings with regard to building styles, materials, colour, texture, height and the key characteristics of the neighbouring properties. Respondents also considered that new buildings should have minimal impact on wildlife and Sites of Special Scientific Interest (SSSIs) and should be constructed to the highest levels of environmental sustainability.***

#### Shedfield

Shedfield today has a mix of housing and development which can be considered as falling into two concentric zones. In the inner zone is the more compact settlement along Church Road [p48] and Upper Church Road [p49], with community buildings akin to a village centre. The outer zone, or peripheral area, comprises more scattered settlement with pockets of compact development surrounded by agricultural land and heathland.

## (1) Shedfield Inner Zone - Village Centre

Church Road was not constructed until after the Chapel of Ease was built in 1829. It attracted residential, commercial and community development along it. Most of the earlier buildings date from the late 19<sup>th</sup> Century with later buildings appearing over various decades ever since, mostly as groups of residential buildings of a particular style positioned in culs de sac (Sloane Park, Canford Close, The Forge, Meadow View and Edwards Close). The settlement along this road is well contained due to the location of Shedfield Common to its immediate south and woodland to its north. Upper Church Road, formerly part of Church Road, is of similar character.

Within this zone are two prominent open spaces: the Conservation Area and the Recreation Ground. The Conservation Area was designated in May 1990 and focuses on the church and school buildings and includes the curtilage of the former vicarage, buildings and land adjacent to St John's Lane, the churchyard, cemetery, part of Church Copse and a small fenced area at the crossroads between Church Road and Upper Church Road [p50]. The Recreation Ground [p51] lies on the northern side of Upper Church Road. Elsewhere, individual trees together with tree groups and indigenous or evergreen non-coniferous hedgerows along property boundaries maintain the rural character of this zone.

There are approximately 140 properties in the Village Centre zone. The majority of them are residential, the remainder being commercial (3) and community buildings (3). The residential properties are mostly detached two storey brick buildings with tiled roofs unbroken by dormers [p52]. Hedges and picket fences mark the boundary of many of the properties [p53]. The buildings date from the late 19<sup>th</sup> Century onwards with newer housing grouped into culs de sac. Each cul de sac has retained its own distinctive building type: Sloane Park [p54] built in 1960s as social housing has its own open space with trees; Canford Close [p55] comprises council owned bungalows built in the 1960s for elderly residents; The Forge was built for a Housing Association in 1980's and takes the form of 6 terraced houses; Meadow View was built on a former builder's yard in the late 1990s and comprises 3 houses of brick and tile but each of a different design. The most recent cul de sac is Edwards Close [p56] which comprises 10 houses built on a former warehouse site in 2013. Here the houses are a mix of terraced properties and semi-detached but are of a similar style and clearly form a cohesive group. There are two dead end lanes either side of the church which provide access to older properties: two properties on the west side and three properties on the east side of the church. There are a few larger, detached 19<sup>th</sup> Century houses of various designs with large gardens: Shirrell House, White Walls, Copse Cottage, St John's Cottage, Windmill House and Glebe House (the former vicarage) [p57].

The Conservation Area contains the only Listed Buildings in this zone: the Tower of the Old Church of St John (Chapel of Ease, which is Grade II listed) [p58] and the Church of St John (Parish Church) [p59] which was constructed 1875 to a design by John Colson. There are a number of "Important Unlisted Buildings" including the School, Reading Room and Church Cottage; these are of red brickwork broken by a diamond pattern of blue headers with yellow brick quoins and window surrounds. The plain clay tiled roofs are steeply pitched with overhanging gables. Glebe House is noted for its scale, massing and its distinctive architectural form. Other structures identified in the Technical Assessment (4) as worthy of note are: the Lych Gates to the Church and Cemetery [p60], the latter having two carved plaques; the memorial plaque of the Old School on the school wall; the veranda along the south wall of Windmill House and the sundial (1858) in the churchyard.

Outside of the Conservation Area structures of local importance include the milestone at the junction of Church Road with Winchester Road [p61] and on the opposite side the War

Memorial [p62]. Also of note is the public house (Samuel's Rest) [p63] with adjacent converted stable buildings on Upper Church Road.

The more densely settled part of the zone at the western end of Church Road still retains a large number of trees enhancing the rural setting provided by the woodland SINC on the northern edge and heathland to the south. In contrast the area to the east, within the Conservation Area, has spacious plots with mature landscaping. Here Shedfield churchyard has been designated as a SINC in recognition of its importance as an area of unimproved grassland which supports a variety of flora and fauna. The north east section of the Conservation Area is designated as Local Gap.

## (2) Shedfield Inner Zone - Peripheral Area

The built element of this zone, up until the middle of the 20th Century, was characterised by scattered houses, farmsteads and large country houses. Building development since then has incorporated a mixture of designs and styles reflecting the mores of the time they were built. This development has taken place on a mix of sites: greenfield (e.g. Heathlands Estate), brownfield (e.g. Rowash Cottages) and infill (e.g. Prickett's Hill). Nearly all the new residential buildings are of two storey brick construction with tiled roofs. During this time many of the larger houses have been divided into separate residences (Moorhill, Hall Court, Shedfield House); undergone a change of use (Ashley Manor and Shedfield Lodge are now Care Homes); or had their outbuildings converted to offices/business units (Shedfield Grange, Shedfield House).

Many of the older commercial buildings were built to support the market garden trade such as warehouses for produce distribution. Due to the decline in this business the warehouses have either been converted to smaller business units (Culverlands Industrial estate) or been redeveloped for residential use (Edwards Close). The redevelopment of Silverlake garage into a large vehicle recycling centre and the construction of the three storey, 87 roomed Meon Valley Country Club and Hotel in Sandy Lane is a reflection of the changing commercial climate. So too is the proliferation of horse shelters, stable blocks and a Veterinary Hospital.

This zone contains the majority of listed buildings of the village: refer to the Listed Buildings section of the plan.

## (3) Shedfield Outer Zone - Peripheral Area

Settlement in the peripheral area, comprising mainly detached buildings of various types, developed around the edge of the heathland and alongside the Winchester and Botley Roads through the village. This zone has the largest number of listed buildings comprising farmhouses and purpose built country houses. Since the mid-20th Century new development has comprised infilling between the detached houses and change of use of farm buildings to commercial and residential units (e.g. Dagwells Farm).

Between the roads are areas of paddocks and land used for agriculture, horticulture and market gardening; although the latter has decreased in favour of "horsiculture" in recent decades. Apart from public recreational space of the common lands this area supports leisure activities including horse riding, animal training and golf; the latter at the 225 acre Meon Valley Country Club in Sandy Lane.

Unfortunately, in the past 20 years this zone has been blighted by unauthorised development, particularly on greenfield sites, Stricter enforcement might reduce the instances of unauthorised development.

#### (4) Heathlands Zone

The largest single group of buildings in this area is Heathlands estate, a social housing development of 54 properties built in the 1960s on a greenfield site, and now mostly privately owned.

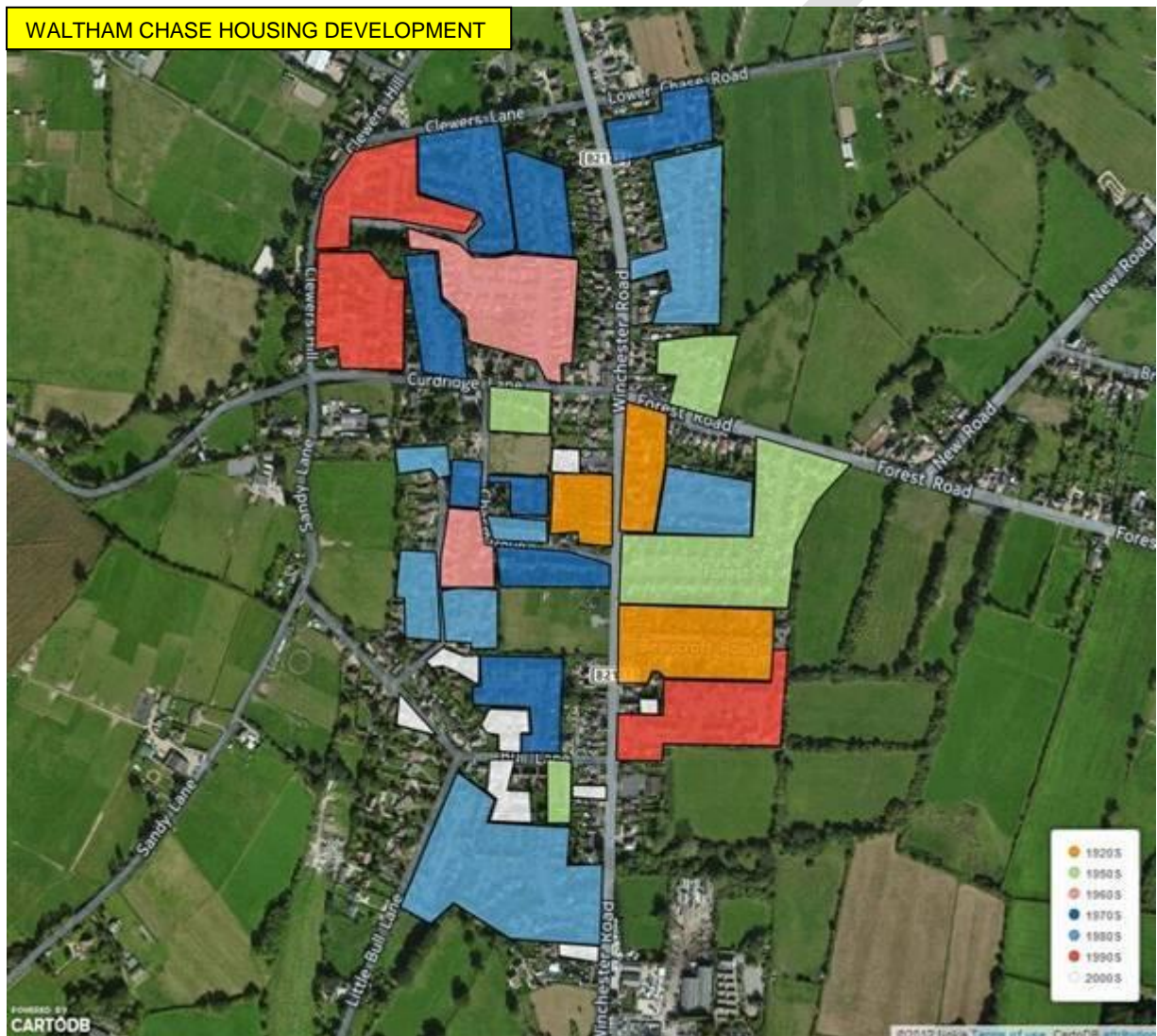
#### Shirrell Heath

Development in Shirrell Heath has been along the High Street and adjacent roads and lanes, echoing the shift from market gardening to residential housing and horse ownership. Small rows of houses tend to be separated by open land [p64]: an aerial view shows the contrast between relatively sparse housing development in Shedfield and Shirrell Heath and the denser land use in Waltham Chase. Building in Shirrell Heath has, from the late nineteenth century until today, been on small plots of at most half a dozen properties. In recent years, these have accommodated affordable housing. New developments have sometimes reflected the spacing and hedging of existing buildings – most successfully the eight detached and terraced houses which comprise Barley Fields [p65], constructed on the site of a derelict farmhouse. The redevelopment of the Sherriff Motors site in the High Street, however, incorporating the village's only three-storey domestic housing, fits in much less well [p66]. Shirrell Heath has some small businesses, for instance in Emery's Yard. But, despite some heavy through traffic generated by large agricultural sites further along the Meon Valley, it retains a very green and rural feel, thanks partly to the mature trees and gardens along its roads [p67], partly to the retention of old hedges [p68] which line the majority of frontages: the brick walls, garages and high fences of suburbia are still largely absent, and residents want it to stay that way. Many horses are stabled and walked within the village, which retains open fields [p69] as well as allotments and a Recreation Ground, and which merges seamlessly into the new South Downs National Park, just a few hundred metres away.

Like Shedfield, Shirrell Heath comprises a diverse range of individual houses, many of them originally farm dwellings, and small, old lanes or newer culs-de-sac of detached houses such as Hearne Gardens (on the site of the old hospital). Many houses from the twentieth century have been repeatedly extended and upgraded. Clarence House on the High Street exemplifies local housing history. The extensive plot on which it was built, comprising orchards and arable land and two cottages (Flint Cottage and Farthing Cottage, both still standing and extended), was bought in 1892. When sold in 1932, it was still essentially a farm (including pig sties) of nearly four acres, but a garage and new outbuildings were added, before falling income led to successive sales of plots of land. Farthing Cottage was sold in 1957, and the garage, subsequently Sherriff Motors, in 1958. Plots sold in 1970 and 1980 are now occupied by Orchard House and Heath Lodge respectively. Clarence House itself has recently been extended and retains, like many local properties, an extensive garden. In recent years, several Shirrell Heath bungalows have been converted into larger two-storey houses, while still typically retaining substantial gardens. Nightingale Crescent, of white wooden semi-detached houses [p70], was a gift of the Norwegian Government in the early 1950s. Emery's Yard remains a small industrial area.

## Waltham Chase

Waltham Chase originated as an agricultural and horticultural settlement with many small farms, but, although a few original cottages remain in altered and extended form, including a fifteenth-century building in Sandy Lane, and redbrick cottages in Little Bull Lane and Curdrige Lane, today's village reflects the many changes in housing style witnessed during the past century. The majority of developments have been along the Winchester Road which bisects the village, with small estates off the main road, most of which are culs-de-sac. In the map below and the following text, the successive stages and styles of housing are identified by approximate decade of construction.



The first coherent development of 42 houses, built in the 1920s, was in Beaucroft Road [p71], Forest Road and along the main Winchester Road. It consists of slate-roofed semi-detached and terraced houses with long back gardens (to allow for growing vegetables). Since there was very little traffic, these houses generally have small front gardens, and little provision for motor vehicles: building close to roads is far less appropriate in these days of heavy traffic, with its noise, nuisance and vibration.

In the 1950s, bungalows, generally semi-detached with off-street parking, were built in Forest Close [p72], Forest Gardens [p73], Club House Lane [p74] and the top of Chase Grove [p75], where the 'black houses' were demolished to make space. Redleaves [p76] provided bungalows for older persons. The Council houses in Curdrige Lane [p77] were built with large gardens, although most are now in private ownership.

In the 1960s, the well-spaced, rendered bungalows of Provene Gardens were built [p78]. The roadway has wide paths incorporating grass verges.

In the 1970s, chalet houses were built in Evelyn Close [p79], Ashley Gardens [p80], Hillcrest [p81], Meadow Gardens [p82] and Provene Close [p83]. These were mainly three bed semi-detached houses of similar design, brick-faced or tile-hung, interspersed with a few terraced and detached chalets; some small areas of green provided amenity land and better spacing to the estates.

In the 1980's, The Ridings [p84], Linden Close [p85] and The Poplars [p86] offered a mix of larger three and four-bedroom houses, while Brooklyn Close [p87], with its mix of three-, four- and five-bedroom houses was attractively laid out, with distinctive flint work facings, a green area at the top backing on to Little Bull Lane and plenty of off-road parking.

1990 saw the start of more mixed developments, including small starter homes such as Chase Farm Close [p88], the newer part of Provene Gardens [p89]. These have an open green space, but Clayhill Close [p90], comprising two-, three- and four-bedroom houses of varying designs, has little amenity land and parking provision has proven inadequate to meet demand – a problem which persists to the present day.

The twenty-first century developments have typically included an element of integrated affordable housing [p91], although some of these have not been in keeping with surrounding buildings: for example, a block of one-bedroom flats [p92] set within a small development; and small terraced houses [p93] whose front doors are just a few yards from the busy Winchester Road, where adjacent properties have substantial front gardens. Residents wish to see existing building lines respected.

Many of the estates have been built on back land and, where house owners have agreed, on gardens, starting with The Ridings, which also took in a former mushroom farm. Chase Farm Close replaced the old Chase Farm, and Ashley Gardens replaced Knights Farm. Brooklynn Close was previously agricultural land, and Linden Close on an area of dew ponds (natural spring ponds). Provene and Meadow Gardens were built on meadowland, while Clayhill Close was once Aburrows distribution centre for market garden produce. Chase Grove was built on the site of Woodward's shop and gardens.

### **Design Guidelines 3**

- a) Where there are clearly established building lines these should be respected and new buildings should generally be no closer to the street than existing buildings. LP policies CP13, DP3 (emerging DM16, DM17).**
- b) New development should be sympathetic to neighbouring properties in respect of density and plot size. LP policies CP13, CP14, DP3 (emerging DM 17).**

#### Design Guidelines 4

- a) The existing Shedfield conservation area should be preserved and where possible enhanced; new development should respect the form and height of existing buildings. LP policies CP20, HE4-HE8 (emerging DM27-DM28)
- b) New developments should be designed in such a manner as to reduce any additional light pollution to a minimum. LP policy DP10 (emerging DM19)

#### Design Guidelines 5

- a) New development should be designed to match or complement the styles and materials of existing buildings in the area. LP policies CP13, DP3 (emerging DM16, DM17)
- b) New buildings should not be disproportionately higher than neighbouring properties (generally two storey) LP policies CP13, DP3 (emerging DM16, DM17)
- c) New developments should incorporate as far as practical sustainable construction standards and techniques. LP policies CP11, CP12 (emerging DM16)

#### Listed Buildings

***Approximately 85% of those responding to the questionnaire were of the view that new buildings should be particularly sympathetic and sensitive to any listed buildings nearby.***

A listed building is a building which has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. For a building to be included on the list, it must be a man-made structure that survives in something at least approaching its original state. Most structures on the list are buildings, but other structures such as bridges, monuments, sculptures, war memorials, and even milestones and mileposts may also be listed. All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. The criteria become tighter with time, so that post-1945 buildings have to be exceptionally important to be listed. A building has normally to be over 30 years old to be eligible for listing.

A listed building may not be demolished, extended or altered without special permission from the local planning authority.

In England and Wales, listed buildings are classified in three grades:

- Grade I buildings are of exceptional interest, sometimes considered to be internationally important. Just 2.5% of listed buildings are Grade I.
- Grade II\* buildings are particularly important buildings of more than special interest. 5.5% of listed buildings are Grade II\*.
- Grade II buildings are nationally important and of special interest. 92% of all listed buildings are in this class and it is the most likely grade of listing for a private residential building.

There are just under 500,000 buildings in the UK which have listed building status.

Within Shedfield Parish there is one Grade I building and 14 Grade II listed buildings, as detailed below.

<b>Shirrell Heath</b>	
New Place (Grade I listed)	High Street
Terraced garden & forecourt south-west and south east of New Place	High Street
<b>Shedfield</b>	
Aylings	A334, Kitnocks Hill
Church of St John	St Johns Lane
Grange Farmhouse	Sandy Lane
Hall Court (5 flats)	A334 Kitnocks Hill
Raglington (Old) Farmhouse	A334 Kitnocks Hill
Rowan Ash	A334 Kitnocks Hill
Sandy Hill House	B2177 Winchester Road
Shedfield House	Sandy Lane
Tower of the Old Church of St. John	St Johns Lane
<b>Waltham Chase</b>	
Barn attached to Forest Farmhouse	B2177 Winchester Road
Church House Farmhouse	Clewers Hill
Forest Farmhouse	B2177 Winchester Road
Spencer Place	Sandy Lane

Note: The names in the above list are those used in the English Heritage official list and may not correspond to current names in local use, e.g. A334 Kitnocks Hill known as Botley Road.

In addition to the Listed buildings and structures identified in the Shedfield Conservation Area, a number of local features are of significant interest and important to residents because they place Shedfield in a historic context and act as a point of reference in a rapidly changing world. These include

- War Memorials at Shedfield Crossroads and Botley Road/St Anne's Lane
- Milestones at Shedfield Crossroads; Winchester Road, Waltham Chase[93a]; and Cam Cottage, Botley Road (in need of repair)[93b]
- Four phone boxes, one in Church Road[93c] and two in High Street, Shirrell Heath (in need of repair and repainting) and one by Redleaves, Waltham Chase.
- Six red post boxes: Upper Church Road; Church Road; Sandy Lane/Botley Road; Post Office, Waltham Chase; Black Dog Waltham Chase; High Street, Shirrell Heath.

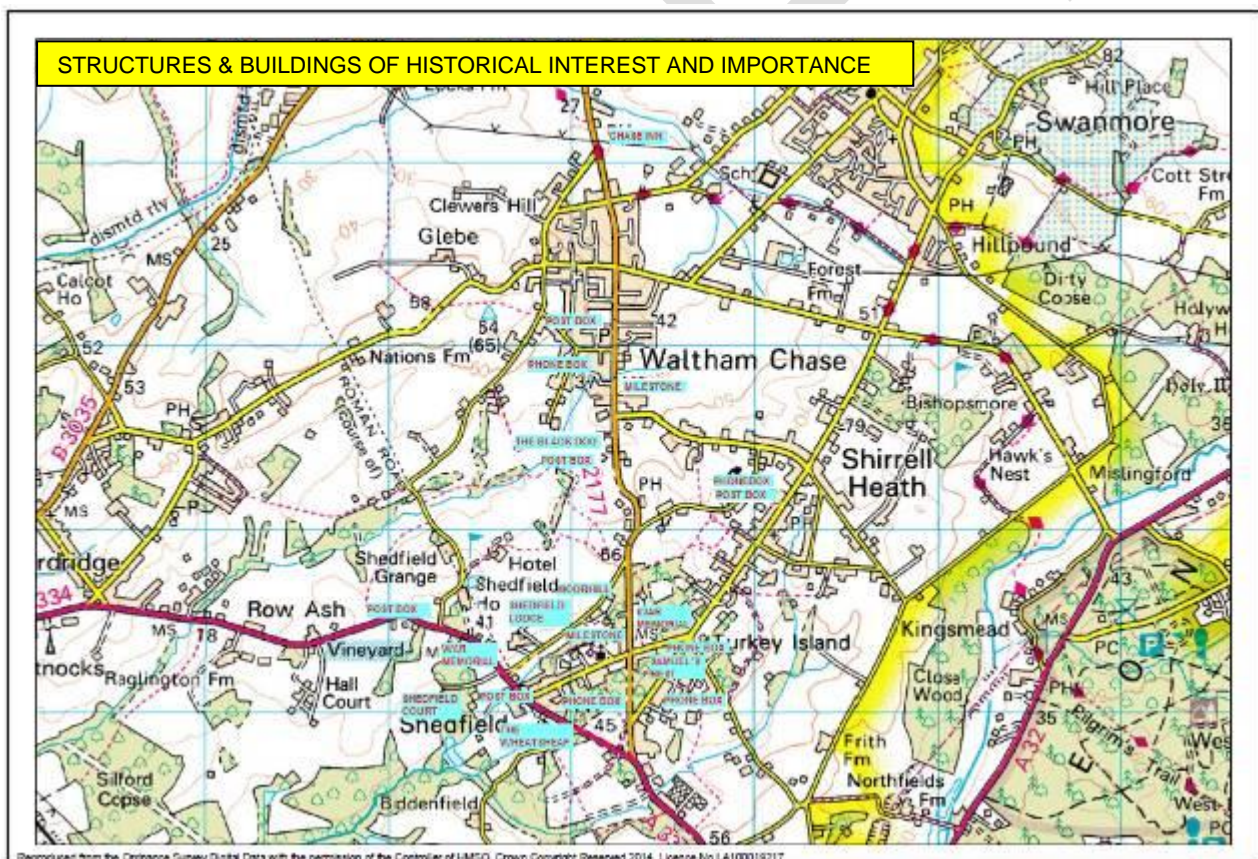


There are also several buildings of historical interest and importance:

- Moorhill in St Anne's Lane, a country house constructed around 1850
- Shedfield Court in Botley Road, a nineteenth century country house
- Shedfield Lodge in St Anne's Lane, built in the early 1800s as a Manor House and listed in the Hampshire Register of Historic Parks and Gardens
- Samuel's Rest Public House (formerly Sam's Hotel), a nineteenth century pub in Upper Church Road
- The Wheatsheaf, a nineteenth century Public House on Botley Road[93d].
- The Chase Inn and the Black Dog Public House in Watham Chase.

### Design Guidelines 6

- a) The buildings and features listed on pages 25 & 26 and shown on the map on page 26 should be retained even if they are not listed. LP policy CP20 (emerging DM31)
- b) New buildings should respect nearby buildings which are listed and/or of historical interest and importance LP policy CP20 (emerging DM29)



### Hedges and Boundaries

The traditional English hedgerow comprised a mixed planting of oak, hazel, thorns (hawthorn, quickthorn, blackthorn etc.), field maple and holly. Boundaries were often shrubs, privet hedges or, in market gardens, mainly rhubarb.

Today, the type of hedges and boundaries tend to be related to the age of the property and its location. The oldest properties in the Parish lie along its main roads, namely Botley Road (A334), Winchester Road (B2177) and High Street, Shirrell Heath and these are where the traditional hedgerows and boundaries still appear. The large estate houses were often surrounded by high brick or stone walls, some still in place today. In order to provide more security, privacy and to reduce maintenance, some traditional hedgerows have been replaced by brick walls with close-boarded fencing to give additional height.

When farmland was built on from the 1950's on, the brick wall and wooden fencing in various combinations became commonplace and are much evident in places like Forest Close, Linden Close and Beaucroft Road in Waltham Chase. By the 1990's, more open-plan estates were being created with lawned frontages to properties and landscaping involving judicious planting of large and small shrubs. Property separation was mainly through simple wired fencing or wooden fencing, the privet hedge becoming unpopular with the maintenance required.

The vulnerability of wooden fencing to strong winds, particularly the six-foot high screening fencing, has led to some households replacing these fences with hedges consisting of slow-growing trees or shrubs.

On farmland, the use of thorn hedging to partition fields and paddocks has prevailed since the Inclosure Acts. Barbed wire fencing was often used to allow thorn hedges to establish, but they are now generally replaced with straining wire.

Residents' views indicate that lack of maintenance of hedges is the main concern of residents in the three villages, particularly in respect of overhanging branches:

The importance of retaining significant hedges is emphasised throughout the Village Design Statement, especially in the Character of the Landscape and Open Spaces sections, and is reflected in Design Guidelines 1.

## **Open spaces**

***As mentioned earlier, no fewer than 97% of questionnaire respondents agreed that 'open spaces, trees, hedges and open views contribute to the appearance and feel of the parish', with three-quarters of residents rating this consideration as very important, and nearly all the others as important.***

***Winchester City Council Open Space Strategy (<http://www.winchester.gov.uk/planning/open-spaces/open-space-strategy-2013-14/>) has specifically proposed provision of additional sports grounds on land to the east of the school in Waltham Chase, and refurbishment of existing facilities at Shedfield Recreation Ground.***

***Young people gave the highest priority to improving park and play areas.***

## **Shedfield Common (19.37 Ha) [p94]**

Shedfield Common is a Site of Importance for Nature Conservation (SINC) and was once part of the Forest of Bere. It belonged to the Lord of the Manor of Droxford. The land subsequently became part of the Rookesbury Estate, when it was known as Wickham Common. It was sold to the Franklyn Family of New Place, Shirrell Heath in 1928. The bulk of the Franklyn Estate was sold in 1975 to A D Properties, who subsequently sold what became Shedfield Common to Shedfield Parish Council, together with the Waltham Chase Recreation Ground and the Botley Road memorial for the sum of £6,000. The land is

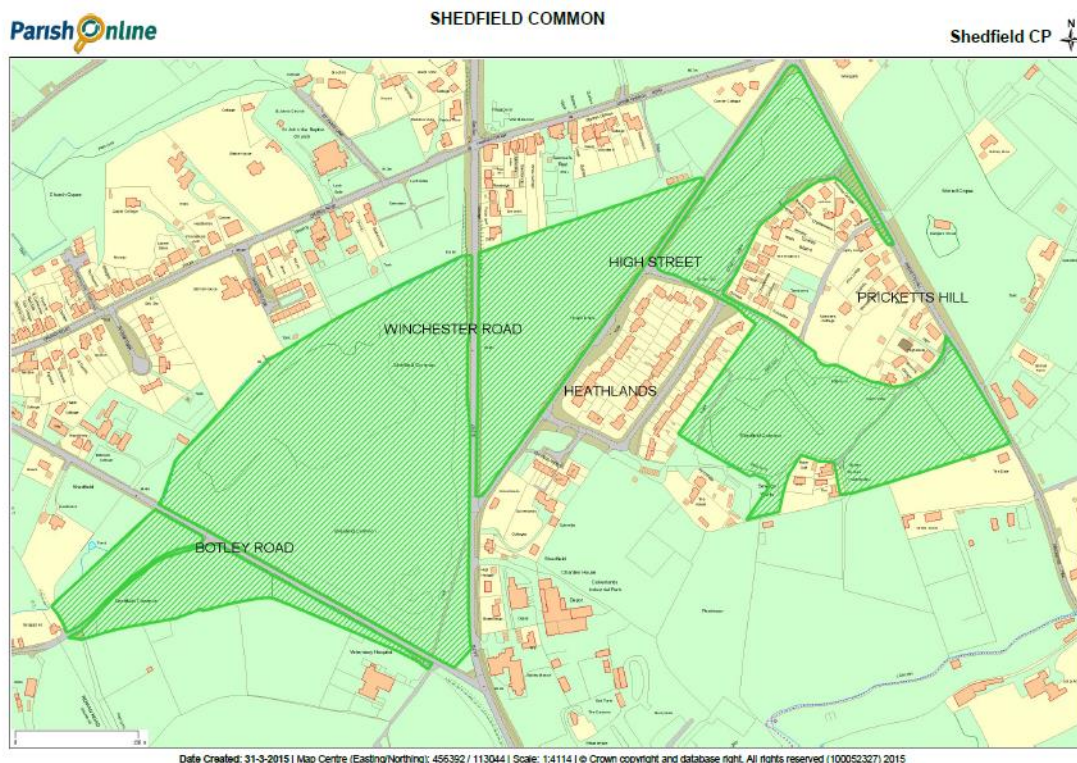
managed according to a plan drawn up by Hampshire County Council and the Hampshire and IOW Wildlife Trust. Like every open space in Hampshire, it was used by troops preparing the D-Day landings in 1944,

The Common is split by roads into six distinct areas as can be seen on the map on the following page. Many tracks exist across these areas, now regarded as footpaths, but in earlier times used by horses and carts and for driving livestock to markets. Each of the areas has its own mix of flora and fauna and they are much valued by the Parish residents. In surveys carried out in the Parish, respondents considered the Common to be the most valued asset, one which deserved the level of expenditure to maintain and enhance it.

The major part of the Common, bounded by Winchester Road to the East and Botley Road to the south-east, is the most heavily used by dog walkers and horse riders. It is mostly open habitat of acid grassland, grazed by rabbits, with continuous and diverse perimeter woodland and scrub. The northern perimeter is boggy and contains two ponds. Some of the rarer plants on the Common are in this area.

There are no persons left with Commoners Rights on Shedfield Common, but the collection of fallen branches by neighbours and the occasional grazing of horses still happens from time to time. The remaining parts of the Common, surrounding the Heathlands Estate, consist of a balance of open heathland and woodland and has a management plan to remove invasive scrub and grass cutting once a year.

***A large majority of Parishioners (83%) say that the Common is either important or very important to them.***



**Shedfield Recreation Ground (1.9 Ha; 1.7 Sports area, 0.2 Play area)[95]**

The Shedfield Recreation Ground is owned by the Shedfield Recreation Ground Charity the trustee of which is Shedfield Parish Council. The day to day management of the Ground is undertaken by the Open Spaces Committee of the Parish Council.

The south-western corner of the ground is occupied by a child's play area with swings, see-saw, slide, merry-go-round and various swinging play items. Fitness training equipment for teenagers and adults have recently been added.

The central area comprises a football pitch and cricket pitch, of which only one may be used at any given time. These pitches are available for hire.

At the northern end of the site there are a pavilion, a pétanque area with floodlights, a kick-board and a BMX track. All of these facilities are available to members of the public with some facilities needing to be booked with the Parish Clerk.

#### Shirrell Heath Recreation Ground and Allotments (0.7 Ha Recreation)[p96]

As with Shedfield Recreation Ground, this site is owned in trust by the Parish Council as trustee to the Shirrell Heath Recreation Ground and Allotment Gardens Charity and managed day-to-day by the Open Spaces Committee.

The area which lies to the northern end of Winters Road and to the east of that road was largely recreational with a few allotments for the needy. At about 2000 when interest in gardening and self-sufficiency increased, largely due to TV programmes, some of this ground was ploughed in to provide more allotments. These number approximately 30 now.

There has always been a demand for allotments and when an allotment becomes available to rent, it is divided in two to provide extra tenancies.

The remaining recreation area now contains play equipment for the under 14's together with a kickwall and adult fitness equipment. The latter have been well received by the local community.

***56% of Shedfield residents feel that allotments are either important or very important to them.***

#### Waltham Chase Recreation Ground (1.15 Ha)[p97]

Waltham Chase Recreation Ground lies in the centre of Waltham Chase, just north of the Post Office, along and to the west of the B2177. It occupies 1.15 Hectares of land of which 1 Ha is designated as Sports and 0.15 Ha designated as Play (re Winchester City Council Open Spaces Strategy 2013).

The play area comprises two elements; the first is equipment designed for toddlers and the second including an aerial ropeway is aimed at up to 14-year olds. This area recently benefited from a £65,000 investment from Shedfield Parish Council with grant aid from Winchester City Council's Open Spaces Fund. It is a very attractive area and well used by the young population of the parish.

The sports area is a large grassed area favoured by dog walkers and includes a kickwall and some fitness equipment for teenagers and adults of all ages. The whole area is bordered by hedges and trees maintained either by the Parish Council or the owners of neighbouring properties. Seating and shelter are provided for users and have become a focus for teenagers to meet in the evenings.

***In the survey, 89% of residents felt that Recreation Grounds were either important or very important to them.***

#### Provene Gardens Recreation Ground (0.03 Ha)[p98]

The ownership of the Recreation Ground at Provene Gardens was transferred from Winchester City Council to Shedfield Parish Council in 2011. The area lies in the centre of a housing estate. The local population form the main user group.

The outdated play equipment was removed as it was considered unsafe and so currently the ground consists of a mainly grassed area which is approximately 80 metres long by 20 metres in depth and a fairly large wooded area, triangular in shape, containing native broadleaved trees and some damson trees. The open area slopes gently from the wooded area down to the roadway so becomes popular in periods of snow.

#### The Triangle (1.6 Ha; 0.6 Sports, 1.0 Play).[p99]

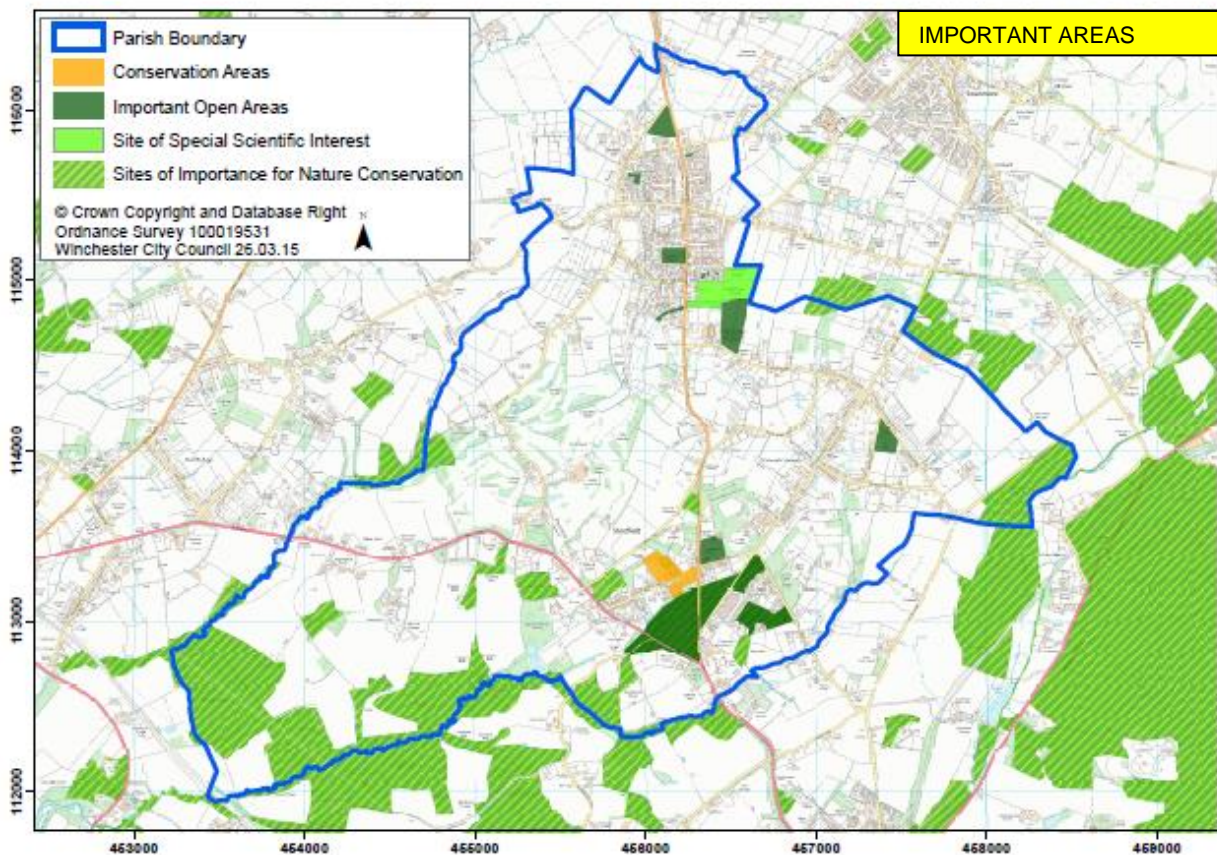
The area to the north of the Waltham Chase crossroads was part of the Bishops Waltham Parish until the 1965 Boundary changes when it became part of Shedfield Parish. At this time ownership of the area known as the Triangle also passed to Shedfield Parish Council.

This recreation area lies to the north of the village settlement and west of the B2177, the level being below that of the main road. Clewers Hill forms the North-West boundary with the third side of the triangle bordering neighbouring fields known as Horton Barns and Jhansi Farm. These borders are tree-lined forming shelter-belts.

The main area is grassed and sometimes used by local youths for playing football. Dog owners exercise their pets in this open area. A sheltered bench is provided as seating. This is popular as a meeting place but does not constitute a nuisance as was first feared by neighbours.

A small strip of land on the Northern boundary is left uncut in the summer months as a conservation area forming a haven for wildlife.

***In the survey, 68% felt that the Triangle was either important or very important to them.***



### **Design Guidelines 7**

- a) **Given their exceptional importance to villagers, the important open spaces defined on the map on page 30 should be retained. LP policies CP7, RT1, RT2 (emerging DM5)**
- b) **Any new development should have sufficient open space within it. On larger sites this should provide safe play areas for children and, where possible, include the provision of allotments or areas that could accommodate a MUGA (Multi Use Games Area). LP policy CP7 (emerging DM6)**

### **Parish Action 2**

- a) **Work with the Parish Council to develop the site to the east of St John's School as a sports ground.**

## **Footpaths and Rights of Way**

***92% of those responding to the survey considered the public footpaths within the Parish to be either very important or important***

There is one footpath in Waltham Chase, linking Sandy Lane to Curdridge Lane. This is a short footpath which goes by the Trig Point and the highest oak tree in the village. Shedfield and Shirrell Heath have a number of footpaths that, in the main, traverse the common lands. Apart from these, there is a footpath linking Church Road with St Anne's Lane through Church Copse and several footpaths across the Meon Valley golf course from the A334 to the B2177. There are no designated bridle paths. A small section of the Hampshire Millennium Pilgrims' Trail, which runs between Winchester and Portsmouth, passes along Lower Chase Road in Waltham Chase. This forms part of the long distance route, St Michaels Way – between Winchester and Mont Saint Michael, in Normandy. All footpaths are regularly maintained, and show evidence of substantial use.

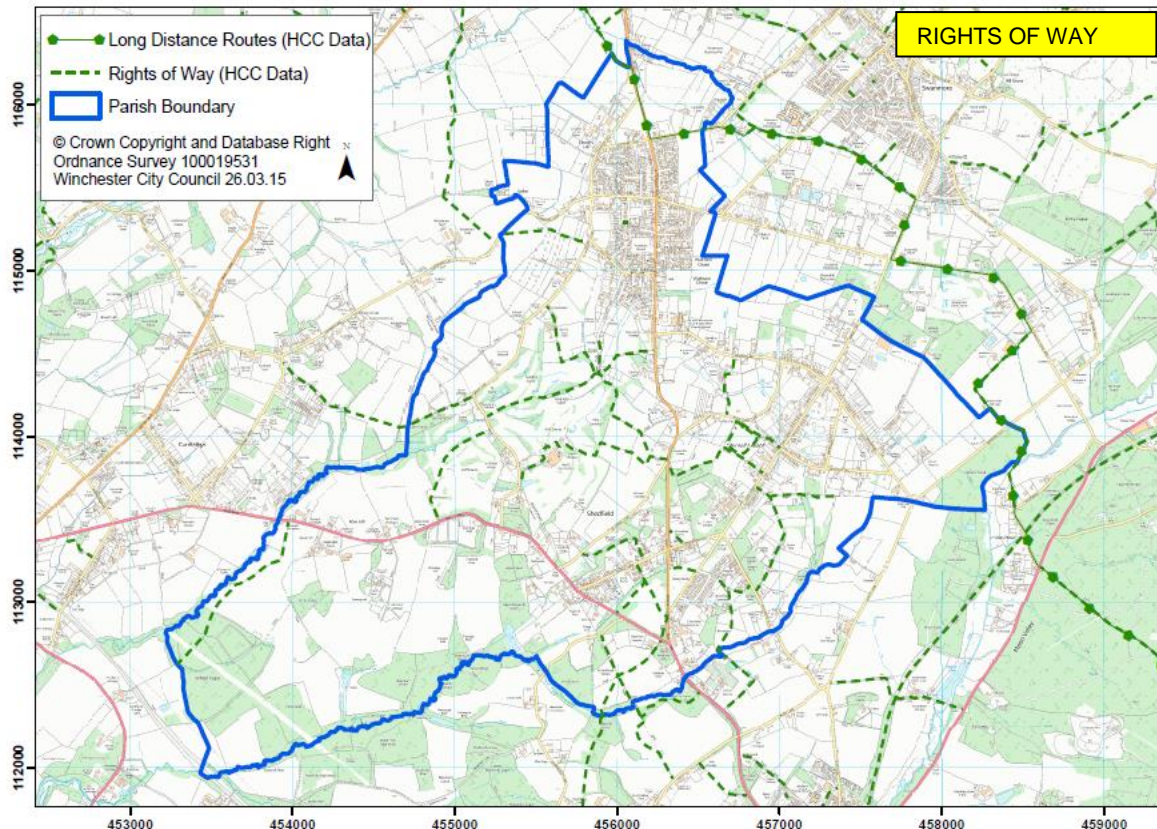
Details of all footpaths and rights of way, including maps, are available from Hampshire County Council, or via the website [www.hants.gov.uk/row](http://www.hants.gov.uk/row) .

### **Design Guidelines 8**

- a) **Opportunities should be taken in development proposals to supplement and increase the rights of way network through public path creation orders or new permissive paths. Where possible links should be created between footpaths and safe walking to school routes created. LP policies CP10, T3 (emerging DM16, DM17)**

### **Parish Action 3**

- a) **Explore opportunities for improving the footpath network, accessibility and surfaces.**



## Highways and Transport

### Highways

*Over half of the people who responded to the survey were dissatisfied with the condition of the roads, lanes and paths within the parish. The Swanmore College of Technology survey showed that many young people were concerned about the number of potholes in Parish. Some residents are concerned where change of use from former agricultural to B1 and B2 heavy industrial has been permitted, without due consideration of the impact on access roads which may be narrow lanes with no footpaths and at best narrow verges. A particular example in Waltham Chase is the effect that the developments in Curdridge Lane have had on Curdridge Lane itself, and on the lanes off it, namely Clewers Hill, Clewers Lane, Sandy Lane, and Bull Lane.*

*A reduction in the number of HGV's using roads within the parish was the highest priority (87%), closely followed by a general reduction in traffic (75%) and a reduction in the speed of traffic (74%). 58% of people would like to see improved pedestrian crossing facilities. The lowest priority was improvements to street lighting.*

The B2177 Winchester Road runs through the Parish in a generally north-south direction. The road runs through the centre of Waltham Chase and divides the villages of Shedfield and Shirrell Heath. The road has a relatively high traffic flow, with a high number of heavy lorries, traffic volumes have increased considerably over recent years. The speed limit through Waltham Chase has been reduced to 30mph but this appears to be exceeded by large numbers of motorists. There are traffic lights at the Forest Road/Curdridge Road junction which incorporates a pedestrian crossing phase. Long queues can form at this junction during peak hours which does result in some motorists rat-running through

residential roads. A pedestrian crossing island has recently been constructed near the junction with Brooklyn Close and there is a school crossing patrol for pupils attending St John's school. There are footways on both sides of Winchester Road. The speed limit increases to 50mph beyond Waltham Chase and reduces to 40mph in the area of Shedfield and Shirrell Heath.

The A334 Botley Road, leading to Botley and Hedge End runs through Shedfield. The road has heavy traffic flows and is subject to a 50mph speed limit. This is a rural style road with limited adjacent housing. Queues can form at the junction with the B2177 and this junction has be subject to a number of accidents.

The main road through Shirrell Heath is High Street, which carries mainly local traffic, is subject to a 30mph speed limit. There are residential properties on both sides of the road through the village.

There is a mix of roads within the parish with residential roads with adjacent footways and country lanes with grass verges. The footways along the B2177 are in a poor condition. Generally in housing estates the roads and footways are in a reasonable state of repair. The A334, B2177, High Street and Upper Church Road have footways on one side, Church Road has footways on both sides at the western end as far as Edwards Close, thereafter pavement only on the southern side. There are no footways on the other roads in Shirrell Heath and Shedfield, or on the lanes within Waltham Chase.

Some areas have set up local Speed Watch groups which, after training from the police on how to use the equipment and what to record, report the details of vehicles recorded as speeding to the police for consideration of further action. To date it has not been possible to set up a group in the Parish due to the lack of volunteers. The size of vehicles accessing farms and industrial sites has increased in recent years. The narrow lanes leading to these establishments are not suited for use by these large vehicles and as a result suffer damage to the edge of the road and the verges due to vehicle overrun .

#### **Design Guidelines 9**

- a) When an application for change of use may result in an increase in traffic volume or vehicle size, the adequacy of existing access roads in respect of widths and capacity should be fully addressed before permission is granted.**

#### **Parish Action 4**

- a) Publicise the ability to report problems with the roads or paths directly to Hampshire County Council via their website or by telephone.**
- b) Carry out a review of roads within the Parish to identify those unsuitable for large vehicles and, where appropriate, request Winchester City Council to erect 'Unsuitable for HGVs' signs.**
- c) Obtain residents' views on traffic calming and for roads where there is strong support and a record of accidents report the findings to Hampshire County Council for action.**
- d) Pursue volunteers to set up and run a local Speedwatch Group within the Parish.**



## Cycling

**90% of people who responded felt that more should be done to encourage walking and cycling.**

There are no dedicated cycleways or cycle lanes within the parish; cyclists are therefore forced to share the roads with other traffic.

### **Parish Action 5**

- a) **Liaise with Winchester City Council and Hampshire County Council to identify potential cycle routes linking the local villages, using existing footpaths, pavements and quiet lanes**

## Parking

**95% of respondents agreed that where possible new homes should have off-street parking. 87% felt that parking space for visitors was important but fewer (65%) believed a garage was important.**

None of the villages within the parish are major service centres and non-residential parking is not a problem. The parking problems in some of the housing estates and residential roads are sometimes a result of properties having insufficient off-street parking. This results in residents parking on-street which can cause congestion, particularly in the narrower roads [p]. Recent developments adjacent to Bull Lane provide an example of inadequate parking provision within the developments causing parking congestion in adjacent roads.

### **Design Guidelines 10**

- a) **Given existing problems with parking, it is particularly important that all new development should include adequate off-street parking in line with the standards set out in Winchester City Council's Residential Parking Standards Supplementary Planning Document. . LP policies CP10, T4 (emerging DM16, DM 18)**

### **Parish Action 6**

- a) **Arrange an awareness raising campaign encourage people not to park on pavements and grass verges.**

## Public Transport

**Only 3% of respondents regularly use public transport to travel to work with a further 8% sometimes use it. More people use public transport for shopping & leisure with 9% being regular users and a further 34% sometimes using it.**

**When asked how satisfied they were with public transport 51% of those responding were dissatisfied and 70% felt that improvements were important.**

***With regard to making public transport more attractive, a better timetable and more routes came top, followed by cheaper fares. Alternative schemes and bus shelters were considered less important.***

Waltham Chase has a number of bus routes, with hourly services to Southampton, Eastleigh, Winchester and Fareham and a service to Petersfield with runs twice a day. There are however, no evening or Sunday services. Shedfield and Shirrell Heath are less well served with only the Winchester to Fareham route. The route is along the main Winchester Road and this can result in a lengthy walk for some villagers.

Apart from the No 69 (Winchester/Fareham) service, which is operated commercially, all other services are partially or fully subsidised by Hampshire County Council. In the current financial climate it is unlikely that the County Council will be in a position to fund increases in the frequency of these services, and may even reduce them. The nearest local railway station is at Botley with main stations at Fareham and Winchester.

There are two dial-a-ride services which operate within the Parish. The Winchester dial-a-ride provides a service to Fareham every Wednesday and the Bishops Waltham dial-a-ride provides a Friday morning service between Shedfield, Shirrell Heath, Waltham Chase and Bishops Waltham. Anecdotal evidence suggests that dial-a-ride and taxi-shares are much valued by their users. However, it is possible that additional demand exists or may emerge, particularly in areas not close to the 69 bus service. This demand, once identified, could be met by tapping in to existing resources.

#### **Parish Action 7**

- a) Investigate alternative funding sources to provide additional bus services or extended timetables.**
- b) Investigate expanding alternative public transport solutions, such as Call and Go, Dial-a-Ride and taxi/car share schemes.**
- c) Monitor demand for the above services, especially from older residents.**

#### **Signage and Street Furniture.**

One of the issues which came across strongly from the surveys was that there is too much signage and street furniture within the villages.

***82% of those responding considered that signs and street furniture should be kept to a minimum and 75% said that unnecessary signage should be removed.***

The Department for Transport (DfT) has carried out a major review of traffic signs policy, which identifies minimising the impact of traffic signs on the environment as a key priority. The DfT publication, "Reducing Sign Clutter" gives practical advice on how the number of signs can be reduced and includes unlawful signs, regulatory and warning signs, tourist destination signs, local direction signs and temporary signs.

### **Parish Action 8**

- a) Liaise with the Highway Authority to carry out a survey of traffic signs and street furniture within the Parish. When complete request the Parish Council to submit a list of signs for removal/rationalisation to HCC/WCC for consideration of which signs can be legally removed.**

### **Flooding and Groundwater**

***93% of those responding to the questionnaire considered drainage to be important.***

The predominant geology of the area is clay, approximately 140 metres thick, which confines underlying aquifers. There is one river basin in the Parish; the River Shid (identified by the environment agency as the Shedfield Stream), which runs from Solomon's Lane through the Brooklyn Close area and then across the golf course; this is the upper reaches of the River Hamble.

There are no areas of flood zone 3 within the Parish and it is not identified as a settlement area with a high risk of groundwater flooding. Flooding which does occur tends to be localised and can be attributed to sewers and drains being of insufficient capacity, and to drainage ditches which have been filled in over the years.

Hampshire County Council is the Lead Flood Authority and has powers relating to all ordinary watercourses, which includes rivers, streams, ditches, drains, cuts, culverts etc. They are able to grant consent for ditches to be culverted, but where work is being carried out without consent, they will normally take action to see the ordinary watercourse is returned to its original condition. If a watercourse has not been maintained properly and could cause a flood risk, the County Council can arrange for clearance and recover costs from the landowner. Under Riparian Law it is a landowner's responsibility to maintain and not obstruct any watercourse crossing their land. Instances of works being carried out to an ordinary watercourse can be reported to the County Council, who will determine whether the works required consent and whether an application for consent was made or not.

Several local flooding problems or varying severity were reported during the extremely wet winter of 2013. A cottage in Winchester Road, Waltham Chase was flooded by a river of water flowing off the recreation ground and entering the cottage. Flooding coming up through the floors in garages has been reported in Ashley Gardens, The Poplars and Meadow Gardens. Some properties in Forest Gardens have had their gardens flooded with water and sewage, and a field adjacent to Lower Chase Road was flooded with foul water from the drains within the field. Properties in Church Road and Winchester Road suffered flooding of the gardens.

### **Design Guidelines 11**

- a) New development proposals should include a detailed drainage strategy to ensure that there is sufficient capacity within existing systems and identify whether additional measures are necessary so that there is no detrimental impact on existing properties or the local environment. LP policies CP17, DP3 (emerging DM17)**
- b) Use should be made of sustainable drainage systems (SUDs) where possible, taking due account of the largely underlying clay ground conditions. LP policy CP17**

## Parish Action 9

- a) **Launch a publicity campaign to encourage residents to report instances where ditches are not being maintained or where they have been filled or culverted, to Hampshire County Council.**

## Local Economy

***In the survey, 39% of respondents stated that they either always, or often, worked from home. 51% of respondents felt that it was important to provide more employment opportunities at home.***

In the Kelly's Directory of 1903, agriculture formed the major contributor to employment and the local economy. Many of the other businesses served the needs of the market gardeners and their families. Most of the market gardens were based on small plots, some of only one acre, usually rented from the large estates in the area. This situation remained virtually unchanged until the Second World War.

Any growth in housing in the three villages took place to meet the needs of growing families where offspring chose to remain in the villages to seek employment and care for ageing parents. However, as public transport links improved and cars became more commonplace, people could afford to travel to work in the larger towns, cities and more industrialised areas where pay was much better than the agricultural worker's wage, pegged by legislation. Fewer and fewer offspring of market gardeners wished to work on the land and tenancies were not taken up by successive generations.

As ribbon development along main roads expanded more and more onto farmland, land-owners soon discovered that growing houses was far more profitable than growing crops. With continued population growth and subsequent demand for more housing, areas of the countryside in all three villages were given over to housing, either private sector or council housing.

The main produce from market gardens during the fifties to eighties was vegetables and fruit, particularly cherries and strawberries, mainly in Shedfield and Shirrell Heath. Although both fruits had relatively short seasons, the prices commanded at the London Covent Garden Market made the efforts worthwhile. Vegetables grown locally had outlets at gate sales and at the main village wholesalers: Edwards at Church Road, Shedfield; Emery's at High Street, Shirrell Heath and a co-operative called Hampshire Growers at what is now Culverlands Industrial site in Shedfield..

By the late 1980's, market gardening was in serious decline, to the extent that both Emery's and Hampshire Growers ceased trading and their respective sites turned over to industrial use including the motor trade. It was considered at that time that holding of at least 13 acres was required to make a living. Some market gardeners turned to horticulture, raising plants for the growing interest in gardening and wholesaling to garden centres.

Some tenant farmers had managed to buy the land they had previously rented as the large estates were wound up and they subsequently sold parts to others who developed specialist horticultural businesses or to satisfy the ever-increasing demand from horse owners, pony clubs or syndicates. Other plots were converted to livestock pasture and this trend continues today. This change in use of land was much more in evidence in Shedfield and Shirrell Heath rather than Waltham Chase where much of this change was to provide housing from the post Second World War era to the present day. Indeed, looking to the future, the settlement was set a target of 250 new homes from 2012-2032.

Few large holdings remain in the parish, the largest being Raglington Farm situated along the Botley Road. This is a mixed enterprise with livestock and arable elements. However, more recently, as with holdings of a similar size, diversification has brought its rewards. In this case a Paintball venture “Ambush” and most recently a planned solar farm demonstrate efficient and effective use of available land.

There has always been a wide variety, although not necessarily number, of employment opportunities in the three villages. Garages and workshops for the motor trade have been present, but as competition in the fuel trade has intensified, there are no longer any fuel outlets in the villages. The motor trade now mainly operates from the industrial sites with only two major service centres on the Winchester Road. A list of the types of businesses operating in the three villages appears below, as does a list of the industrial sites – authorised or not. In surveys carried out over recent years, including the survey for this Village Design Statement, it appears that these estates are of sufficient capacity to fulfil demand (indeed, some have vacant plots) and that there is little need at present to provide additional employment accommodation. LPP2 recognises this fact: in other parishes, sites have been allocated to business purposes, while within Shedfield only the Morgan’s Yard site may be partly devoted to business accommodation.

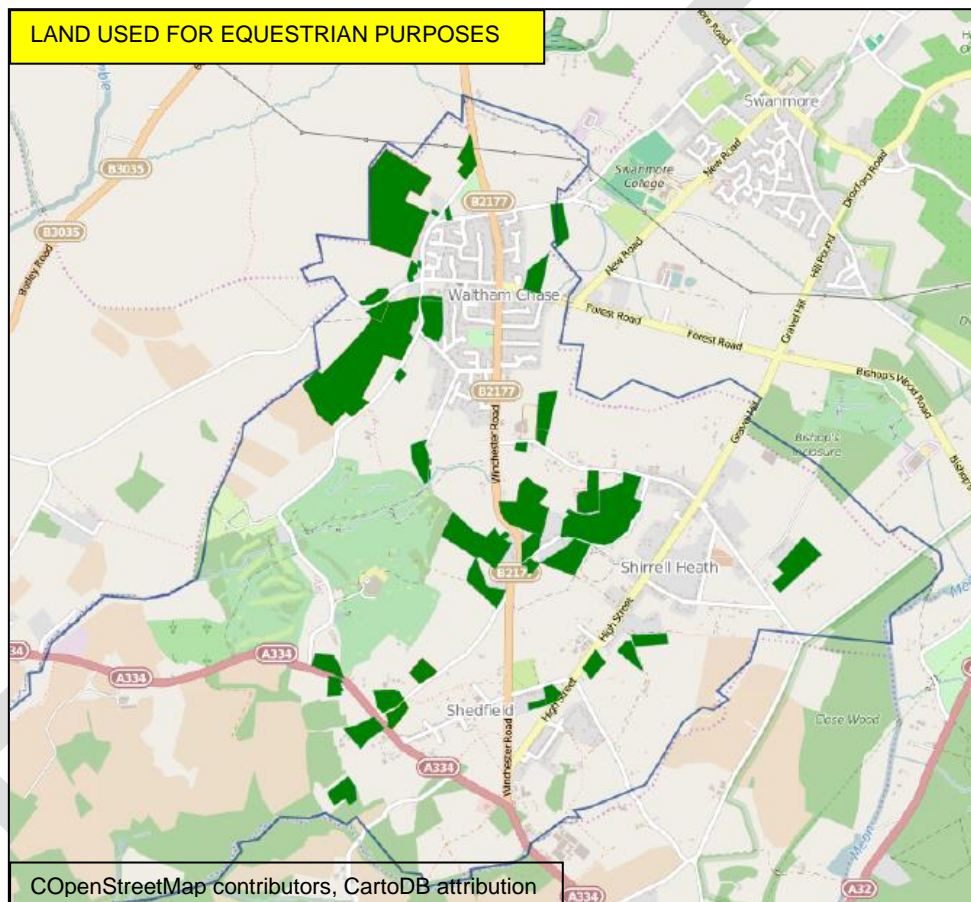
With the growth of Information Technology and use of the Internet, many people now operate from home (although local fibre-optic broadband coverage is as yet incomplete, and community action may be required). Home working is seen as a developing trend, bringing benefits to all in the reduced need of travel and use of commercial buildings.

#### **Analysis of Businesses in operation in Shedfield Parish 1903/2012**

Category	1903		2012	
	Number	%	Number	%
Agriculture/Horticulture	49	66	16	13
Building Trades	3	4	19	15
Community/Educational	1	1	7	6
Engineering (Mechanical and Electrical)	0	0	8	7
Equestrian	1	1	4	3
Leisure/Catering and Hospitality	4	5	14	11
Medical Trades	1	1	3	2
Motor Trades/Transport	2	3	16	13
Professional	0	0	11	9
Retail Trade	8	11	4	3
Science/Technology	0	0	4	3
Service Trades	5	7	17	14
Totals	74	100	123	100

**List of Industrial/Business Estates and number of businesses located there:**

Shedfield Equestrian, Botley Road, Shedfield .....	23
Shedfield House Dairy, Sandy Lane, Shedfield.....	6
Grange Farm Business Park, Sandy Lane, Shedfield .....	6
Culverlands Industrial Estate, Winchester Road, Shedfield .....	9
Five Oaks Farm, Winchester Road, Shedfield.....	5
Stares Farm, Solomons Lane, Shirrell Heath .....	6
Emery's Yard, High Street, Shirrell Heath .....	6
Big-Bale, Clewers Hill, Waltham Chase .....	5



**Design Guidelines 12**

- a) 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 tranquillity of the area. LP policies MTRA4, CE17 (emerging DM16, DM17)
- b) All equestrian development should be in accordance with the document 'Equestrian Development Supplementary Planning Guidance' published by Winchester City Council. LP policies MTRA4, RT11 (emerging DM12)

## Education

There are a number of registered childminders within the parish. Waltham Chase Pre-school and Fairlands Nursery School, based in Shedfield, provide Ofsted registered childcare for children from 2 years to school age.

St John the Baptist Church of England Controlled School provides primary school education for approximately 300 children with an age range of 4 to 11 years. A breakfast club and an after school club are run from the school during term time

The school has its roots in the parish of Shedfield. The original school was built in 1834, in St John's Lane Shedfield, and later moved to the Reading Room site when the original building was condemned. In 1990 the school moved to the current building in Solomons Lane, Waltham Chase.

In common with many schools, traffic congestion and parking problems exist at the beginning and end of each school day. There is an active school travel plan, which encourages sustainable travel to and from school. A new boardwalk across fields between the village hall and the school was opened in 2012. This route, which crosses The Meadows SSSI is routinely available to schoolchildren and their parents but is also used by the school and other organisations with appropriate permission to study wildlife. It provides a safe route for children walking to school, avoiding part of the busy Winchester Road and also helps to reduce traffic congestion outside of the school.

The future allocated growth of 250 houses over twenty years will put additional pressure on the school, which is already at capacity. Whilst there is inadequate space within the existing school boundary for future expansion, the proposed development of the Morgan's Yard and Rosehill Garage site as proposed in LPP2 will accommodate expansion of the school.

From St John's School, children usually transfer to Swanmore College, although some children move to other secondary or independent schools.

Given the age profile of the survey responses, it is unsurprising that education was not a major focus of feedback. Of those responding to the question on provision of pre-school, nursery, playgroup, infant and primary schools (question 23), the vast majority were satisfied. Of those responding to the question on securing placements, very few people had experienced difficulties; Child-minder – 1.6%, Pre-school/nursery – 0.4%, Primary School – 2%. Availability of schooling was not a factor in the decision to live in the parish for seven out of eight respondents.

With regard to the surveys completed by the Swanmore College pupils, when asked to identify three areas which the parish plan should focus on improving for young people, the highest priority was updating/improving the park and play areas, which included nets for football goals and provision of a skatepark. The pupils generally agreed that there should be some limited development, but that too much would spoil the area. The things they liked most about living in the parish were the quietness, the countryside, the cleanliness, and the sense of space. They are less keen on the lack of activities, busy roads and poor pavements. When asked to give their top priority for the Parish Plan to focus on for young people, the highest responses were improvements to the park/play areas, filling potholes, and more paths/walking areas.

### **Parish Action 10**

- a) Carry out further surveys with young people within the parish to identify new facilities and where improvements could be made to existing facilities.**

## Leisure and Recreation

***Open spaces head the list of facilities which villagers would like to see more of.***

***Nearly 70% of questionnaire respondents visit the local pubs and shops sometimes, frequently or very frequently. The figure is 62.3% for Waltham Chase Post Office, and 39.5% for the churches in the parish.***

Although modern life has brought many changes to how we socialise, the need for leisure and recreation opportunities in Shedfield parish is as strong as it ever was. In the 19<sup>th</sup> and much of the 20<sup>th</sup> Century, community activities focused around the local village halls, churches, public houses and open spaces; and they still play an important part today. There is considerable community spirit in Shedfield Parish, with a wide range of shared leisure activities, and the villagers are keen to preserve these elements of village life. Volunteers undertake a spring clean (litter-pick) each year in all three villages.

The village halls continue to provide a venue for community groups but their pattern of use has changed. There are fewer daytime leisure activities for adults and more daytime pre-school play groups, reflecting modern working patterns. Waltham Chase Village Hall houses a café four days a week. In order to sustain their viability, the village halls make their facilities available for private events, attracting attendance from beyond the locality, and sometimes requiring more parking than is currently available.

The three places of worship continue to be a venue for community activities and all have extended their buildings (Waltham Chase Methodist in 1997, St John the Baptist in 2000 and Shirrell Heath Methodist in 2012) to accommodate higher expectations in comfort and the demands of reorganisation (such as the demise of the vicarage as a social venue and Shedfield and Wickham parishes being brought together to form a United Benefice under one Rector in 2007). Limited off-road parking space is an issue, especially at St John the Baptist where there is none.

Public Houses have featured strongly in the community life of the parish: The Black Dog, The Chase Inn and The Forge in Waltham Chase; Samuel's Rest and The Wheatsheaf in Shedfield; and The Prince of Wales in Shirrell Heath. They have had to focus more on food catering in order to survive economic pressures but they too continue to provide a venue for community activities, and to attract visitors from outside the Parish. All but one (The Prince of Wales in Shirrell Heath) are still trading in 2014. All these establishments struggle with providing adequate off-road parking. The management of Shedfield's very own vineyard has recently been taken over by the well-established Three Choirs.

The Localism Act (2011) introduced a Community Right to Bid (Assets of Community Value) which is aimed at preserving buildings and amenities that are integral to the local community, for example a village shop, a pub, community centre etc. Voluntary and community organisations and parish councils can nominate an asset to be included in a list of assets of community value. The local authority will then be required to maintain this list. If the owner of a listed asset then wants to sell the asset, a moratorium period will be triggered during which the asset cannot be sold. This is intended to allow community groups time to develop a proposal and raise the required capital to bid for the property when it comes onto the open market at the end of that period. It is proposed that residents of the parish are invited to suggest community assets to be included.

The recreation grounds at Shedfield and Waltham Chase are well used with a balance of use between informal recreation and organised sport. Shedfield Recreation Ground is home to the pétanque club and possesses the oldest terrain in England. In addition there are open spaces used for informal play and recreation at Provene Gardens, The Triangle and



Shedfield Common. As with village halls, their usage is not limited to parishioners and parking space at these sites is very limited. There are two recreational facilities in the parish that act as a venue primarily for youth activities: the Scout Hut located by Shedfield recreation ground and the Solent Scout Training Centre at Lyons Copse, Sandy Lane.

In terms of age-related leisure provision (question 20), the overwhelming demand was for generic open spaces, with eight out of ten finding them important or very important, as compared with a bare majority for fetes, a youth club or a coffee shop, and no majority at all for other suggestions. The survey found no requirement for specific provision for the elderly

Leisure and recreation is now a profitable business activity and a growth area in Winchester District<sup>iii</sup>. In the parish these activities range from professionally led activities held in village halls, such as dance and fitness classes, to activities hosted by the two large hotels (The Meon Valley Marriott Hotel and Country Club and De Vere Venues New Place). Both these establishments have Leisure Clubs that attract people from a wide area as well as local residents. An additional draw is the 18-hole championship golf course in the grounds of The Meon Valley Marriott Hotel.

One notable feature of evolving land use is the transition from commercial market gardening to leisure equestrian pursuits, as evidenced in the adjacent map which shows areas devoted, at least periodically, to 'horsiculture'. Here too there is clear overlap between leisure and commercial activity, since studs and livery yards provide employment and economic benefits while preserving the rural landscape.

#### **Parish Action 11**

- a) Maintain and invest in community buildings and open spaces.**
- b) Provision of adequate parking space should be considered for all future developments at these sites.**
- c) Maximise involvement of all members of the community.**
- d) Involve the local community in developing a list of assets of community value to be registered with Winchester City Council as a means of helping to protect their future.**

#### **Police and Security**

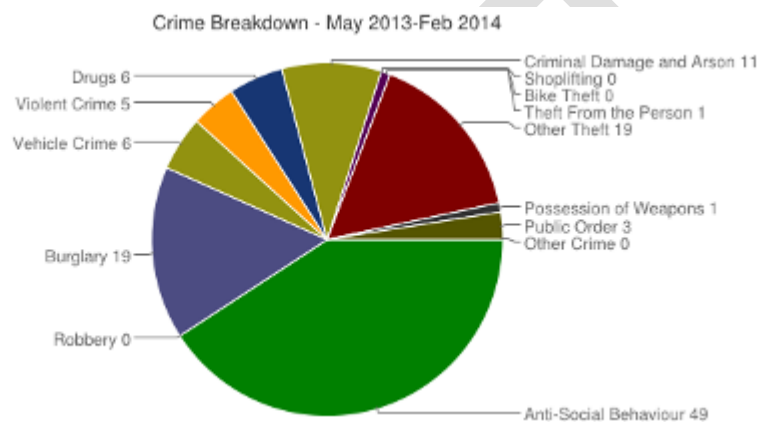
***Approximately 11% of people responding to the questionnaire said that they were dissatisfied with the levels of crime within the parish, with anti-social behaviour being amongst the highest concerns.***

Shedfield, Shirrell Heath and Waltham Chase, being a semi-rural parish, have been fortunate in being relatively crime free. Most crime has been very minor over the last thirty years in all three villages. Much of this has possibly been due to the number of thriving Neighbourhood Watch (NHW) Schemes that have sprung up since the early 1990's. NHW schemes have had a positive effect on the villages by drawing them closer together and many schemes enjoy successful social events such as BBQ's each year. Hampshire Police send out weekly reports of crime in the Meon Valley to NHW Co-ordinators and these are then forwarded by using a cascade system on to watch scheme members in the parish to inform them of likely problems in their area and what action to take in the event of seeing a crime or indeed advice on how to prevent becoming a crime statistic.

There is a strong link between the parishioners and the local police, particularly with the advent of the local Partnership Against Crime Together (PACT) schemes that now operate. About four to six times a year the Meon Valley PACT group meet and discuss local crime issues in the parish, such as fly-tipping, anti-social behaviour and speeding (a subject close to many people hearts).

A number of no cold calling zones have been set up at within the parish. Setting up the zones gives the police opportunity to speak with all the residents in the roads within the zones and to give advice on how to keep safe from bogus cold callers & rogue traders. The police also hold beat surgeries at St John the Baptist Primary School on every third Friday of the month between 2:30pm and 3:30pm.

The chart below shows the breakdown of reported crime in Shedfield, Shirrell Heath and Waltham Chase for the period May 2013 to February 2014.



**Parish Action 12**

- a) Continue to work with the police through the PACT group.
- b) Further promote neighbourhood watch schemes and extend the number of 'No cold calling zones'.

**Health and Medical**

Two large National Health General Practice Surgeries are located just outside the Parish, at Bishops Waltham and Wickham, and residents are almost evenly spread between them, with just nine individuals registered elsewhere. With pharmacies also located in both Bishops Waltham and Wickham, the minority of parishioners dissatisfied with access to medical and pharmacy services (question 12) are probably thinking of transport issues rather than provision. However, demands from the ageing population are likely to increase, including the need for transport to local surgeries (see Public Transport above).

## **Acknowledgments**

The Shedfield Parish Plans Steering Group gratefully acknowledges

- All those individuals who distributed questionnaires
- All the locations which acted as questionnaire collection points
- Meon Valley Marriott Hotel and Country Club and De Vere Venues New Place for donating prizes
- Claire Barker at Swanmore Technology College for involving pupils from Shedfield Parish in the consultation
- Former County Councillor Felicity Hindson for financial support for the consultation
- Martin Clarke for help with maps and photographs
- Shedfield Parish Council for help with meeting rooms and printing costs.

DRAFT

## Village Design Statement Summary of Guidance

### Design Guidelines 1

- a) New development should use native species to provide hedge boundaries, particularly in areas where hedgerows and trees currently exist. LP policies CP13, DP4, DP5 (emerging DM6, DM16, DM17)
- b) Planning applications for new build which will remove locally important hedgerows (shown on the map on page 14) should be resisted. LP policies CP13, DP4 (emerging DM17)
- c) Tree preservation orders should be used to protect the visually important trees or groups of trees (refer to map on page 15), especially where threatened by development. LP policies CP20, DP4 (emerging DM17, DM24).
- d) Grass verges should be retained in areas where there are currently no pavements, unless there are overriding safety reasons. LP policies CP10, CP13, DP3, DP4 (emerging DM16, DM17)

### Design Guidelines 2

- a) Settlement Gaps are defined in Policy CP18 of the Winchester District Local Plan Part 1. Once the boundaries of the Gaps have been reviewed through the Local Plan Part 2 process, to take account of development requirements, the physical and visual extents of the gaps should be retained and no development within the gaps should be considered unless it would retain the generally open and undeveloped nature of the Gaps and there are clear benefits to the local community. LP policy CP18 (emerging Policies Map).

### Design Guidelines 3

- a) Where there are clearly established building lines these should be respected and new buildings should generally be no closer to the street than existing buildings. LP policies CP13, DP3 (emerging DM16, DM17).
- b) New development should be sympathetic to neighbouring properties in respect of density and plot size. LP policies CP13, CP14, DP3 (emerging DM 17).

### Design Guidelines 4

- a) The existing Shedfield conservation area should be preserved and where possible enhanced; new development should respect the form and height of existing buildings. LP policies CP20, HE4-HE8 (emerging DM27-DM28)
- b) New developments should be designed in such a manner as to reduce any additional light pollution to a minimum. LP policy DP10 (emerging DM19)

#### **Design Guidelines 5**

- a) New development should be designed to match or complement the styles and materials of existing buildings in the area. LP policies CP13, DP3 (emerging DM16, DM17)**
- b) New buildings should not be disproportionately higher than neighbouring properties (generally two storey) LP policies CP13, DP3 (emerging DM16, DM17)**
- c) New developments should incorporate as far as practical sustainable construction standards and techniques. LP policies CP11, CP12 (emerging DM16)**

#### **Design Guidelines 6**

- a) The buildings and features listed on pages 25 & 26 and shown on the map on page 26 should be retained even if they are not listed. LP policy CP20 (emerging DM31)**
- b) New buildings should respect nearby buildings which are listed and/or of historical interest and importance LP policy CP20 (emerging DM29)**

#### **Design Guidelines 7**

- a) Given their exceptional importance to villagers, the important open spaces defined on the map on page 30 should be retained. LP policies CP7, RT1, RT2 (emerging DM5)**
- b) Any new development should have sufficient open space within it. On larger sites this should provide safe play areas for children and, where possible , include the provision of allotments or areas that could accommodate a MUGA (Multi Use Games Area). LP policy CP7 (emerging DM6)**

#### **Design Guidelines 8**

- a) Opportunities should be taken in development proposals to supplement and increase the rights of way network through public path creation orders or new permissive paths. Where possible links should be created between footpaths and safe walking to school routes created. LP policies CP10, T3 (emerging DM16, DM17)**

#### **Design Guidelines 9**

- a) When an application for change of use may result in an increase in traffic volume or vehicle size, the adequacy of existing access roads in respect of widths and capacity should be fully addressed before permission is granted.**

#### **Design Guidelines 10**

- a) Given existing problems with parking, it is particularly important that all new development should include adequate off-street parking in line with the standards set out in Winchester City Council's Residential Parking Standards Supplementary Planning Document. . LP policies CP10, T4 (emerging DM16, DM 18)**

#### **Design Guidelines 11**

- a) New development proposals should include a detailed drainage strategy to ensure that there is sufficient capacity within existing systems and identify whether additional measures are necessary so that there is no detrimental impact on existing properties or the local environment. LP policies CP17, DP3 (emerging DM17)**
- b) Use should be made of sustainable drainage systems (SUDs) where possible, taking due account of the largely underlying clay ground conditions. LP policy CP17**

#### **Design Guidelines 12**

- a) 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 tranquillity of the area. LP policies MTRA4, CE17 (emerging DM16, DM17)**
- b) All equestrian development should be in accordance with the document 'Equestrian Development Supplementary Planning Guidance' published by Winchester City Council. LP policies MTRA4, RT11 (emerging DM12)**

## Parish Plan Action Plan

### Parish Action 1

- a) Take concrete action to encourage all residents and landowners to keep hedges tidy, and maintain verges in good condition
- b) Encourage neighbours and new residents to plant and maintain hedges using native species, in preference to fences and high walls
- c) Take measures to protect ash trees from ash die-back
- d) Establish targets and criteria to allow monitoring of progress against these objectives

### Parish Action 2

- a) Work with the Parish Council to develop the site to the east of St John's School as a sports ground.

### Parish Action 3

- a) Explore opportunities for improving the footpath network, accessibility and surfaces.

### Parish Action 4

- a) Publicise the ability to report problems with the roads or paths directly to Hampshire County Council via their website or by telephone.
- b) Carry out a review of roads within the Parish to identify those unsuitable for large vehicles and, where appropriate, request Winchester City Council to erect 'Unsuitable for HGVs' signs.
- c) Obtain residents' views on traffic calming and for roads where there is strong support, and a record of accidents report the findings to Hampshire County Council for action.
- d) Pursue volunteers to set up and run a local Speedwatch Group within the Parish.

### Parish Action 5

- a) Liaise with Winchester City Council and Hampshire County Council to identify potential cycle routes linking the local villages, using existing footpaths, pavements and quiet lanes

#### **Parish Action 6**

- a) Arrange an awareness raising campaign encourage people not to park on pavements and grass verges.**

#### **Parish Action 7**

- a) Investigate alternative funding sources to provide additional bus services or extended timetables.**
- b) Investigate expanding alternative public transport solutions, such as Call and Go, Dial-a-Ride and taxi/car share schemes.**
- c) Monitor demand for the above services, especially from older residents.**

#### **Parish Action 8**

- a) Liaise with the Highway Authority to carry out a survey of traffic signs and street furniture within the Parish. When complete request the Parish Council to submit a list of signs for removal/rationalisation to HCC/WCC for consideration of which signs can be legally removed.**

#### **Parish Action 9**

- a) Publicity campaign to encourage residents to report instances where ditches are not being maintained or where they have been filled or culverted, to Hampshire County Council.**

#### **Parish Action 10**

- a) Carry out further surveys with young people within the parish to identify new facilities and where improvements could be made to existing facilities.**

#### **Parish Action 11**

- a) Maintain and invest in community buildings and open spaces.**
- b) Provision of adequate parking space should be considered for all future developments at these sites.**
- c) Maximise involvement of all members of the community.**
- d) Involve the local community in developing a list of assets of community value to be registered with Winchester City Council as a means of helping to protect their future.**

#### **Parish Action 12**

- a) Continue to work with the police though the PACT group.**
- b) Further promote neighbourhood watch schemes and extend the number of 'No cold calling zones'.**



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<sup>i</sup> The Winchester District Development Framework (WDDF) is the context for future development in Shedfield Parish. It includes the Winchester District Local Plan Review of 2006, and the Winchester District Local Plan Part 1 - Joint Core Strategy (LPP1), adopted in March 2013, which sets out the strategy and scope for development to 2031, including broad locations for growth. The Local Development Scheme of January 2014 adds a schedule for additional documents, notably the Local Plan Part 2 – Development Management and Allocations (LPP2), published at <http://www.winchester.gov.uk/planning-policy/local-plan-part-2/lpp2-draft-plan/> in October 2014 for consultation, which specifies in greater detail how development sites will be identified, and how planning applications will be handled. LPP2 is scheduled to be completed by December 2015, and relies partly on community involvement. It is at this level, as a Supplementary Planning Document (SPD), that the Village Design Statement can help shape future local planning decisions.

<sup>ii</sup> In the Listed Buildings summary, New Place is in Shirrell Heath, although in earlier documents it was assumed to be in Shedfield.