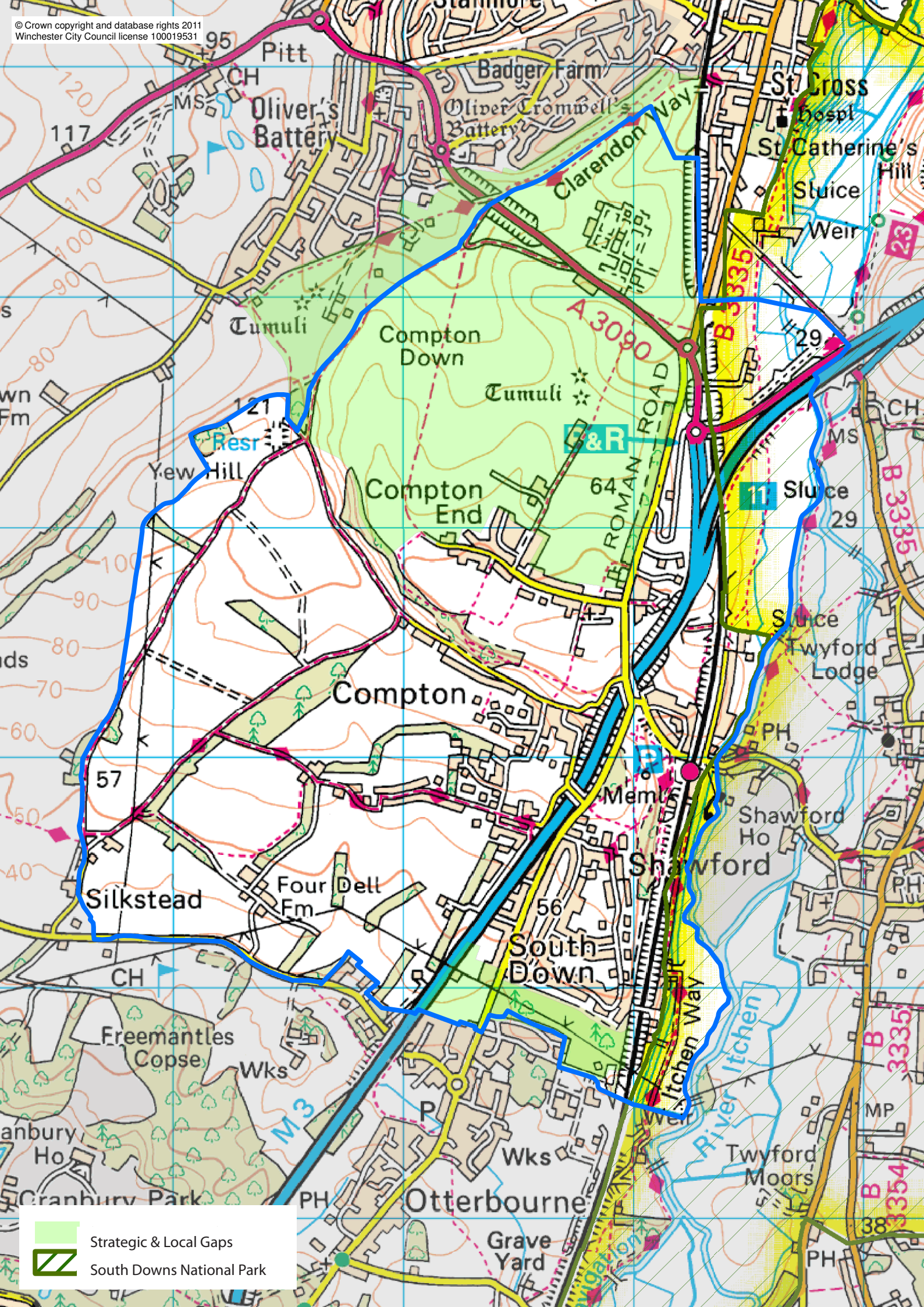




**CS**  
**PC**



# Compton & Shawford Village Design Statement 2011

Compton & Shawford  
Parish Council



-  Strategic & Local Gaps
-  South Downs National Park

## Contents

Introduction.....2	Train .....17
Compton & Shawford Village Design Statement .....2	Bus.....17
The Extent of the Coverage .....2	Bridleways/Cycle ways/Footpaths/Towpaths.....17
Topics Included.....2	Park and Ride.....17
Parish History .....2	Environmental issues .....17
Settlement Pattern .....4	Appendix 1: Design Guidelines.....18
The Parish Environment .....5	A. Settlement Pattern Design Guidelines .....18
Landscape Setting and Open Views .....5	B. Parish Environment Design Guidelines .....18
Geology and Landform .....5	C. Building Form Summary of Design Guidelines.....18
Woodland and Trees .....7	D. Agriculture and Rural Buildings Design Guidelines 19
Shawford Down .....7	E. Transport and Traffic Design Guidelines.....19
Building Form and Planning .....7	F. Environmental Issues Design Guidelines .....19
Compton Village.....8	Appendix 2: Statement of Consultation .....20
Compton Down .....8	May 2006.....20
Shawford Village.....9	June 2006 .....20
Southdown and Otterbourne Road.....10	March 2007.....20
General Design Guidelines.....10	October 2007.....20
Agriculture and the Outlying Areas.....11	February 2008.....20
Introduction.....11	Feedback.....20
Conservation and Biodiversity.....11	Writing the VDS .....20
Farm Buildings.....14	Final Proposal May 2010 .....20
Equestrian Development .....14	Public Consultation Summer 2011 .....20
Farming and the Community.....14	Appendix 3 Compton Down LADS .....20
Land Management Practice.....14	Appendix 4 Bushfield site .....20
Silkstead .....14	The Site .....20
Transport and Traffic .....15	Development.....21
Traffic .....15	Future Development & Maintenance of the Natural Gap21
Compton Down .....15	Appendix 5 Listed Buildings .....21
Compton Village.....15	Appendix 6: Protected Trees .....22
Shawford Village.....15	Additional images .....22
Southdown.....16	References .....23
Otterbourne Road .....16	Acknowledgements .....23
Roads and Footways.....16	Village Design Statement Committee members .....23
Noise Pollution .....16	Cover photos .....23
Aircraft Noise .....16	Illustrative views.....24
Public Transport .....17	

Photographs by Adrian Walmsley and Peter Betts

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

A stock will be kept to enable us to give a copy to people who move into the parish in the near future.

Extra copies may be obtained from the Parish Council Clerk - Price £5.

## Introduction

### Compton & Shawford Village Design Statement

The Village Design Statement (VDS) is a document, formally adopted by Winchester City Council on 10 November 2011, which gives advice directly attributable to the statutory planning system for any development in the Parish of Compton and Shawford. It will act as a supplementary planning document and should influence developers and be reflected in decisions on individual planning submissions.

It is produced by the local community and describes the visual and distinctive character of the village. It records the special features of the parish and gives guidelines to be followed for any development. It helps to ensure that all development maintains or enhances the character of the village.

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

### The Need

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

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

A VDS is a material consideration for the Planning Authority when decisions are made on planning applications, and for Planning Inspectors or the Secretary of State, when decisions are made on appeals.

The VDS will be one of the docu-



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

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

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

### The Extent of the Coverage

The VDS covers the whole of the Parish of Compton and Shawford, with the exception of the two small areas of land on the east edge of the parish now in the South Downs National Park, where additional policies apply (see maps inside front cover and on pages 6 and 12/13).

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

For reference the sectors are shown below:

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

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

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

### Topics Included

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

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

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

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

### Parish History

The original heart of the parish and main initial settlement was Compton, but there was also a hamlet at Silkstead. Combe-Tun is loosely translated as the "settlement in the valley", a name that crops up frequently in the geography of England. The parish was one of a dozen parishes of the manor of Chilcomb, later known as Priors Barton. Silkstead

Lodge, originally the Pigeon House, owes its origins to a structure built in 1307, housing 238 birds to supply the Prior's table.

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

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

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

However, it was the arrival of the railway that brought the changes which have forged the modern basis for the parish. The railway eclipsed the canal, which carried its last cargo in 1869. The railway from Southampton to London was cut through the village by a gang of Welsh navvies in the 1830s. The first train went through in 1839 but it was more than forty years before a station was opened – initially known as Shawford & Twyford.

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

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

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

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

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

Road names are largely faithful to the geography of the last 800 years. Red Lane was so called by 1418 and alleged to be the route along which William Rufus' body travelled from the New Forest to Winchester. Sparrow Grove, Clease and Hurdle Way, Place Lane and Poles Lane are all to be found on ancient maps. The Roman Road from Southampton to Winchester served the parish until the end of the 17th century. It was replaced by a Turnpike in 1783. Further road changes continued, finally leading to the Winchester bypass, A33, and then the final opening of the M3 in 1995.

## Settlement Pattern

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

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

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

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

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

The parish straddles the Itchen corridor which has dictated the growth and settlement over the last millennium. Before the canal, the railway and the motorway, Silkstead and Compton Street were the only inhabited areas and agriculture was the only occupation. Silkstead has now

only eleven dwellings with slight evidence of its past. The main residential areas now being:

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

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

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

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

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

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

Of this population

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

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

The village now offers a wide range of different types of housing. The Parish Plan questionnaire responses show that just about half of the parish population is living in

the larger settlements of detached accommodation with good-sized gardens in Southdown and Compton Down.

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

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

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

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

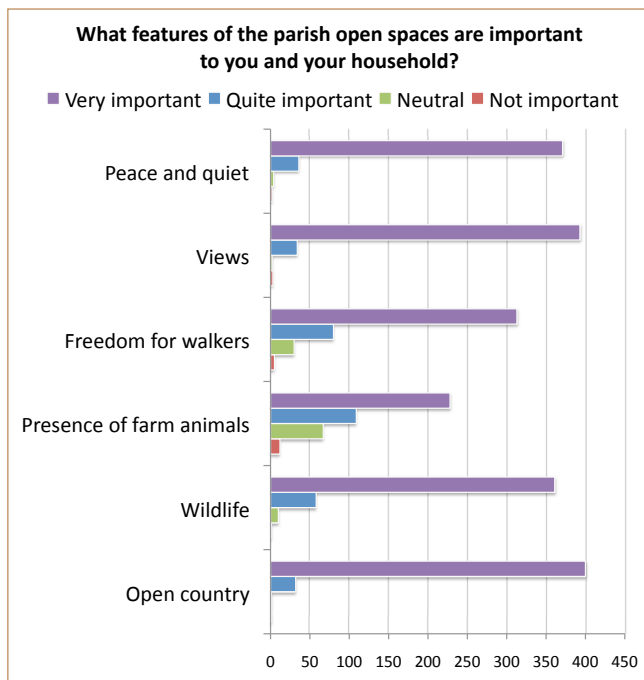
**The settlement guidelines are set out as "A. Settlement Pattern Design Guidelines" on page 18. Guidance takes into consideration the Winchester District Landscape Assessment and Local Plan.**

### The Parish Environment

#### Landscape Setting and Open Views

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

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



Itchen Navigation. In the area to the west of the M3 there are extensive farm tracks providing public access to the picturesque farmland within the parish

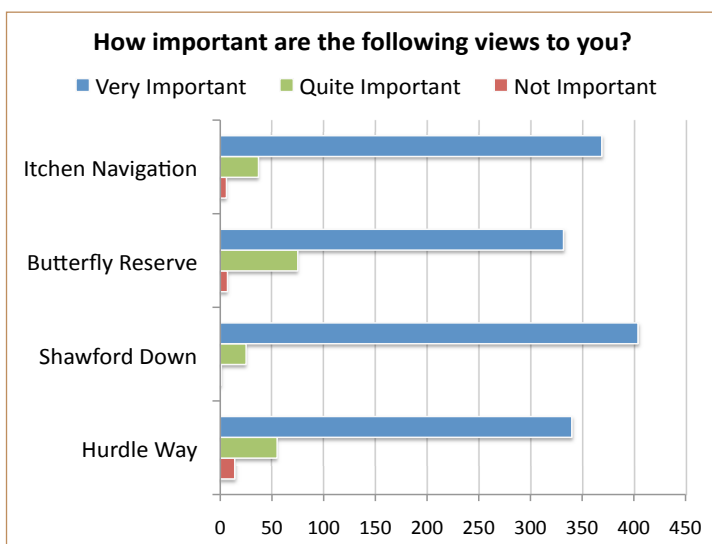
The vistas from the various parts of the parish are much appreciated, as is evident from the question and response within the Parish Plan questionnaire, shown below.

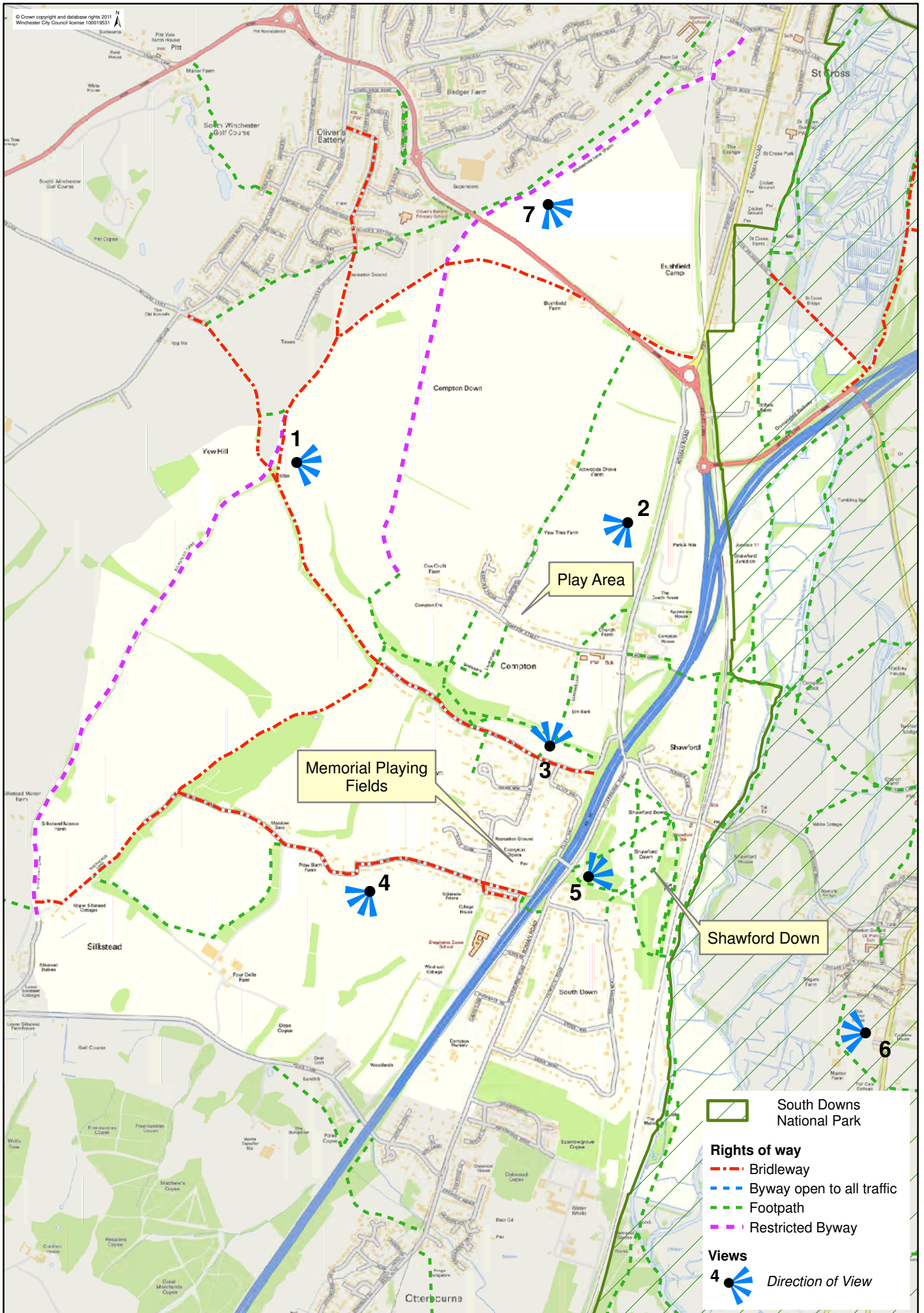
There are some fine views in the parish which are considered to be a fundamental part of the rural nature of the village. See map on page 6 and "Illustrative views" on page 24.

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

#### Geology and Landform

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









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

The porous nature of the chalk ensures that there is little surface water within the landscape. There are chalk aquifers which contribute to the character of the surrounding area.

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

### Woodland and Trees

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



*Bluebells in Sparrowgrove*

There are four very similarly sized modest areas of woodland in the parish. The privately owned strip of woodland on the East of the Bridleway from Silkstead to Hurdle Way; the hangars of mature woodland on the bluff north of Compton Down with their ancient yews and mature beeches; the woodland encircling Shawford Down to the East, South and West (these two being on Hampshire County Council land) and Sparrowgrove, which includes

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

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

### Shawford Down



*Highland Cattle on Shawford Down*

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

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

### Building Form and Planning

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

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

Buildings in the parish reflect styles and construction that have taken place over the last 600 years. In general, new developments have been carefully constructed to blend in with the existing buildings; this has been welcomed by the residents and is an important factor that they wish to maintain. The Village Design Statement (VDS) identifies the values and qualities that the residents consider to be important.

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

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

### Compton Village

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

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

Off to the north side are two cul-de-sacs that comprise an original small council estate, many houses of which are now privately owned. This estate generally consists of semi-detached two storey dwellings, some of which contain four apartments. They are of pre-war construction, built of brick/render with pitched roofs and have very little

off-street parking. Within this group are the Reeves Scout Hall and the grass area for football and general recreation.

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



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

It is a characteristic of houses throughout the village that they are two storeys and in a linear configuration following the shape of the road. This configuration is maintained throughout the settlement, even though the plot sizes differ between Compton Street and Martins Field/Attwoods Drove.

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

### Compton Down

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

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

A large area of this settlement in Compton Down is given over to the Memorial Playing Fields that supports three tennis courts, a cricket pitch, two football pitches and a

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

**Shawford Village**

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

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

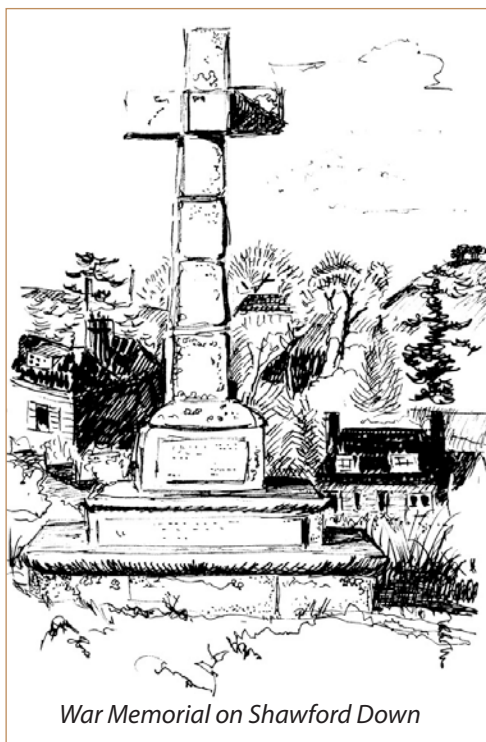
Between the two World Wars houses were built between the railway and the Itchen Navigation; these stand high but with gardens leading down to the river, and have



*Cattle on Bushfield Farm with the M3 cutting beyond*

views over the water meadows to the village of Twyford. These, together with some later development, provide an eclectic mixture of styles, characterised by individual houses on large plots maintaining the linear planning layout which is typical throughout the parish.

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



*War Memorial on Shawford Down*

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

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

commercial buildings and some cottages that lie at the foot of the valley and in front of the river are discreetly hidden by trees.

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

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

## Southdown and Otterbourne Road

The Down leads up from the village towards Southdown which comprises two areas, the dwellings on the main Otterbourne Road and the Southdown enclave set off the main road.

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

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

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

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

The quiet character of this locality has led to a second elderly care-home to be established in the parish. It is a common sight to see the residents being assisted on their constitutions around the quiet roads during the day; any substantial increase in traffic density could put residents at risk when they are out walking on the roads. There is no

lighting or footways and people (especially school children), bicycles, horses and cars share the use of the road.

## General Design Guidelines

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

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

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

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

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

The developments that dominate the parish are large houses set in large plots; a collage of photographs illustrates typical build form and materials found within the settlements. These houses are usually placed in a linear configuration to each other and adjacent to the

road. The 1989 WCC leaflet characterises the Compton Street Conservation Area as *“a linear village [which] lies on an ancient east/west route no longer usable by through traffic. It contains a number of attractive historic buildings including the Manor House, Manor Farm with its impressive barns, the Church, 19th century school and a few 17th and 18th century cottages, which intermingle with more modern houses.”* Another example of this is shown on Map 20 of Southdown in the Winchester District Local Plan (2006). This applies to most of the parish, as can be seen in the map on page 12. This linear development has been very beneficial to wildlife as the combined gardens, being adjacent to each other, act as corridors between the natural habitats that dominate the parish; the importance of the biodiversity and natural habitat for wildlife was considered as important by over 99% of the respondents in the parish plan survey and these corridors should be preserved.

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

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

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

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

**Agriculture and the Outlying Areas**

**Introduction**

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

current farm boundaries in conjunction with livestock-proof fencing.

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

**Conservation and Biodiversity.**

Existing good practice in environmental management has had a beneficial effect on the farmed landscape. There are strong European and National incentives towards conservation and land management rather than for promoting intensive systems. Care of natural habitats is an important



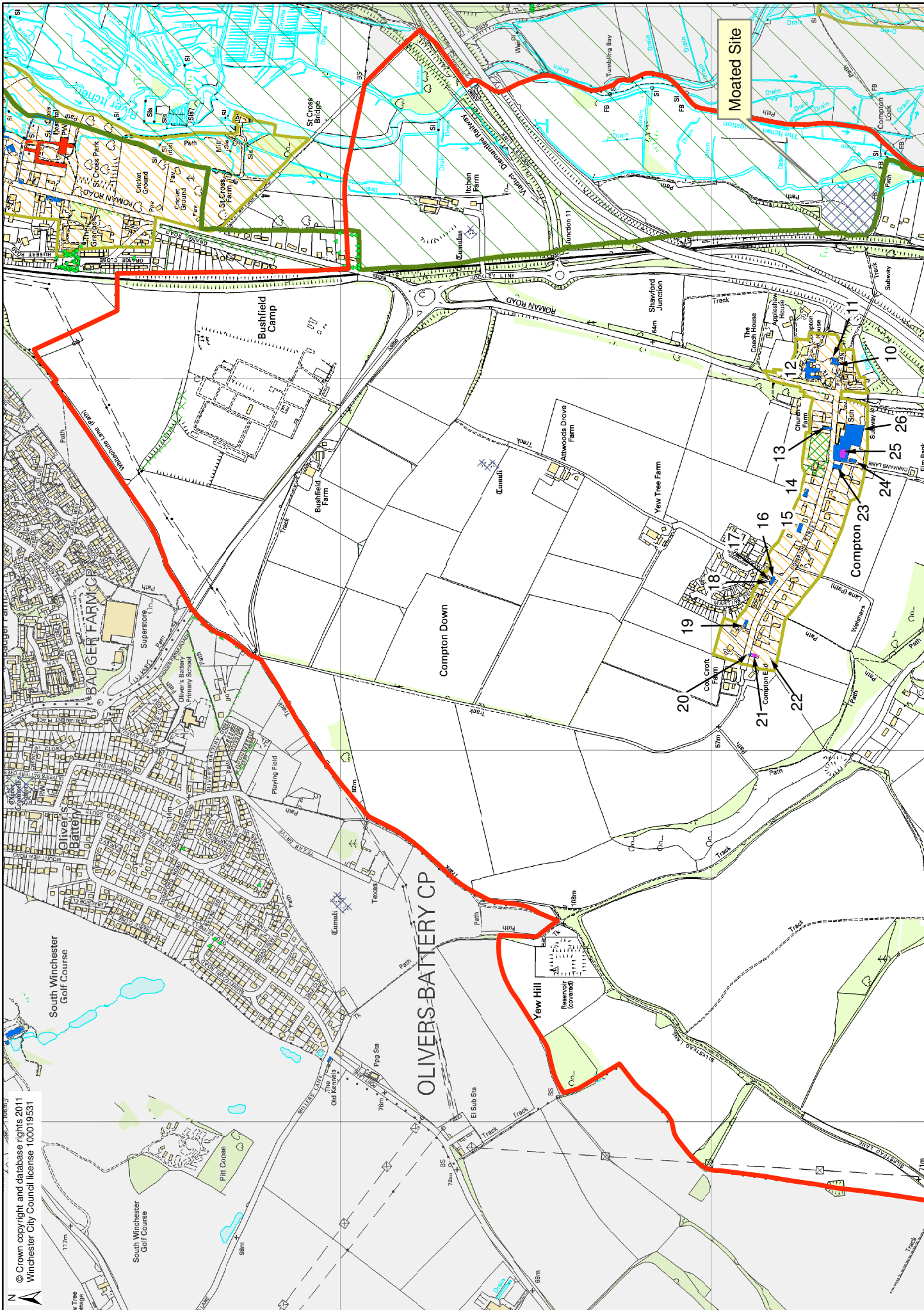
*Thyme Cottage, Compton Street in foreground rear from left: Linden Cottage and Century Cottage*



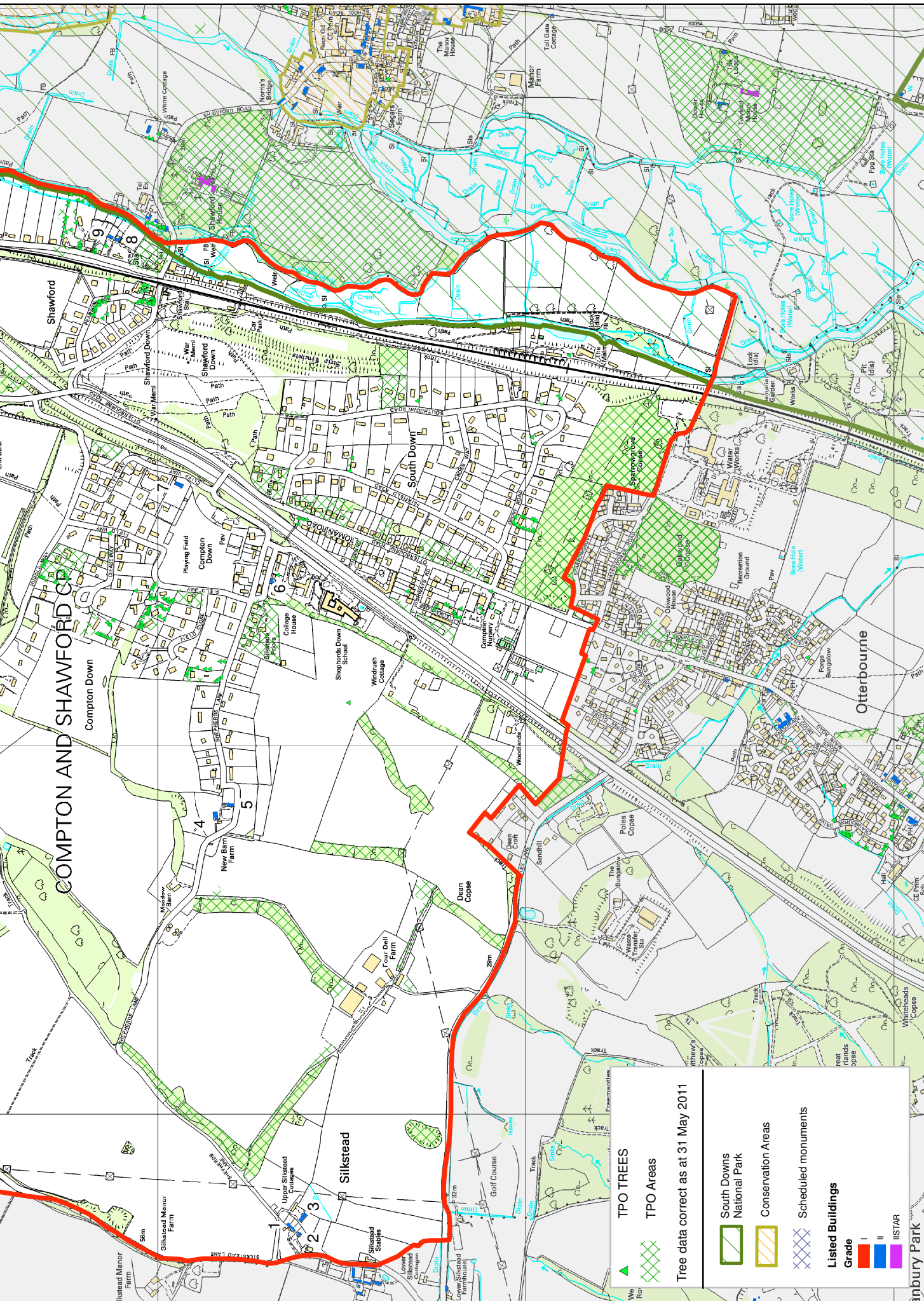
*New build in Cliff Way*



*Silkstead*



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part of farming, but it is accepted that farms need to be 'working' and productive in order to survive. Farmers are encouraged to manage natural habitats on their land such as hedgerows, meadows, field margins and woodland. For example, in Compton village area, farmers are leaving un-cropped field margins, providing beetle banks and skylark plots, leaving crop stubble to over winter and only trim hedgerows at certain times of the year, all to provide habitats and food sources for birds, in particular grey partridge, skylarks, lapwings, yellow hammers, buzzards and red kites. In doing this, other more general wildlife such as deer, badgers and foxes are also thriving; not to mention a more varied flora too.

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

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

### **Farm Buildings.**

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

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

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

It is accepted that farming activities change which can result in buildings/farm facilities becoming redundant. However, it remains crucial that any reuse or redevelopment of redundant facilities should maintain or enhance the character of the parish. New facilities should relate to the character of the local environment and previous usage. Change of use to industrial or large commercial activities should maintain the character of the area and avoid an increase in the volume of heavy goods traffic that could not be accommodated by the roads, many of which are not suitable for such vehicles.

### **Equestrian Development**

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

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

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

### **Land Management Practice**

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

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

### **Silkstead**

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

The cottages are brick with tile roofs and generally have a ground floor and conversions in the loft space to increase living space. The dividing fences are open wood with yew



and beech. The converted barns are a mix of wood and brick buildings with tiled roofs and generally have brick walls between the dwellings. The buildings and gardens still reflect the original farming character, and the history, of this part of the parish.

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

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

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

## Transport and Traffic

### Traffic

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

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

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

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

### Compton Down

This area comprises narrow, unlit roads with few footways. It has two exits, Shepherds Lane and Hurdle Way, onto the Otterbourne Road, both with restricted sight lines. Following extensive studies by the WCC and considerable debate with the local residents' group (the Compton Down Society), it has been accepted by Government Planning Inspectors and WCC that both junctions have inadequate sight lines. This should limit the approval of any additional dwellings in the Compton Down settlement for the foreseeable future. See "Appendix 3 Compton Down LADS" on page 20.



*Congestion in Compton Street outside the school*

### Compton Village

Within this area the roads are narrow but with some footways and lights. The exit onto Otterbourne Road suffers from being in a dip that encourages

drivers to exceed the 40mph limit. A recent survey conducted by Hampshire County Council, 2010, at the junction showed that in excess of 50% of vehicles exceeded the limit and one vehicle exceeded 60mph. Adjacent to the junction, on the Otterbourne Road, there is a bus stop that when in use, either by stopped buses or parked

coaches collecting children, dramatically limits the sight-line. The village Primary School is also located close to this junction; when children are arriving and departing vehicles accumulate around this junction and on the footways along Compton Street and Hurdle Way, thereby increasing the possibilities of an accident.

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

### Shawford Village

Twyford Road runs through Shawford and has three roads that exit onto it; all have restricted sight lines. All the roads are unlit and only Twyford Road has a footway on one side (in the winter it is not unusual to see

contents of rubbish bins spilt into the road as pedestrians stumble into them in the dark). Twyford Road exits onto Winchester Road and also suffers from a restricted sight line; an accident here, at the end of 2008, has prompted new road markings in an attempt to keep traffic on the Winchester Road within the legal speed limit.



*Damaged road edge*

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

**Southdown**

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

**Otterbourne Road**

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

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

**Roads and Footways**

Opinions were divided on the standards of maintenance of roads and their adjacent footways: 54 % (185) of respondents were satisfied that the roads were maintained adequately but only 48% (222) were satisfied with the footways. Since the Parish Plan survey, the east end of Shepherds Lane has been resurfaced and potholes filled. Otterbourne Road south of its junction with Southdown Road was resurfaced in 2010, and Compton Street was resurfaced in October 2011.

**Noise Pollution**

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

In the 2007 Parish Plan Questionnaire, residents were asked to what extent different sources of noise affected their quality of life in the parish. See adjacent box.

**Motorway Noise**



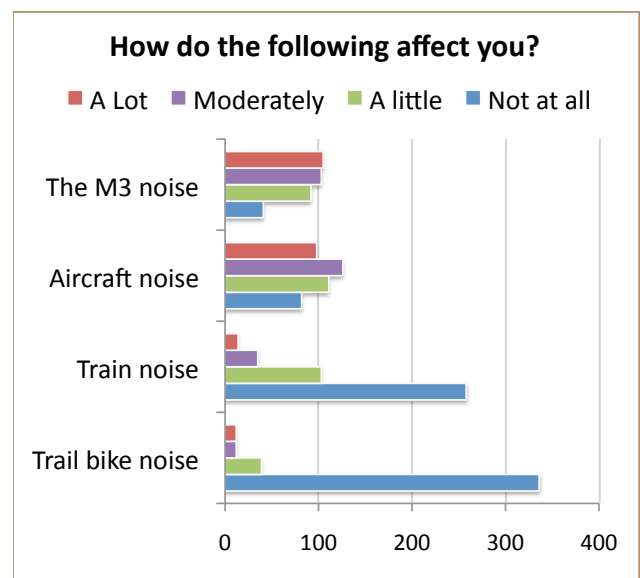
The M3 motorway bisects the parish north to south resulting in significant noise pollution. The Parish Council has the assurance of the Highways Agency that when it is resurfaced a 'quiet, noise-reducing tarmac' will be used.

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

**Aircraft Noise**



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



## Public Transport

### Train



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

### Bus



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

### Bridleways/Cycle ways/Footpaths/Towpaths

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

Opportunities should be taken in development proposals, especially where new uses are being proposed for redundant farm buildings, to supplement and increase the rights

of way network through public path creation orders or new permissive paths.

### Park and Ride

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

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

### Environmental issues

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

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

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

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

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

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

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

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

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