

Appendix 1: Design Guidelines

A. Settlement Pattern Design Guidelines

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

B. Parish Environment Design Guidelines

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. New development should not impair the impact of the views from the National Park nor the valued open vistas within or into the Parish, as indicated on the map on page 6 and pictures shown on the final pages. LP policy DP.4 2. The highly valued open spaces, i.e. the Memorial Playing Fields, Shawford Down and Compton Street Play Area, should maintain public access and should not be encroached upon by buildings. See the map on page 6. LP policy DP.4 3. New development should where possible use native species to provide hedge boundaries, especially in areas where hedgerows and trees are currently used. LP policy DP.3 | <ol style="list-style-type: none"> 4. Planning applications for new build that will remove locally-important established hedgerows should be resisted. LP policy DP.4 5. No significant commercial or industrial development should be permitted within, or adjacent to, residential development unless it meets the requirements outlined in the relevant Local Plan policy. LP policies DP.11 & E.1 6. TPOs should be used to protect visually or historically important trees or groups of trees, especially those that might be threatened by development. See map on centre pages. It is the responsibility of the Parish Tree Warden to keep this under review.. LP policy DP.4 |
|--|---|

C. Building Form Summary of Design Guidelines

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. New buildings should not be disproportionately higher than neighbouring property; most of which are two-storey buildings. LP Policy DP.3 2. Planning applications should show in the accompanying design and access statement how the development will conserve the leafy character of the Parish, which is one of its principal defining characteristics. Trees are essential to the internal character of built development of the Parish and in assimilating the settlements into the wider landscape, particularly in views in which skyline trees are a prominent feature as shown on the map on page 6. LP policies DP.1, DP.3 & DP.4 3. In order to maintain the open views and countryside character of the Parish all services to new | <p>buildings should be buried underground where possible. LP Policy DP.3</p> <ol style="list-style-type: none"> 4. Building materials should be sympathetic with neighbouring properties and be in harmony with the character of the area. LP policy DP.3 5. New development should adopt and incorporate, so far as is possible and with due regard to its surroundings, sustainable construction standards and techniques. South East Plan Policy NRM11 6. New proposals should not have a permanent, irreversible affect on the important biodiversity features of the area, particularly the River Itchen Site of Special Scientific Interest/Special Area of Conservation (SSSI/SAC) LP Policies CE.8 – CE.11. |
|---|--|

D. Agriculture and Rural Buildings Design Guidelines

- | | |
|---|--|
| <p>1. Farmers and landowners are encouraged to continue to manage the land, woodland and field boundaries to the benefit of the landscape, wildlife and heritage. LP Policy DP.4</p> <p>2. The important Archaeological and historic sites, identified as scheduled monuments on the centre page map, should be protected.- LP Policy HE.1.</p> <p>3. Development which would generate excessive pollution, e.g. noise, dust, excessive traffic movement, should be resisted. LP Policy DP.11.</p> <p>4. Provision of new or refurbished farm buildings should consider the visual impact, particularly from the critical viewpoints in the surrounding landscape as shown on the map on page 6, in order to maintain or enhance the character of the Parish. Use of topography can reduce apparent bulk and height. Sensitive grouping and orientation should be achieved to lessen conspicuousness. The areas around the buildings, including yards, walls and access roads, should follow the lie of the land to integrate the whole development into the landscape. Planting of species native to the area should be used to soften hard outlines.</p> | <p>5. The views are shown inside the back cover. LP policies CE.13 and DP.3</p> <p>6. The design of agricultural buildings should consider the use of simple forms, appropriate colours, and coordinated fittings to give an acceptable appearance. Buildings should be set sympathetically into the landscape. The design should aim to break up the mass of large buildings. Careful attention to detail, selection of materials and colours, should be given to allow buildings to complement existing buildings and the local landscape and not harshly contrast with it. LP policies CE.13 and DP.3</p> <p>7. Change of use of farm buildings to commercial or industrial use should not create localised pollution or cause material harm to the appearance of the landscape or the tranquillity of the area. LP policies CE.16 & 17</p> <p>8. All equestrian development should be in accordance with the document 'Equestrian Development Supplementary Planning Guidance' published by Winchester City Council. LP policy RT.11</p> |
|---|--|

E. Transport and Traffic Design Guidelines

- | | |
|--|---|
| <p>1. Development should be designed so as to avoid damage or adverse impact on the management and conservation of hedges and verges. LP policies T.2, DP.3 and DP.4</p> <p>2. Sight lines as recommended by the Highways Authority should be provided at entrances to new development and at junctions with existing roads, whilst maintaining the character of the locality. The removal of important hedges should not be permitted. LP policies DP.4, T.2 and T.3</p> <p>3. Any new development built adjacent to the M3 motorway should seek to use cladding materials which dampen reflected traffic noise from the motorway. LP policies DP.11 and DP.12</p> | <p>4. New bus shelters should be constructed of natural materials in harmony with the Parish character and should be aesthetically pleasing. LP policies T.3 and DP.3</p> <p>5. Street furniture should be traditional and aesthetically pleasing. Signage clutter should be avoided. LP policy DP.3</p> <p>6. Opportunities should be taken in development proposals, especially where new uses are being proposed for redundant farm buildings, to supplement and increase the rights of way network through public path creation orders or new permissive paths. LP policy RT.9</p> |
|--|---|

F. Environmental Issues Design Guidelines

- | | |
|---|--|
| <p>1. The use of renewable energy resources for example solar panels, photovoltaics, high efficiency boilers, and ground source heat pumps is encouraged. SE Plan Policy NRM11</p> | <p>2. Rain water harvesting and grey water recycling are also encouraged. Safe operation and maintenance of grey water recycling systems will need to be secured. SE Plan Policy NRM1</p> |
|---|--|

Appendix 2: Statement of Consultation

May 2006

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

June 2006

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

March 2007

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

October 2007

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

February 2008

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

Feedback

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

Writing the VDS

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

Ellis of Southern Planning Practice Ltd about the technical requirements expected by Winchester Planning Department.

Final Proposal May 2010

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

Public Consultation Summer 2011

The proposed final version of the VDS was submitted to Winchester City Council and approved to go forward for the required six week period of public consultation. Amendments were agreed in the light of feedback received from statutory and other consultees. The resulting version (this document) was formally adopted as Supplementary Planning Guidance at the City Council's Cabinet (LDF) Committee meeting on 10 November 2011.

Appendix 3 Compton Down LADS

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

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

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

Appendix 4 Bushfield site

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

The Site

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

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

Development

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

“the appeal site would interfere with the natural contours of the landscape, and notwithstanding the proposed planting and earth-works would inevitably intrude into views of the area. ... accepts in the Inspector’s view that Whiteshute Ridge should continue to form the boundary of urban development.... the same Conservation policies apply to adjoining sites”.

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

Future Development & Maintenance of the Natural Gap

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



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

Appendix 5 Listed Buildings

Key to numbers in map on centre pages

1. 1 to 3 Upper Silkstead Cottages, Silkstead Lane, Hursley. Grade II
2. Silkstead Lodge, Silkstead Lane, Hursley. Grade II
3. Upper Silkstead Barn, , Silkstead Lane, Hursley. Grade II
4. New Barn Farmhouse, Shepherds Lane, Compton. Grade II
5. Judds Barn and Granary, Shepherds Lane, Compton. Grade II
6. Flint Cottage, Shepherds Lane, Compton. Grade II
7. Four Winds, Cliff Way, Compton Down. Grade II
8. Little Cranford Cottage, Bridge Lane, Shawford. Grade II
9. Shawford Cottage, Bridge Lane, Shawford. Grade II
10. Goldfinch Cottage, Place Lane, Compton. Grade II
11. The Manor House, Place Lane, Compton. Grade II
12. Compton Manor Farm Buildings, Compton Street, Compton. Grade II
13. Cherrycroft, Compton Street, Compton. Grade II
14. Meadow Cottage, Compton Street, Compton. Grade II
15. Parsonage Barn, Compton Street, Compton. Grade II
16. Thyme Cottage, Compton Street. Grade II
17. Century Cottage, Compton Street. Grade II
18. Linden Cottage, Compton Street. Grade II
19. Yew Tree Cottage, Compton Street, Compton. Grade II
20. Barn 20m N of Compton End, Compton Street, Compton. Grade II
21. Compton End, Compton Street, Compton. Grade II ISTAR
22. Gazebo 15m South Of Compton End, Compton Street, Compton. Grade II
23. St Patricks, Compton Street, Compton. Grade II
24. Church Cottage, Carmans Lane, Compton. Grade II
25. All Saints Church, Compton Street, Compton. Grade II ISTAR
26. 7 Tombchests in Churchyard of All Saints Church, Compton Street, Compton. Grade II

Appendix 6: Protected Trees

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

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

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

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

Additional images

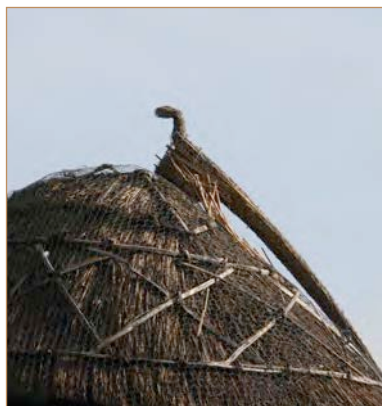


Highland Cattle on Shawford Down, War Memorial with Twyford church beyond

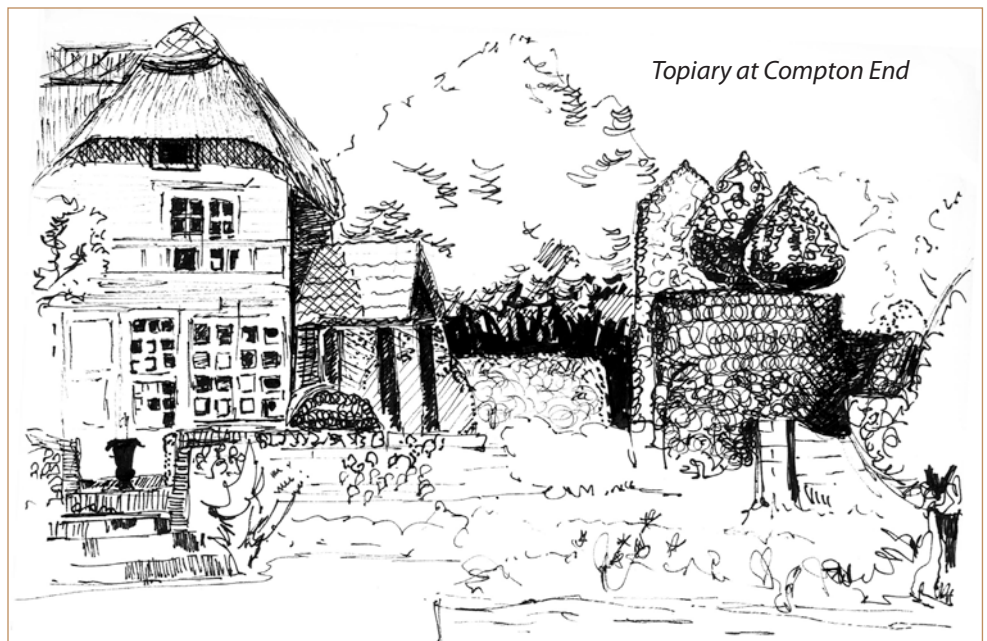


Beech hedge in Field Way looking towards the Memorial Playing Field

Along the byway from Oliver's Battery to Compton



ornamental thatchwork at Compton End



Topiary at Compton End

References

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

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

Acknowledgements

Financial Support for this Village Design Statement was gratefully received from:

- Compton and Shawford Parish Council

Other assistance was provided by

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

Village Design Statement Committee members

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



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

Clerk to the Parish Council

Any questions about the Village Design Statement should be sent via

David Drake

01962 600198

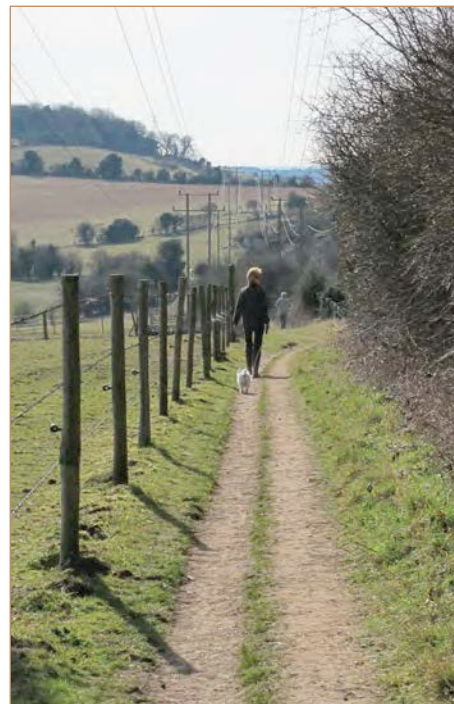
Compton & Shawford Parish Council
PO Box 565 Winchester SO23 3HG
clerk@compton.parish.hants.gov.uk

Cover photos

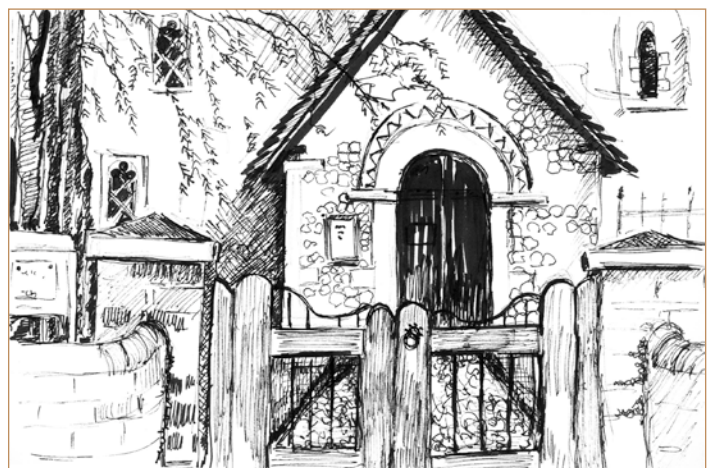
Front cover, from top:

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

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



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



The porch of the Norman Church of All Saints, Compton

Illustrative views

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

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

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



8



7



6



5



