



## **DRAFT PORTFOLIO HOLDER DECISION NOTICE**

### **PROPOSED INDIVIDUAL DECISION BY THE LEADER**

#### **TOPIC – DRAFT REVISED SPARSHOLT VILLAGE DESIGN STATEMENT**

#### **PROCEDURAL INFORMATION**

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

In accordance with the Procedure Rules, the Corporate Director (Governance), the Chief Executive and the Head of Finance are consulted together with Chairman and Vice Chairman of the Principal Scrutiny Committee and all Members of the relevant Scrutiny Panel (individual Ward Members are consulted separately where appropriate). In addition, all Members are notified.

Five or more of these consulted Members can require that the matter be referred to Cabinet for determination.

**If you wish to make representation on this proposed Decision please contact the relevant Portfolio Holder and the following Committee Administrator by 5.00pm on Monday 11 June 2007.**

#### **Contact Officers:**

**Case Officer:** Steve Opacic, Tel: 01962 848 101, Email: [sopacic@winchester.gov.uk](mailto:sopacic@winchester.gov.uk)

#### **Committee Administrator:**

Frances Maloney, Tel: 01962 848 155, Email: [fmaloney@winchester.gov.uk](mailto:fmaloney@winchester.gov.uk)

#### **SUMMARY**

The Sparsholt Village Design Statement was adopted as Supplementary Planning Guidance (SPG) in 1999 and was one of the first Village Design Statements (VDSs) to be adopted in the District. It supplemented the previous (1998) District Local Plan and was prepared as SPG until the old (pre-2004) planning legislation. In addition, it is now some 8 years old. In order for older VDSs such as Sparsholt's to carry significant weight in making decisions on planning applications, they need to be updated to accord with the latest Local Plan Review and Government guidance, and to meet the requirements for Supplementary Planning Documents (SPDs) under the system introduced by the 2004 Planning Act.

Sparsholt Parish Council has re-established a Village Appraisal Group to update the original VDS to accord with current needs and requirements. Rather than re-writing the original VDS completely, the Group has taken the original VDS as its starting point and updated/amended it as necessary. They have also drawn on the work undertaken recently for the Sparsholt Conservation Area Assessment (produced by consultants on behalf of the City Council).

In order for the revised VDS 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 revised Sparsholt VDS for consultation.

## **PROPOSED DECISION**

1. That, subject to the addition of appropriate maps and explanation to the Sustainability Appraisal, the Leader authorises the publication of the draft revised Sparsholt Village Design Statement for public consultation, such consultation to accord with the relevant requirements of the Town & Country Planning (Local Development) (England) Regulations 2004.
2. That authority be delegated to the Head of Strategic Planning to approve the detail of the maps and additions to the Sustainability Appraisal, referred to in 1 above, for inclusion in the published draft Village Design Statement.

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

The City Council encourages the production of Village Design Statements and Neighbourhood Design Statements by local communities so as to improve the quality of development in local areas and public involvement in the planning process. In order to carry weight in determining planning applications, such Statements need to be adopted by the City Council as Supplementary Planning Documents (SPDs). The Town and Country Planning (Local Development) (England) Regulations 2004 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 Old Station Yard Sutton Scotney Development Brief and the Cathedral Close 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 have not 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 or Neighbourhood Design Statements.

This draft revised VDS has been produced by a Village Appraisal Group appointed by the Parish Council, in consultation with residents, the Parish Council and City Council officers. The VDS has been through several drafts and is now in a form which officers are able to recommend for consultation, subject to two areas which need amplifying. Firstly, the various maps need to be included: some of these relate to key 'policy' issues such as important views, spaces, etc. Secondly, the Sustainability Appraisal (Appendix 3) should include some discussion of its results, particularly where the various guidance points of the VDS score less well against sustainability criteria. It is recommended that both of these issues can be addressed in the published version of the VDS and that delegated authority be given to the Head of Strategic Planning to agree the detail of these matters. The maps will reflect the features highlighted in the original VDS and will not identify significant new features. The final published VDS will also include photographs, but these are essentially for illustration and do not require approval by the City Council.

The revised VDS includes several 'Additional Guidelines' (AG), which would not be adopted as part of the SPD as they tend to be aims and aspirations, rather than design guidance. The draft revised VDS's Design Guidelines generally accord with, and supplement the policies of, the recently-adopted Winchester District Local Plan Review. It has a particular emphasis on conserving the character of the area by ensuring that changes and development are sympathetic. Subject to the addition of the matters referred to above, it meets the various requirements for Supplementary Planning Documents, for example through the inclusion of a community involvement statement and a Sustainability Appraisal.

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

None

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

Councillor Keith Wood, Portfolio Holder for Planning and Transport, has declared a personal interest because of his residence at Locks Lane House. He does not consider the interest to be prejudicial because the property is not affected to a greater extent than others in the village. However, he has asked that the portfolio holder decision be considered by the Leader, rather than exercise the role himself.

**DISPENSATION GRANTED BY THE STANDARDS COMMITTEE**

N/A

**Approved by: (signature)**

**Date of Decision**

**Councillor George Beckett - Leader**

Draft: 17.05.07

# SPARSHOLT DESIGN STATEMENT

FIRST ADOPTED BY WINCHESTER CITY COUNCIL ON 7 JULY 1999 AND BY SPARSHOLT  
PARISH COUNCIL ON 7 DECEMBER 1999

REVISED VERSION ADOPTED BY SPARSHOLT PARISH COUNCIL ON [                      ] 2007 AND BY  
WINCHESTER DISTRICT COUNCIL ON [                      ] 2007

# SPARSHOLT VILLAGE DESIGN STATEMENT

## INTRODUCTION

This Design Statement is about the character and qualities of the village of Sparsholt: a character and qualities which are valued by its residents and which they wish to retain and enhance. It sets out guidelines which all developments, building works and changes in the village need to follow to conserve and enhance these character and qualities and to ensure that what is done is in keeping with its surroundings.

The Statement covers only Sparsholt village, the area within the defined policy boundary of Sparsholt as shown in the Winchester District Local Plan Review adopted in July 2006 ("the Local Plan"), and its immediate setting. The parish of Sparsholt, which covers some 3637 acres (1472 hectares), includes two other hamlets, Dean to the east and the larger Westley to the north west. Westley is the home of Sparsholt College of Agriculture. The College has drawn up a Campus Appraisal and Development Strategy which covers development at Westley. The Parish Council will consider drawing up a Parish Plan which will cover the whole parish, including Dean and the small collection of houses known as Ham Green lying to the immediate south of Sparsholt village.

This Statement has been drawn up by Sparsholt Parish Council in consultation with the people of Sparsholt. It has been made available in draft to all the residents of the village and the comments and suggestions received have been reflected in the final version. The full consultation process is described in Appendix 2.

The defined policy boundary of Sparsholt is shown in Map 2. Within this defined policy boundary, residential development or redevelopment is permitted provided that the development complies with the requirements and policies of the Local Plan, and in particular with the Design and Development Principles in Chapter 3 of the Local Plan (Policy H3).

The greater part of the village was designated a conservation area by Winchester City Council on 10 October 1990. The boundary of the conservation area, which differs from the defined policy boundary, is also shown on Map 2. Within the conservation area, development must preserve or enhance the character or appearance of the area and not detract from the immediate or wider landscape setting (Policies HE 4 and 5).

Policies RT 1 and 2 apply to the central open area in the Woodman Close estate (see paragraph 29 below).

Outside the defined policy boundary, development will be strictly controlled in accordance with the Countryside and Natural Environment policies of the Local Plan (Policies CE 19 to 26 and H4) but, exceptionally, small scale housing schemes may be permitted to meet local needs (Policy H6)

The design guidelines set out in paragraph 39 of this Statement are a supplementary planning document which sits alongside the Local Plan and forms part of the local development framework for Winchester District. The guidelines must be taken into account when planning applications are considered. The additional goals also set out in paragraph 39 are a statement of the Village's aims and aspirations for the future but are not part of the supplementary planning document.

But this Statement is not just for those who need planning permission. Changes to a house or a garden, however small, will have a visual or environmental impact on the surroundings so the guidelines in this Design Statement will be relevant to anyone who wants to conserve and enhance the special character of Sparsholt.

This Design Statement is in two sections:-

- the first describes the village and its landscape setting
- the second summaries the special character and qualities of the village and sets out the design guidelines and additional goals to conserve and enhance them.

There are also three Appendices. The first describes the listed and positive buildings in the village, as described in the Sparsholt Conservation Area Character Appraisal and Management Survey of • 2007. The second contains a statement of the public consultation taken in the making of this Design Statement. The third contains a Sustainability Appraisal, as required by [Planning Policy Statement 12].

## A DESCRIPTION OF SPARSHOLT

### LOCATION, DESIGNATIONS AND SETTING

- 1 The village of Sparsholt lies on the open chalk downland about 2 miles north-west of the city of Winchester (Grid Ref SU4331). To the south-west and east of the village the downland slopes away to the valleys of the rivers Test and Itchen. The higher downs of north Hampshire lie to the north. To the south-west lies the ancient woodland of Crab Wood and West Wood.
- 2 Viewed from the south (Ham Green) and from the east (Dean Lane) *[photo ●]* Sparsholt appears as a compact hill-top village, well camouflaged by trees. It sits on a clay cap of varying depth and is for the most part at about 125 metres (400 feet) above sea level. In the Winchester District Landscape Character Assessment of 2004 the landscape is classified as “Chalk and Clay” surrounded by open farmland comprising mostly grade 3 agricultural land.
- 3 The village's rural setting, and its gardens, hedges, trees and open spaces, provide a home for an abundant variety of birds and butterflies. A significant number of the birds found locally are on the RSPB ‘red list’ of endangered species. The trees and hedges are mainly of varieties indigenous to the Hampshire chalk, though some more exotic species are found in gardens in the centre of the village. Many of the trees are large and mature offering good shade and shelter to both houses and wildlife.

### THE ORIGINS AND DEVELOPMENT OF THE VILLAGE

- 4 There is evidence that Sparsholt was settled in Saxon times, though the existence of the Roman Villa in West Wood suggests that the first settlement could be much earlier. The village's name is of Saxon origin, the suffix - *holt* meaning a woodland settlement and the prefix *spar* either being from the same root as “spear” (or perhaps the “spars” used in thatching) or deriving from the Anglo-Saxon word for chalkstone or flint.
- 5 The oldest surviving building is the Church of St Stephen *[photo● ]*, which dates from the 12th century. It sits on a high grassy mound which is the probable site of an earlier Saxon church. It is the only Grade 2\* listed building in the village.
- 6 The Ordnance Survey map of 1871 (Map 3) shows how the village grew up around the Church radiating along Woodman Lane to the north east and to the south and Church Lane to the north west, forming a distinctive “Y” pattern with the Church at its centre. A number of houses shown on this Map date back to the 16th century (Church Cottage and Opposite the Church) and the 17th century (The Thatched Cottage, Wheatlands, Rudgwick, Halston House, Pies Cottage, The Cottage on Home Lane, The Woodman and the Vaine Cottages). The pattern of building was one house deep, with the building lines of some houses on the road itself.
- 7 The village expanded considerably in the 20<sup>th</sup> century and now holds 150 houses or bungalows and 7 flats, the majority of which were built after 1900. The population in [2000] was [480].

## THE VILLAGE TODAY

- 8** A number of factors contribute to the present-day character of Sparsholt. It has a church, a school, a village hall and car park, a cricket club, a shop, a public house, a stud and farms all of which are centres of activity and employment and give the village a strong communal cohesion. Although many residents work outside the village, there are residents of Sparsholt who work in agriculture, the building industry, gardening and gamekeeping. The village is surrounded by a rural area in which farming and forestry are important activities and there is a site of scientific interest on the edge of the village. There are walks, bridle ways and nature trails through and immediately surrounding the village that form an important leisure resource for those in the village and the many people who visit the area. The village is therefore much more than a collection of buildings: it constitutes a vibrant community in close harmony with its rural environment.
- 9** In 2004 a Parish Council Housing Needs Survey was carried out by a Rural Housing Enabler based at Community Action Hampshire. Following an extensive survey of all households in the parish of Sparsholt, which achieved a 43% response rate, it was concluded that (i) there were six people within Sparsholt with a strong connection to the parish, needing affordable housing; (ii) there was already a significant provision of affordable housing within the parish (15 Housing Association owned homes and 43 homes built as Council homes most of which are now privately owned); and (iii) there were mixed views over the provision of more affordable housing. Based on these conclusions it was recommended that (a) the Parish Council should continue to consult with the community where appropriate; (b) work should continue to meet the needs of people with a strong connection to the parish; and (c) the Parish Council should not pursue the development of further units of affordable housing for the time being.
- 10** For the purposes of this Design Statement the village has been divided up into three character areas, each with its own special character. These are (see Map 4):-
- (a) The northern area: that part of the Conservation Area bounded on the south by Moor Court Lane, the northern end of Church Lane, Home Lane and Woodman Lane;
  - (b) The village centre: the area bounded in the north by Woodman Lane, the northern end of Church Lane, Home Lane and Moor Court Lane and in the south by the southern boundary of the Conservation Area;
  - (c) The southern area: the area south of the Conservation Area comprising the Woodman Close Estate and the paddocks to the north.
- 11** The listed and positive buildings are shown on Map 2 and described in Appendix 1. The treatment of the main frontage boundaries and the important trees or groups of trees are shown on Map 5. The important open spaces are shown on Map 6. The important views out of the village into the surrounding open countryside and the most attractive views within the village (most of which are focussed on the church) are shown on Map 7. The most important views into the village, which show the widespread tree cover and low lying scale of the buildings, are also shown on Map 7.

### The northern area

- 12** This part of the village is the least densely populated. There are 17 dwellings (11% of the village total) dispersed through the area. Three of the houses are listed: Watley House *[photo ●]*, Corner Cottage and Hunters Lodge. The fields lying between Home Lane and Locks Lane,

round which most of the houses lie, coupled with the generous plot sizes of most of the houses, give this area much of its open character, with some long views both internally and externally.

- 13 The eastern approach to the village along Woodman Lane is lined with trees and hedges. The junction with Home Lane and Watley Lane has particularly dense tree cover, to which the trees along the road frontage of Sparsholt Manor make an important contribution *[photo ●]*.
- 14 Home Lane is a single track sunken lane between high hedges and banks *[photo ●]*. There is considerable tree cover along its length forming, in some places, a tunnel over the lane. At both ends of the Lane are small triangular areas, once of grass (a typical feature of a “back lane”) but now edged with kerbs and planted,
- 15 Church Lane runs northwest from the junction with Home Lane between high banks and hedges. At its junction with Moor Court Lane there is particularly dense tree cover. Moor Court Lane also runs between banks and hedges until it reaches the farm buildings of Moor Court Farm *[photo ●]* when the land opens and there are extensive views north and south-west over the surrounding farmland.
- 16 At the north-eastern corner of Church Lane, just as it turns into Westley Lane, is Woodrows. This used to be a small and attractive timber framed cottage but it was demolished and replaced with a large house of two storeys and rooms in the roof in 1998.
- 17 The grounds of the demolished Sparsholt Lodge now contain four large houses built in 1997 *[photo ●]*. They are noteworthy for their size and though of only two storeys, they dominate the surrounding properties. They are screened from Church Lane by a high hedge and by a number of large and mature trees along both the western and eastern borders.
- 18 Between Church Lane in the west and Watley Lane in the east runs Locks Lane, once a bridle way, but now giving vehicular access to Locks Lane House in the west and in the east to Watley house, Westley Farm, Mill Cottage and the village cricket pitch. The western half of Locks Lane runs between banks and hedges, but the eastern half is more open, giving extensive views to the north and east.
- 19 Between Locks Lane and Home Lane lie a number of fields, crossed by two footpaths. There are open views over these fields from both Locks Lane, Home Lane *[photo ●]* and the footpaths.

### **The village centre**

- 20 The village centre includes the triangular area of land bounded by Home Lane in the north, Church Lane in the west and Woodman Lane in the east. This triangle is crossed by a single footpath leading from Home Lane to Woodman Lane. There are 56 dwellings (36% of the total) in the village centre of varying dates and styles. Five of these are listed buildings.
- 21 The village centre is characterised by a noticeably higher density of housing (and consequently fewer long views), but this is relieved by the generally modest size of the buildings and the screening effects of the tree cover and the high banks and hedges.
- 22 From the junction with Home Lane and Watley Lane, Woodman Lane passes between high banks and hedges *[photo ●]*. In some places the trees overhanging the road create a tunnel. On the north side of the lane, between Taylors Mead and the Church, are some paddocks and the site of the war memorial *[photo ●]*. The latter contains a number of mature sycamores and blue cedars, which together with the line of Irish yews on the northern boundary of the churchyard,

provide a fine visual setting for the Church. The churchyard's road frontage comprises a brick and flint wall which is the only example in the village of this type of frontage.

- 23** The church itself is the most important building in this area, indeed in the whole village. From its elevated position there are views out over the village to the south and east. The area around the church contains most of the oldest buildings in the village. These, together with the church, are visually some of the most important buildings in the village. The grounds of Halston House on Church Lane also contain a large number of mature trees which contribute to the tree cover of the village when viewed from the south.
- 24** The village centre also houses, apart from the Church, the other main communal buildings of the village: the Well House *[photo ●]*, built in 1897 to house the village well, and now the village stores and post-office, the Memorial Hall, built in 1985, and the Village School, built in 1850 and extended in 1871. The School has 110 pupils at present drawn from both within the village and further afield. A large extension to the School was built in 1997 which blends in well with both the original building and its landscape setting *[photo ●]*. The School's playing fields are an important open area within this part of the village which link up visually with the paddocks lying to the north of the Woodman Close estate. Next to the Hall and the School is the Memorial Hall car park, a most important facility in a village with narrow lanes and no on-road parking spaces. Across the road from the car park is the village bus shelter, decorated with a mosaic made by the village children in 2000.
- 25** In the main, the houses and plots in this part of the village lie along the road. The frontages of some of the older houses lie on the road itself. Lambourne Close, four houses of which were originally built in 1926 as council properties, is the only example in the village centre of a cul-de-sac and there are only a very few examples of back filling.
- 26** In 2005 Wood Cottage, a small timber framed cottage dating from the 17th century and once used as a non-conformist meeting place, was demolished and replaced. Although the loss of the original building was regretted, its replacement is a good example of sensitive design wholly in keeping with the character of the village.
- 27** Both Woodman Lane and Church Lane *[photo ●]* are narrow lanes running between high banks and hedges, so that there are few views out of the village. The main exception is the area around the Church where there are some long views out of the village from the churchyard looking south and east, from Church Lane looking southeast and from Woodman Lane looking south.

### **The southern area**

- 28** The character of this part of Sparsholt differs from that of the northern area and of the village centre. There are 84 dwellings (54% of the total), all of which were built in the last century. Most of these houses comprise the Woodman Close estate *[photo ●]*, the entrance to which is off Woodman Lane immediately to the south of The Woodman. Although the most densely housed part of the village, the area retains an open character, with long external views.
- 29** The oldest parts of the estate date back to 1939, the houses originally being built as council properties. Most of the houses on the estate are now privately owned. The estate was built on what used to be the common lands of Sparsholt and the development uses the natural contours of the land south of the village to good effect. As the land falls away from the village to the south and the east, there are extensive views out over the surrounding farmland from most parts of the estate. The estate contains a range of housing built round a central open area laid to grass,

containing a children's playground, and with some recently planted trees, which provides a focus for the community.

- 30 Between the northern boundary of the Woodman Close Estate and the southern boundary of Sparsholt School lie two paddocks crossed by a single footpath *[photo ●]*. These contribute to the open character of the area. The footpath links the families living in the Close with the School, the Church, the Village Shop and the Memorial Hall.
- 31 Unlike the other parts of the village, boundaries in the Close are largely low timber fences or hedges and tree cover is relatively sparse. Over the hedges on the western side of Woodman Lane there are extensive views out to the west over the fields of New Barn farm.

## BUILT CHARACTERISTICS

- 32 The diverse style of housing in the village is a notable feature. Although the majority of the houses were built in the 20th century, they sit happily alongside the older properties. Both in the village centre and in the southern area, the housing is quite dense but this density is well camouflaged, in the former case, by the screening effect of the banks, hedges and tree cover and in the latter case, by the open plan and contouring of the development.
- 33 In general, in all parts of the village, the housing is of discreet and unobtrusive design, which undoubtedly contributes to the rural atmosphere of the village. Houses are only of one or two storeys. Only three, Watley House, Sparsholt Manor *[photo ●]* and Woodrows, have any rooms in the roof (attics with dormer windows) but this is appropriate to the size and design of the buildings. The footprint and massing of each house is generally in keeping with the size of the plot on which it stands, thus providing, with a few exceptions mainly in the more recent developments, appropriately sized gardens. Gardens are frequently planted with generous numbers of trees.
- 34 The predominant colour of buildings is either brick red or brown or (in about 29% of cases) shades of cream or white which on the one hand complements well or on the other contrasts with the natural green background (whether of trees or fields) of much of the village. Brick and tile predominate as building materials. A popular decorative feature associated with the brick built houses is tile hanging which occurs in about 16% of cases *[photo ●]*. This is perhaps the closest the village comes to a local architectural idiom. Roof pitches are generally steep - only 11% of houses have pitches of less than 45 degrees - with prominent chimneys. The commonest roofing material is tile, found in 81% of cases. Slate (12%) and thatch (6%) can also be found.
- 35 Boundaries are usually marked by hedges and (particularly in the southern area) open fencing. Surprisingly perhaps, flint is seldom used, the most prominent example being the wall of the churchyard and the garden walls of Pies Cottage. With a few exceptions amongst the older houses, buildings are generally set back from the road.
- 36 Much of the housing is fed by overhead electricity cables. In some parts of the village this has lead to an unsightly conglomeration of posts and cables *[photo ●]*.

## THE CONTRIBUTION OF THE OPEN SPACES

**37** Running through the village from north to south are a number of important open spaces which together contribute to the rural character of the village and relieve, in the village centre and in the southern area, the density of housing. These spaces (see Map 6) are:-

- (in the northern area) the cricket pitch (A) and the fields between Home Lane and Locks Lane (B): these give the northern area its particularly open character
- (in the village area) the paddocks adjoining the war memorial (C), the site of the war memorial (D) and the school playing fields (E): these relieve the density of housing in this part of the village and (in the case of the school playing fields) have an important social/amenity value
- (in the southern area) the paddocks to the north of the Woodman Close estate (F) and the centre of the estate (G): these make an important contribution to the open character of this area and balance the density of housing.

All these areas are visible either from the road or from public footpaths which cross or run alongside them. It is in fact almost possible to cross the village by footpath from north to south via these open spaces.

## STREET CHARACTER

**38** The rural character of the village is further enhanced by the narrow lanes, the lack of any pavements and limited kerbing to the lanes and by the absence of street lighting. The absence of pavements and widespread kerbing has however lead to the significant erosion of verges and banks by the ever increasing volumes of traffic that uses the village as a “rat run” between the A3090 and the B3049 in the early morning and late afternoon, particularly en route to Arqiva in Crawley, to IBM in Hursley, to the A34 (via Littleton Lane) or to Sparsholt College (via Westley Lane). The effect of the erosion can be seen most clearly in Crab Wood on the southern approaches to the village and if left to increase unchecked will lead to a significant change in the appearance of the village. The traffic and the erosion gives rise to an ever increasing danger to pedestrians, cyclists and riders, particularly from heavy goods vehicles and those exceeding the speed limit (30mph). The fact that the village is well served by buses helps to reduce the local traffic to and from the village.

## THE CHARACTER OF SPARSHOLT - DESIGN GUIDELINES AND ADDITIONAL GOALS

- 39** The overall character of Sparsholt is of an attractive, well-kept village with a wide range of housing which has nevertheless retained a predominantly rural feel. The elements which contribute significantly to this character are listed below and specific design guidelines (DGs) and additional goals (AGs) are set out under each heading which are designed to conserve and enhance the character of the village. References to paragraphs are to those in section 2 of this Statement and each guideline is cross-referenced to the relevant policy in the Local Plan.
- **the village's landscape setting** (see paragraphs 1-3 and 11)

**DG 1:** New houses and extensions to existing houses on the village fringes should conserve or enhance the unobtrusive appearance of the village when viewed from open country, especially from the south and east. The rooflines of new buildings should be no higher than nearby existing buildings and trees. Existing indigenous tree cover should be retained to preserve the village's appearance from outside. (DP4 and HE4)
  - **the compact nature of the settlement which is largely confined to the hill-top** (see paragraphs 1-3)

**DG 2:** Any development outside the policy boundary of the Local Plan should either re-use an existing building or satisfy an essential need in accordance with the Countryside policies of the Local Plan. Within the policy boundary, development need not be exclusively residential but it should adhere to these guidelines even if industrial or commercial. The village's limited infrastructure (there is neither gas nor (apart from in the Woodman Close estate) mains sewage disposal) and its narrow lanes make it unsuitable for any large scale industrial, commercial or residential development. (CE5, DP3, HE4, H3 and DP11)
  - **the village's cohesive community** (see paragraphs 8 and 9)

**DG 3:** To encourage future generations of villagers to remain in the village, new development should take into account the needs of the village and include "starter" homes of one or two bedrooms. The Parish Council Housing Needs Survey also showed a need for smaller sized houses and bungalows for accommodation for the elderly. For similar reasons, extensions to smaller houses are discouraged. (H7)

**AG 1:** The village shop is an important resource and its continued existence should be encouraged.

**AG 2:** The Memorial Hall car park is an important facility for the village and its visitors and it should be retained.
  - **the largely frontage development of much of the village centre and northern area** (see paragraphs 6, 12 and 25)

**DG 4:** In the village centre and the northern area, which are within the Conservation Area, developments should preserve wherever possible the historical pattern of development of the village. Development in these areas is largely frontage: back-filling, closes and cul-de-sacs would thus be out of character. (CE5, DP3, HE4, HE5)
  - **the narrow lanes** (see paragraph 38)

**DG 5:** Street signs and other street furniture should be discreetly placed and kept to a minimum. Urban pavements and urban type kerbs should be avoided in the northern area and the village centre. Conservation kerbs should only be used where necessary. Where edging is necessary to footpaths, this should be in timber.

- **the tree cover** (see paragraphs 2, 13, 14, 15, 21 and 22)

**DG 6:** The existing tree cover in Sparsholt should be conserved and enhanced and properly managed. New trees should be planted wherever appropriate either to provide screening or to renew existing cover. Indigenous species should be preferred over foreign species and indigenous species should be replaced only with similar species. (DP4)

**AG 3:** All important trees in the village, as highlighted in the Sparsholt Conservation Area Character Appraisal & Management Survey of 2007, should be protected by Tree Preservation Orders and a tree management programme should be established within the village to protect existing trees and to plan for the replacement of trees reaching the end of their lifetimes.

- **the high banks and hedges** (see paragraphs 13, 15, 18, 22, 27, 31 and 35)

**DG 7:** Existing hedges, banks and ditches should be conserved, especially along the lanes. New entrances to houses should avoid damage to existing hedges, banks and ditches or new ones should be created. New boundaries between properties should where possible be created by hedges, planted with local species, such as hawthorn, beech, holly and yew (and not coniferous species), or open picket or pallsade fencing. Panelled or close boarded fencing should not be used. (CE5 and DP4)

- **the open spaces and footpaths** (see paragraphs 37)

**DG 8:** The existing character of the fields to the north of Home Lane, the paddocks adjoining St Stephen's church, the school playing fields, the paddocks to the north of the Woodman Close Estate and the centre of Woodman Close (see Map 6) should be conserved. (DP4, HE4 and RT2)

**AG 4:** The existing plan for the maintenance and upkeep of footpaths in the village should be encouraged and supported.

**AG 5:** A village footpath map should be set up in the centre of the village.

- **the views out of the village** (see paragraphs 11, 15, 18, 27 and 29)

**DG 9:** Existing important views out of the village (shown on Map 7) should be conserved. (DP4 and HE5)

- **the unobtrusive housing, generally of simple style and homogenous massing** (see paragraphs 2, 21 and 32 to 35)

**DG 10:** New buildings should be of a massing appropriate to the size of the plot and neighbouring buildings. They should not overshadow or impose on neighbouring properties. (DP3 and HE5)

**DG 11:** The design of new buildings should reflect the character of the part of the village in which they lie; they should generally be of no more than two storeys, with roof pitches of at least 45 degrees. Particular attention should be paid to the height of the building where the plot is on higher ground than its neighbours. The style and design of new buildings need not mimic existing buildings as long as they respect existing styles and materials. New houses on one site

should each be of a different overall style and design to avoid the juxtaposition of similar houses and the impression of a standard housing estate. (DP3 and HE5)

**DG 12:** Existing building plots in the conservation area should only be sub-divided if this would not undermine the character of the area. (HE5)

**DG 13:** Existing listed buildings and buildings in the conservation area (see Map 2) should only be demolished if in an irreparable state, their replacement would preserve or enhance the area or they make no positive contribution to the area. (HE7 and HE15)

**DG 14:** Extensions should be in sympathy with and visually subservient to the existing building and its neighbours and be compatible with the shape, scale, design, and character of the main house. They should not exceed the existing number of storeys. Extensions should not erode the existing tree cover on the plot. (HE5)

**DG 15:** Home improvements such as replacement windows should reflect the design and character of the building. UPVC and aluminium windows should be avoided if this would be out of character with the building.

**DG 16:** Building materials should harmonise with existing buildings, with an emphasis on brick, flint, tile and thatch. The overall colour of the building should reflect the rest of the village, with an emphasis on mid to dark red or brown brick and white or cream renders and washes. The use of hanging tiles and knapped flintwork in traditional style is particularly encouraged. (CE5 and HE5)

**DG 17:** Existing thatches should remain wherever possible and not be replaced with other roofing materials.

**DG 18:** All services should be placed underground wherever possible (DP14).

**DG 19:** The use of solar panels, photovoltaic cells and mini wind turbines are encouraged but the location of these should not breach any of the other design guidelines nor result in a nuisance to neighbouring properties nor detract from the character of a listed or positive building. (DP6 and DP15)

- **the church and its positioning within the village** (see paragraph 23)

**DG 20:** Existing important views of the Church from Woodman Lane, Church Lane and Woodman Close (shown on Map 7) should be preserved. (DP4)

- **the lack of street lighting and pavements** (see paragraph 38)

**DG 21:** Security lights should be restrained (as to colour, wattage and position) and should be directed downwards and not towards other properties or along the roads.

**DG 22:** Street lamps should not be placed in the village.

**AG 6:** Further traffic calming measures should be investigated. Discussions should take place with local farmers and the village school about the size of vehicles transporting goods and people to and from the village. Discussions should also take place with Sparsholt College on the effect of their expansion plans on traffic and how they intend to minimize the impact on the village.

## APPENDIX 1

### LISTED AND POSITIVE BUILDINGS

#### Listed buildings

- 1 ST STEPHEN'S CHURCH: dates from the 12th century. It has been added to and remodelled by successive generations, the most extensive work being carried out in 1883. Nevertheless much earlier work has been retained, including the 13th century chancel arch, the tower arch which dates from the 14th or 15th centuries and the south doorway of 1631
- 2 WATLEY HOUSE: an 18th century colour-washed brick house, of two storeys and an attic, with a tile roof.
- 3 CORNER COTTAGE: an 18th century two storey brick and flint cottage with a thatched roof
- 4 HUNTERS LODGE: an 18th century two storey brick and flint cottage with a thatched roof
- 5 TAYLORS MEAD: a two storey brick building possibly of 18th century origins, but largely rebuilt in 1843/4
- 6 VAINE COTTAGES: 2 two storey brick and thatch cottages built in the 17th century
- 7 THE THATCHED COTTAGE: a two storey brick and thatch timber frame structure, dating from the 17th century
- 8 THE COTTAGE: a two storey brick and timber cottage dating from the 17th century

**Positive buildings** (as identified in the Sparsholt Conservation Area Character Appraisal & Management Survey as making a special contribution to the area's architectural and historic interest and needing to be protected from demolition or unsuitable alterations)

- 1 THE PLOUGH INN: a two storey brick building, dating from the early 19th century
- 2 PIES COTTAGE: a brick and timber building with a thatch roof, dating back to the 17th century and possibly earlier
- 3 MOOR COURT: a two storey brick structure built in the 19th century.
- 4 SPARSHOLT MANOR: built in 1928 of brick with a tile roof in Lutyens style, with two storeys and an attic.
- 5 OPPOSITE THE CHURCH: a two storey brick and timber structure, dating from the 16th century, known in 1895 as "The Old Clerk's Cottage"
- 6 CHURCH COTTAGE: a two storey building of rough cast on brick and chalk, dating from the 16th century
- 7 HALSTON HOUSE: originally 2 two storey brick and thatch timber frame cottages built in the 17th century and converted to one dwelling in the 19th century
- 8 LONG COTTAGE: originally 2 two storey brick cottages dating from the 18th century
- 9 WHEATLANDS: a two storey brick cottage, dating from the 16th or 17th centuries
- 10 RUDGWICK: a two storey brick cottage, dating from the 16th or 17th centuries

- 11 THE WOODMAN: once a public house (until 1977) and described as “ancient” as far back as 1745
- 12 THE WHITE HOUSE: dating from the 17th or 18th centuries
- 13 NOs 1 AND 2, MOOR COURT LANE: 2 semi-detached two storey brick cottages dating from the late 19<sup>th</sup> century
- 14 THE BUNGALOW, MOOR COURT LANE: originally the stables to Moor Court
- 15 UPCOTT COTTAGE: built between 1910 and 1912
- 16 ROSE COTTAGE: believed to date from 1736
- 17 THE POST HOUSE: a two storey brick house built in 1864
- 18 MANOR COTTAGE: a two storey brick cottage probably dating from the 19<sup>th</sup> century but with possibly earlier foundations
- 19 HOME LANE COTTAGE: a two storey cottage built in 1902
- 20 CHURCH FARM: only a barn and outbuildings remain
- 21 CHURCH FARM COTTAGES: a row of 3 two storey brick cottages dating from the mid 19<sup>th</sup> century
- 22 [JOLLERS: a two storey house built in the 1930s in Art Deco style for use as the vicarage]

## APPENDIX 2

In 1996, Sparsholt Parish Council established a Village Appraisal Group to draw up this Design Statement. The group comprised three Parish Councillors and three Parishioners, providing a range of backgrounds and ages. The group began by looking at Village Design Statements which had already been published and by considering the best way forward for Sparsholt. In October 1996, Simon Birch, the Chief Planning Officer, and Melissa Newton, the Landscape Architect of Winchester City Council, attended one or our early meetings, providing information and advice on how to proceed.

During the next few months the group collected information on many aspects of the village; a brief history, descriptions of each house, maps of the village old and new, the local development plan, the village conservation document, aerial photographs, the school, bus service, shop, Church, Public House and population.

Winchester City Council organised a workshop in Sparsholt Memorial Hall on 19 April 1997. It was run by Jeff Bishop of B.D.O.R. to give guidelines on the production of Village Design Statements and it was attended by the Sparsholt VDS group, by members of Winchester City Council Planning Department and by about 30 people from other parish councils interested in VDSs.

In June 1997 the group had a stand at the Village Fete. This was to further publicise the VDS, to show what it was hoped to achieve, and to ask for helpers and comments. There were displays of various aspects of the village, e.g. trees, houses and open spaces, and a questionnaire. The average attendance for a Fete is 600 adults.

A public meeting was held on 13<sup>th</sup> September 1997 to present the initial work carried out and to ask for the opinions of the parishioners. There were displays around the room and the group presented a slide show and talk followed by questions and discussions along the lines of the workshop run by Jeff Bishop. Notice of the meeting was sent to every household, business and landowner in the parish and over 40 villagers attended.

A simple questionnaire was also sent to the village school for the children to answer. Individual members of the parish gave support in various ways, mainly by researching into particular aspects, e.g. butterflies, birds, and trees and the history of some of the houses.

During the research and writing of the VDS. the group held 17 meetings. Information from these meetings was passed to every household and business in the parish by way of the Parish Paper which is distributed every alternate month. Reports of the progress of the VDS group were also reported in the Hampshire Chronicle from time to time.

A draft of the original Design Statement was given to the Parish Council for approval in April 1999. Following this the guidelines in the statement were sent out in draft to every household, business and landowner in the parish and copies of the full consultation draft of the statement were made available on request and at the Memorial Hall on 26 June 1999. Comments on the draft were received from 21 villagers on matters such as use of security lights, hedges, street signs and open spaces. All these were taken into account in the version of the Design Statement submitted to the Winchester City Planning Department. Before the original Design Statement was finally adopted, it was considered by the Planning Department and following their suggestions, further amendments were incorporated into the final version.

In 2006, a second Village Appraisal Group was established by the Parish Council to revise this Design Statement following the publication of the Winchester District Local Plan Review. The group comprised three Parish Councillors and two members of the original Village Appraisal Group. The purpose of the revision was not only to enable the Design Guidelines to become a Supplementary Planning Document but also to review the effectiveness of the original statement, to make improvements and to bring it up-to-date.

During the revision of this Statement the group held five meetings. A consultation draft of the revised statement (comprising the text of the original statement with the proposed changes blacklined) was approved by the Parish Council on 14 May 2007 and approved by Winchester City Council as a draft suitable for consultation on 14 May 2007. It will then be sent to every household in the parish in June 2007. A village meeting to present the revised Statement will be held on 16 June 2007. A stall advertising the work of the Group, making available further copies of the consultation draft and answering questions will be set up at the Village Fete to be held on 23 June 2007. Local businesses and landowners will also be consulted. Comments on the consultation draft will be taken into account in the final draft of the Design Statement which will be approved by the Parish Council and by Winchester City Council.

## APPENDIX 3

### SUSTAINABILITY APPRAISAL

The Local Plan states that development needs to be sustainable so that changes do not affect adversely the environment, in all senses of the word, and future generations. Winchester City Council, therefore, carried out an appraisal of its Local Plan proposals to see if they were compatible with sustainability aims and the results are set out in Appendix 3 of the Local Plan. The first table below is reproduced from the Local Plan. It lists 13 criteria and 28 tests or indicators that were used to audit the Local Plan policies. This Design Statement has adopted the same approach to test its Design Guidelines. The results appear in the second table below. The number at the head of each column refers to a Design Guideline in the text. Guidelines were matched to each test or indicator and the outcome was scored in accordance with the following key:

√ Positive effect

?√ Possible positive effect

x Negative effect

?x Possible negative effect

? Uncertain overall effect

0 Neutral – no relationship or significant impact

Generally the Guidelines had either a positive or a neutral effect. There were no significant negatives.

CRITERION	DESCRIPTION	TEST/INDICATORS
1 RESOURCES	Resource consumption (energy, materials, land etc) is reduced, resources are used efficiently, waste is minimised and refuse, recycling encouraged.	<ul style="list-style-type: none"> <li>• Land Use</li> <li>• Resource Use</li> <li>• Protection of Resources</li> </ul>
2 POLLUTION	Pollution (of air, noise, water etc) is limited to levels which natural systems can cope without damage.	<ul style="list-style-type: none"> <li>• Pollution</li> <li>• Transport</li> </ul>
3 BIODIVERSITY	The diversity of nature is valued and protected, and accessible to all.	<ul style="list-style-type: none"> <li>• Protection of Diversity</li> <li>• Access to wildlife/nature sites</li> </ul>
4 LOCAL NEEDS	Wherever possible, all local needs are satisfied by local service, production and supply.	<ul style="list-style-type: none"> <li>• Provision</li> <li>• Use</li> </ul>
5 BASIC NEEDS	Everyone has access to good food, water, shelter and fuel at affordable costs.	<ul style="list-style-type: none"> <li>• Housing Provision</li> <li>• Equality</li> </ul>
6 SATISFYING WORK	Opportunities are available for all to undertake satisfying work in a diverse economy, recognising the value of informal unpaid work, and paying fairly.	<ul style="list-style-type: none"> <li>• Economy</li> <li>• Employment</li> </ul>

7 HEALTH	Safe, clean, pleasant surroundings support the work of the health services that emphasise prevention of illness as well as care.	<ul style="list-style-type: none"> <li>• Treatment</li> <li>• Prevention</li> </ul>
8 ACCESS	Access to facilities, services, jobs, goods and people is achieved at minimal environmental cost and is not determined by car ownership or income.	<ul style="list-style-type: none"> <li>• Access</li> </ul>
9 SAFETY	People live without fear of violence from crime or persecution because of beliefs, race, gender, income, disability or sexuality.	<ul style="list-style-type: none"> <li>• Crime</li> <li>• Fear of Crime</li> <li>• Road Safety</li> </ul>
10 KNOWLEDGE	Everyone has access to skills, knowledge and information necessary to enable them to play a full part in society.	<ul style="list-style-type: none"> <li>• Self-Development</li> <li>• Sustainability Awareness</li> </ul>
11 EMPOWERMENT	All sections of the community are empowered to participate in decision-making at all levels and in all areas of society.	<ul style="list-style-type: none"> <li>• Involvement</li> <li>• Equity</li> </ul>
12 LEISURE	Diverse cultural, leisure and recreation opportunities are readily available to all, and can be generated by people themselves.	<ul style="list-style-type: none"> <li>• Provision</li> <li>• Access</li> </ul>
13 DISTINCTIVENESS	Places, spaces, settlements, buildings, landscapes and objects are designed to value and protect local diversity, uniqueness, identity and distinctiveness.	<ul style="list-style-type: none"> <li>• Protection of Built Environment</li> <li>• Urban Design Uniqueness</li> <li>• Local Identity</li> </ul>

Design guideline	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Land use	0	√	√	0	0	√	√	0	0	√	0	0	0	√	0	√	0	0	√	0	√	√
Resource use	0	√	√	0	0	√	√	0	0	√	0	0	0	√	0	√	0	0	√	0	√	√
Protection of resources	0	√	√	0	0	√	0	0	0	√	0	0	0	√	0	√	0	0	√	0	√	√
Pollution	0	√	0	0	0	√	√	0	0	0	0	√	0	0	0	0	0	0	√	0	√	√
Transport	0	√	0	0	0	√	√	0	0	0	0	√	0	0	0	0	0	0	√	0	√	√
Protection of diversity	0	0	0	0	0	√	√	√	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Access to wildlife/nature sites	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Local needs provision	0	?x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Local needs use	0	?x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Housing provision	0	0	√	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Basic needs equality	0	0	√	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Economy	0	?x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Employment	0	?x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Health Treatment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Health Prevention	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Access	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Crime	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?x
Fear of crime	0	0	√	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?x
Road safety	0	0	√	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	?x
Self-development	0	0	√	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sustainability awareness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Involvement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Equity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leisure provision	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leisure access	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Protection of the built environment	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	0	√	0	√	
Urban design	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Local identity	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	0	√	0	√	

**KEY**

√ Positive effect

?√ Possible positive effect

x Negative effect

?x Possible negative effect

? Uncertain overall effect

0 Neutral – no relationship or significant impact

**[MAPS**

1 Location map

2 Village envelope/conservation area/listed and positive buildings

3 1871 OS

4 Character areas; north, centre, south

5 Boundary features and important trees

6 Important open spaces and footpaths

7 Important views: into village, out of village, church]