



## **PORTFOLIO HOLDER DECISION NOTICE**

### **INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR PLANNING & TRANSPORT**

#### **TOPIC – DRAFT OTTERBOURNE 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.

#### **Contact Officers:**

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#### **SUMMARY**

A draft Village Design Statement has been produced for Otterbourne Parish. In order for this document to carry weight in the planning decision-making process it needs to be adopted by the City Council as a 'Supplementary Planning Document'. The procedures for adoption require formal consultation on draft Village Design Statements and this decision relates to the approval of the draft Otterbourne VDS for consultation.

#### **DECISION**

That the Portfolio Holder for Planning authorises the publication of the draft Otterbourne Village Design Statement for public consultation, such consultation to accord with the relevant requirements of the Town & Country Planning (Local Development) (England) Regulations 2004.

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

The City Council encourages the production of Village Design Statements and Neighbourhood Design Statements by local communities so as to improve the quality of development in local areas and public involvement in the planning process. In order to carry weight in determining planning applications, such Statements need to be adopted by the City Council as Supplementary Planning Documents (SPDs). The Town 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 would not have been followed. While this may be an acceptable approach for a site-specific brief/plan such as those mentioned above, which have been produced by landowners/prospective developers, it would not confer sufficient weight to a document such as a VDS, which aims to influence planning applications and decisions by others, and to be a robust source of guidance for use, where necessary, in planning appeals. The option of informal adoption or endorsement is, therefore, not considered appropriate for Village Design Statements or Neighbourhood Design Statements.

This draft VDS has been produced by a Village Design Statement Team (including Parish Council representatives), which started working on the VDS in summer 2006. Two public workshops were held in autumn 2006 and progress has been reported regularly to the Parish Council. Two further workshops were held in summer 2007 and there have been monthly reports on progress in the parish magazine. The VDS has been produced in consultation with residents, the Parish Council and City Council officers and, having been through several drafts, is now in a form which officers are able to recommend for publication as a consultation draft.

The draft VDS's Design Guidelines generally accord with, and supplement the policies of, the 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. 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**

N/A

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

None

**DISPENSATION GRANTED BY THE STANDARDS COMMITTEE**

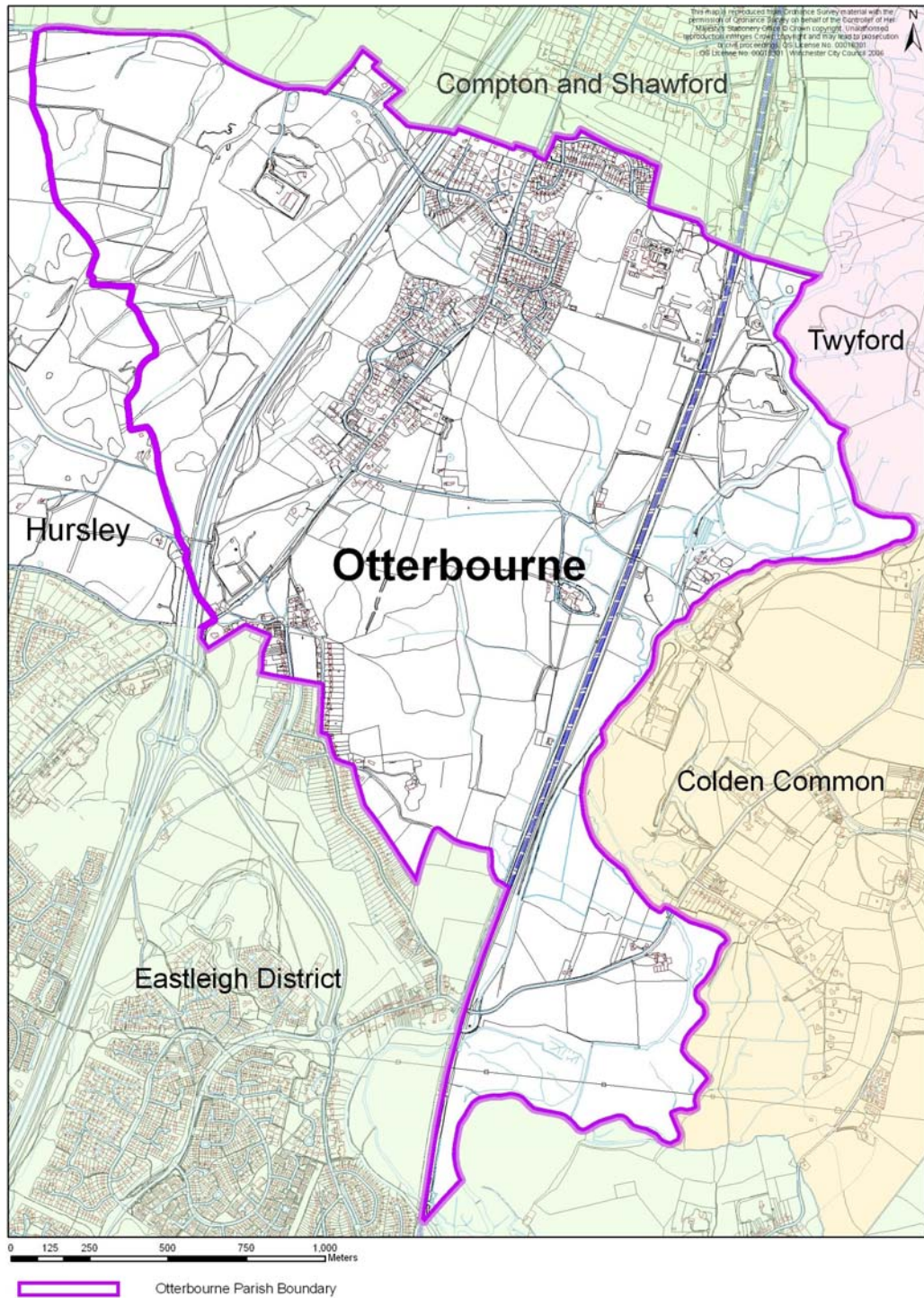
N/A

**Approved by: (signature)**

**Date of Decision**

**Councillor Keith Wood – Portfolio Holder for Planning and Transport**

# OTTERBOURNE CIVIL PARISH: ORDNANCE SURVEY MAP





## OTTERBOURNE: AERIAL VIEW



Northern section of the village taken in 2003 (kind permission of P Whieldon)

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The Itchen Navigation in winter

# INTRODUCTION

## THE PURPOSE OF THE VILLAGE DESIGN STATEMENT

This design statement outlines the qualities of the village and its distinctiveness as a place from the viewpoint of its residents. It provides a guide to the type and quality of existing buildings, their setting and environmental context, and signposts which amenities in and features of the village are greatly valued.

The Village Design Statement (VDS) has involved the collaborative efforts and studies of longstanding residents and relative newcomers to Otterbourne. From the outset it has been the intention to involve representatives of the community from all locations in the village, and from those who live nearby and have strong connections to the village.

It is anticipated that the views and aspiration of residents, as expressed in this VDS will influence future developments and assist Otterbourne Parish Council in promoting community views on building proposals in planning applications. The VDS will enable Winchester City Council's Planning Officers to steer developers (both firms and individual householders) towards high standards of design and construction, which should have a beneficial and sympathetic impact on the streetscape and environment of Otterbourne. The City Council's Planning Committee will be able to take the VDS fully into account when decisions are made on planning applications here. It is hoped that the VDS will enhance pride in and knowledge of the characteristics of Otterbourne as a special place, and that most residents will participate readily in the activities in this vibrant village.

### Link with Parish Plan

The Otterbourne Village Design Statement builds on the success of the Parish Plan, published in late 2004. The Parish Plan was also an exercise in community development. It was produced by a team of Otterbourne residents, many of whom also volunteered to work on the VDS.

The Parish Plan included an Action Plan, and one outcome was the urgent need to devise a VDS. Other outcomes achieved by 2007 include:

- A Parish Council Welcome pack
- A shelter for young people
- Planning for a new expanded playground for young children

The Parish plan was received by Winchester City Council (WCC) in 2004/5. Otterbourne VDS was produced in 2006/8 as a Supplementary Planning Document published in accordance with the Local Development Scheme of WCC.

Both processes generated documents which show that residents recognise the importance of being part of an active community, safeguarding the interests of present and future residents of Otterbourne by getting involved with development issues and opportunities.



### **Link with District Local Plan**

The Winchester District Local Plan Review is a land use plan prepared by Winchester City Council, together with Hampshire County Council as Highway Authority, in accordance with the Town and Country Planning Act 1990 (as amended).

The Local Plan Review was adopted by Winchester City Council in July 2006.

The plan demonstrates how WCC as the Local Planning Authority will guide development in its District, including Otterbourne up to the year 2011.

### **WHY PRODUCE THE OTTERBOURNE VDS?**

When the Parish Plan was completed, the project had brought together people, views and ideas. A high priority among Action Plan proposals was the production of a VDS. Experience had shown that some development had damaged existing amenity and had caused concern.

The proposed South Downs National Park boundary is the River Itchen on the eastern parish boundary of Otterbourne. This designation may bring increased development pressure to the areas just outside the proposed National Park.

Otterbourne Parish Council sought volunteers to lead the VDS Team, and a bid for funding support was made to the Big Lottery Awards for All, which was successful.

### **WHO PRODUCED THE VDS?**

A Team of Residents was formed following meetings in the Village Hall. Two Workshops were held in summer and autumn 2006. Team members had taken part in the Parish Plan; some were members of the Parish

Council or Conservation Group. While some had lived here for 40 or 50 years, several had moved to the village in the last year or two. A list of meetings for consultation with the community is included in the appendix page 7.

### **HOW TO USE: THE PROCESS**

People are continually urged to take an active interest in issues in the community. Government drives towards active citizenship and it promotes greater democracy in the planning process. This should assist local authorities' decision making. The emphasis in the Government's Planning Policy Statement (PPS3) on Housing recognizes the value of a VDS as guidance. Whilst the policy emphasis continues to influence future policies for development, it is important to avoid harm to the character of the locality. The VDS may influence future policies for the density of development in the next round of the statutory development plan – Local Development Framework of the Local Planning Authority. It is crucial that future development has regard to the Village Design Statement which is the expression of community wishes and concerns. This is just as vital for small changes and extensions as well as for bigger development sites. It is hoped that the importance of sound design will be recognised in house improvements, newbuild sites and in commercial premises in Otterbourne.

### **DOCUMENT STATUS**

Public consultation in Otterbourne took place in Summer 07. After being received by Winchester City Council, it had statutory consultation and will act as a Supplementary Planning Document. The Winchester Local Development Scheme anticipates this will be by Spring 2008.

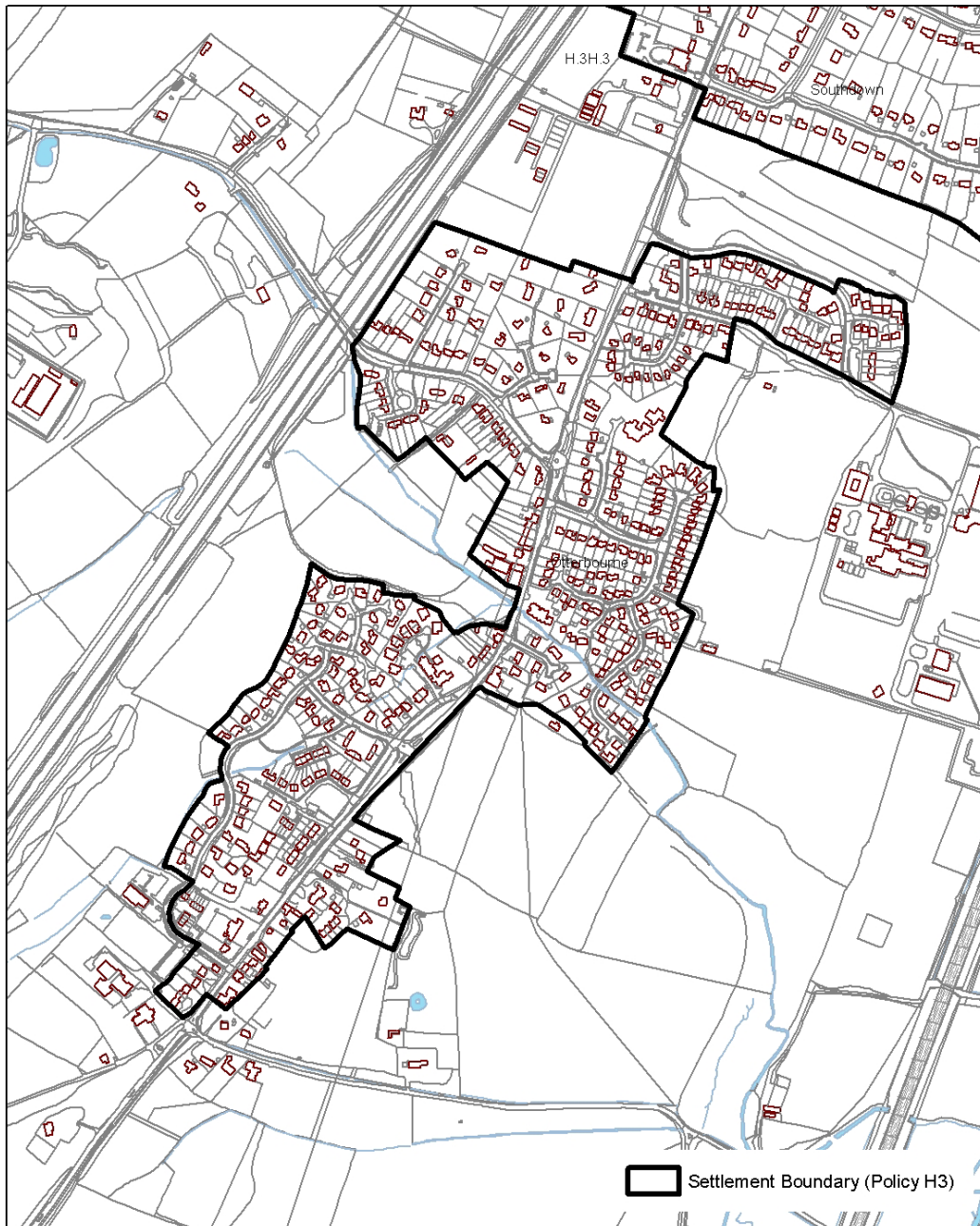
# OTTERBOURNE: THE SETTLEMENT

From Winchester City Council Adopted Local Plan Review (2006)

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## BRIEF HISTORY

The first historical record of Otterbourne – as *Ottreburne* – is in the Domesday Book of 1086. In the 7<sup>th</sup> century it was included in a grant to the See of Winchester, while the remains of a Roman road can be traced in Otterbourne Park Wood. In 1481, Bishop Waynflote of Winchester granted the Manor of Otterbourne to his newly founded Magdalen College at Oxford, an association that was to continue into modern times.

The moated Manor House where College officials adjudicated between tenants and collected income, stands south of Kiln Lane and is probably the oldest inhabited building in the village. Close by, but north of Kiln Lane lies the site of the original Parish Church which was mentioned in the Domesday Book.

The shape of Otterbourne seems to have remained largely the same until the end of the Napoleonic Wars when major changes took place as a result of improvements in transportation. The Itchen Navigation was opened in 1710 to serve the wool trade and carry other goods between Winchester and Southampton. Subsequently, when stagecoaches became the main form of long distance travel, a turnpike road was built more or less on the line of the present main road together with a chain of coaching inns of which *The White Horse* was one. Gradually the centre of the village moved away from the area around the Manor House and Kiln Lane to where it currently lies in a linear form in a north-south direction.

The opening of the noisy London to Southampton railway in 1840 spelt doom for the old church itself because of its proximity to the line. It was demolished in 1847, although the chancel survived until 1971. Today the ground plan is marked out by flints

and the churchyard managed as a nature reserve. The new St Matthew's on the main road was consecrated in 1838. Charlotte Yonge, a famous novelist in her own day, but now remembered more for her accounts of village life and history contributed later extensions to the Church ie, the north aisle, apse and lych gate. John Keble, who is remembered nationally as a founder of the Oxford Movement in the 1830s, was the first incumbent as the Curate of Otterbourne and Vicar of Hursley when the parishes were combined.

## Parish Boundaries

The present eastern boundary of the Parish roughly follows the course of the Itchen Navigation.

At the southern end, the boundary heads north and west along the main London-Southampton railway and the western edge of Otterbourne Park Wood. The Wood is crossed by a Public Footpath known in former times as the Church Path, being the route used by the cottagers of Otterbourne Hill to the old church. The Parish encompasses Park Lane and the older settlement of Otterbourne Hill and some new bungalows on Boyatt Lane. It then runs south of Otterbourne Hill Common, crossing the M3 into Cranbury Park.

Highbridge is one of the oldest parts of the parish consisting of four houses and a farm. Both Chapel House and Highbridge Farm are listed buildings. The B3335 is the original route for the London to Southampton Road appearing on one of the earliest maps (Ogilby 1675) and it passes through Otterbourne Parish at Highbridge.

To the west, an extensive area of undeveloped farmland and woodland within Cranbury Park and the Golf Course are included in the Parish, though Cranbury Park House itself lies



just outside.

The northern boundary of the Parish is marked by Poles Lane for part of its length, with a diversion further north to encompass the new developments of Copse Close, Norlands Drive, Waterworks Road and Sparrowgrove. The Hampshire Waste Services Waste Transfer Site in Poles Lane lies within the Parish as do all the Southern Water installations. The boundary rejoins the Itchen Navigation at the disused lock north of the Southern Water pumping station.

### **SETTLEMENT PATTERN AND CHARACTER**

There is evidence that the earliest Otterbourne settlement was near to the River Itchen, to the east of the present village. However from the 18<sup>th</sup> century onwards, housing was built along the main road in the classic 'beads on a string' fashion, with small scale ribbon development. More nuclear or clustered settlement developed in the 18<sup>th</sup> century at the Common.



Stone Terrace

Today the village is largely linear in layout though newer housing in the centre of the village eg at Cranbourne Drive is more clustered in form. Visitors are sometimes surprised that there are relatively large numbers of 20<sup>th</sup> century houses located behind the more historic main road.

The site of the former church, which was completely demolished in 1971, is nearby and it is probable that in Roman or Saxon times this was the heart of the original settlement. A Roman road can be traced through the village towards Winchester and south to a port at Nursling.

The houses immediately bordering Otterbourne Hill Common are mainly Victorian and Edwardian, there are some new bungalows in Boyatt Lane and just two of the original cottages still exist in Park Lane. The community which developed here centred around the Primitive Methodist Chapel (now a private house) and The Otter Public House. This was previously known as The Wrestlers and also The Cricketers' Arms, as the village cricket pitch was located behind the pub.

The lower village to the north lies along the Winchester to Southampton road and the 1840 Tithe Award Map indicates houses north of the Church as far as Otterbourne House and around the Old Forge and Old Parsonage.

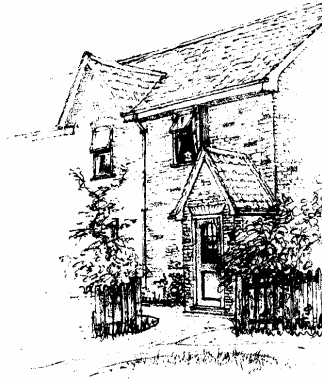


Otterbourne House

Here the main village activities have taken place over the years focusing on the Church, the school, the White Horse Pub, the forge, the village shop and Post Office.

Modern development has been extensive along Poles Lane and has also taken the form of in-filling along the main road, and small estates such

as Cranbourne Drive (which formed part of the Cranbury Estate) and Oakwood Avenue and Drive (formerly the gardens of Oakwood House).



Cranbourne  
Mews

At the northern boundary of the Parish, Waterworks Road developed following the arrival of the Southampton Corporation Water Works in 1888 and many of the older houses were built for employees. Southern Water continues to be an important presence in the village both as an employer and landowner.



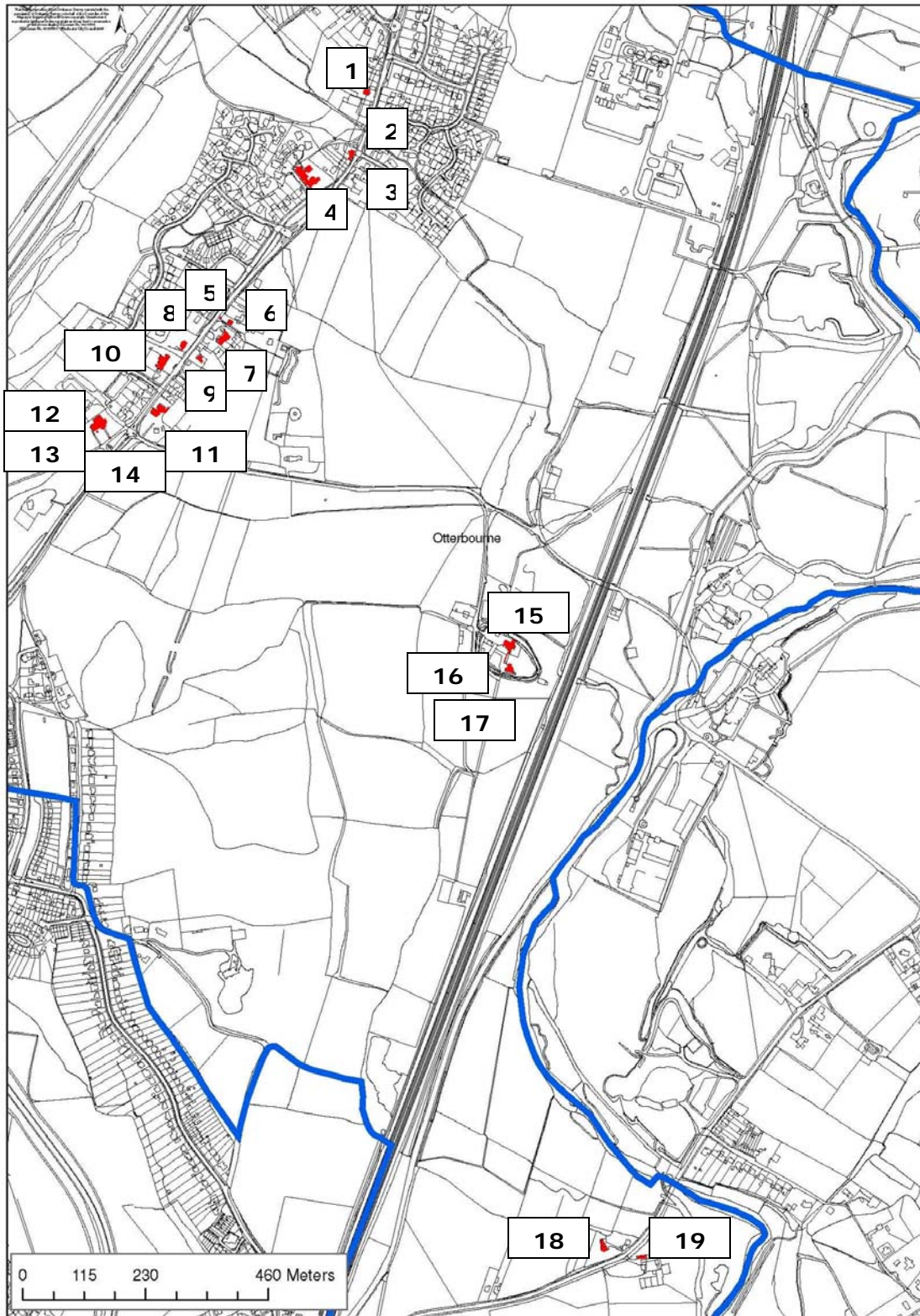
Waterworks Cottages

#### SETTLEMENT PATTERN: DESIGN GUIDELINES

1. New building should be within a Settlement Policy Boundary (WCC ) to avoid sprawl [H3]
2. Open spaces and special views (see map page ?) should be protected from change[DP1 and RT1]
3. Infill should be undertaken with great care to avoid site cramming. Newbuild should not be disproportionate to the plot
4. Newbuild should include a variety of house sizes, to include some 1 and 2 bed homes
5. Newbuild should make provision for adequate off-street car parking to increase road safety on new and older road layouts

*Note [ ] refers to Winchester City Council's Policies in the Local Plan Review 2006.*

# OTTERBOURNE: LISTED BUILDINGS AND FEATURES



Parish boundary 



## **Key to listed buildings and features**

- 1** Bourne House
- 2** Sunningdale House
- 3** Myrtle Cottage
- 4** The Old Parsonage
- 5** Milestone in front of Meadow Cottage, Main Road
- 6** Meadow Cottage
- 7** Otterbourne House
- 8** Yeoman's Drove
- 9** Cherry Tree Cottage
- 10** The White Horse Public House
- 11** Langley House Trust (Elderfield)
- 12** St Matthew's Church
- 13** Charlotte Yonge's Tomb, St Matthews Church
- 14** Lych-gate of St Matthews Church
- 15** Otterbourne Manor
- 16** Manor House Barn
- 17** Wall of Manor House
- 18** The Chapel House
- 19** Highbridge Farmhouse

# THE VILLAGE ENVIRONMENT

## Images



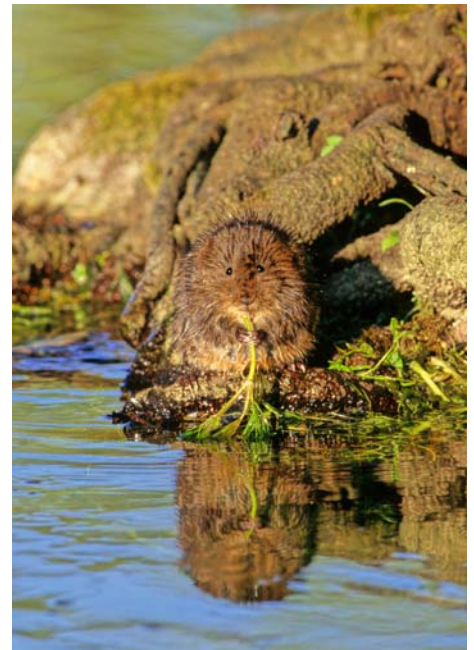
View towards Otterbourne Park Wood



Itchen Navigation in Summer



Rare sighting of an otter



Water vole

Charlotte Yonge wrote in 1892

*“Every line in the place is a gentle curve, hedges, roads, gardens and all, and this gives the view a particular grace especially when looking down the valley from the hill.”*

## LANDSCAPE SETTING

Otterbourne is located to the south of Winchester District, much of which is designated as an Area of Outstanding Natural Beauty (AONB). The village has the proposed South Downs National Park forming the eastern boundary of the parish. If designation occurs, there may be greater development pressures outside than within the National Park. Development and change will continue everywhere. It is the intention of Otterbourne residents to try to steer and influence the pattern and quality of change, to further enhance the village and its setting.

Otterbourne is in part of the South Hampshire Basin (according to the Countryside Agency’s Character of England map) which is a diverse zone of enclosed fields and small-scale landscape. The area supports a mixture of low-lying mixed farmland, and deciduous woodland, much of which is semi-natural and ancient in type.

Winchester District landscape Character Assessment (see map page ?) includes the village in the Cranbury Woodlands Character Area. The underlying geology is clay and sand. The mosaic of woodland, pasture, parkland (notably the historic 18<sup>th</sup> century Cranbury Park to the north-west) and some arable fields, features short enclosed views, which are precious.



## GEOLOGY AND LANDFORM

The diversity of the countryside reflects the underlying geology and the soils which are largely derived from the rocks. To the north of Otterbourne the chalk landscape results in rolling countryside with downland.

The river valleys are thinly covered by clay. The geology of Otterbourne village consists of a combination of sands, silts and clay deposits found in the Reading Beds, London Clay and Bagshot Sands. The River Itchen valley consists of alluvium plus river and valley gravels.

The porous nature of chalk results in a landscape with relatively little surface water (winterbournes). However chalk aquifers provide important water storage. Springs occur where the chalk meets impermeable clay layers on the slopes of Otterbourne Hill.

## THE RIVER ITCHEN AND CANAL NAVIGATION, WATER MEADOWS

The Itchen rises in the chalk downs near Kilmeston and flows for some 30 miles to its mouth at Southampton.



To the west of Alresford the Itchen is joined by the rivers Arle and Candover and flows westward to Kings Worthy. The river flows due south through the famed Winchester water meadows to Eastleigh and then to the sea. The Itchen is one of the two magnificent Hampshire rivers for trout fishing (the other is the River Test).

The eastern boundary of Otterbourne parish is largely delineated by the braided streams of the Itchen and the Navigation, which was cut after much delay in 1710 to transfer heavy goods such as coal, salt, chalk and timber to and from Southampton Docks to Winchester. After commercial traffic ceased in 1869, the locks and banks fell into disrepair. However the towpath is popular today with recreational walkers. As a result of a conservation project to enhance the area for wildlife and leisure, to preserve some of the historic features and to improve public access, the Navigation has received the first phase of major funding from the National Lottery.

The Bourne stream is a tributary of the Itchen which rises as the Poleshole spring between Otterbourne and Hursley, and runs through the village to join the Itchen at Brambridge. It is a winter bourne which sometimes has a dry bed in summer but has flooded on a number of occasions. There is a high water table and several springs occur, notably on the slopes of Otterbourne Hill. The Bourne valley soils are rich alluvium, which may have influenced early farming settlement at Otterbourne.

The Itchen is a significant water source for Southampton and its hinterland. River water resources are supplemented by the chalk aquifer boreholes and wells within Otterbourne Parish. Southern Water has major premises and treatment works in parkland in Otterbourne. Recently a

second reservoir at the Common has been reactivated to cope with increased demand and a series of rainfall deficit years.

The Water Meadows at Highbridge are Sites of Special Scientific Interest (SSSI) and some are supported by Department of the Environment Food and Rural Affairs (DEFRA) to ensure their maintenance. The Itchen Navigation passes through the parish between Highbridge Road and Kiln Lane and includes the Itchen Way footpath.

## **BIODIVERSITY: VEGETATION AND WILDLIFE**

*Note: guidelines on biodiversity are listed on page ?*

Otterbourne is set on deposits of coarse sand, gravel, chalk, loam and clay. These deposits are sandwiched between chalk to the north and clay to the south. With so many soil types represented, a good diversity of flora and its attendant wildlife flourishes.



Irises



Cowslips

## Vegetation

The top of Otterbourne Hill is composed mainly of gravel and peaty loam. The Common has abundant grasses and supports thickets of gorse as well as spaced deciduous trees. At the foot of the hill the soils become clay based, with patches of loam and further towards the edge of the village the soils are chalky. The vegetation common to these zones is present. Sponder's Mede is a nature reserve owned by the Parish Council and managed by Otterbourne Conservation Group which was set up in 1987. It has varied habitats including a pond, and marshy areas next to the Bourne stream which flows into the River Itchen. Occasional sightings of water vole are seen some years, and a moorhen's nest was found in recent times.

## Woodland and trees

The two main areas of woodland are Otterbourne Park Wood, ancient woodland maintained by the Woodland Trust. Oak, Ash and Birch dominate here. Next to Oakwood Park Recreation Ground the wood features Hazel coppice, with mature trees including oak ash and beech and it is carpeted with Bluebells in spring. Fine individual trees frame the grassed road edges throughout the village.

The aerial photograph of Otterbourne (see page 2) shows the high proportion of woodland in the area, which provides a delightful foil to the village and gives opportunities for villagers to enjoy walks. Much of the woodland is ancient (usually defined as existing for 400 years or more) while some is replanted ancient woodland.



View towards Otterbourne Park Wood

## BIRDS OF THE ITCHEN VALLEY



Kingfisher



A Little Egret, a frequent visitor to the River Itchen



Swan



Little Grebe with chick



### **Hedges**

Many roads are bounded by hedges formed of Hawthorn, Blackthorn and Yew, Wild Rose and Hazel and other species.

### **Banks and road edges**

The banks of the River Itchen consist of water meadows and a towpath with abundant Willow, Bog Bean, Reed Mace and Watercress.

Road edges are mainly grassed and provide a pleasant divide between pavement and road.

### **Wildlife**

Cattle graze in some meadows, and wildlife is present here, in woodland areas, the Common, Sponder's Mede and the river. Deer, rabbits, grey squirrels, mice, shrews, water voles, foxes, grass snakes, toads, frogs and otters have all been seen. Bird life is abundant, and there have been some sightings of a red kite, kingfishers and little egrets on the River Itchen.

The array of largely deciduous species includes a large number of oaks, often planted in small groups. Some oaks are now enclosed in private gardens, as housing development proceeded, mainly in the last century. Trees are often significant features of the grassed banks on the sides of both Main Road and Poles Lane, some being the remnants of old hedgerows remaining after road widening took place.

A policy of grassed pavements in newer housing areas is a feature. Significant and potentially endangered trees have been given Tree Preservation Orders (TPOs) to protect their status. The current policy is to name TPOs only where there is a perceived high risk of felling, often when new development is planned. The Winchester City Council Arboricultural Officer works in liaison with the Parish Tree Warden.

Individual specimen trees are landmarks; for instance the ancient Horse Chestnut outside the churchyard and a flowering Cherry beside the War Memorial. At Otterbourne House an evergreen Holm Oak graces the front courtyard. Careful stewardship and management of trees framing the streetscene and individual properties is essential. An area is being refurbished as a public open space outside the churchyard.

Two major areas of extensive and well tended parkland contribute greatly to the quality of life in Otterbourne. Cranbury Park is a historic 18<sup>th</sup> century landscape, which consists of a blend of woodland and pasture. Part of the Park is in Otterbourne, and a larger area lies within the neighbouring parish of Hursley. The Estate of Southern Water contains two appealing low blocks of modern offices set in parkland with specimen trees. There are also water treatment works there, plus copses and a fine cricket ground.

### **Otterbourne Park Wood**

The old Winchester- Southampton road crosses Otterbourne Hill from north to south. The road was formerly steeper and the gradient was lowered around 1910 for the ease of early motor vehicles. This left a cutting with vegetation on the sides: the road bed was again lowered in the 1950s. The road is flanked by scrub (mainly Hawthorn and Blackthorn). On the eastern side this scrub forms a screen between the road and the field system running down to the Itchen Valley.

Public access is unrestricted in accordance with the Woodland Trust policy. The wood is prominently visible from the Itchen Valley and forms a green backdrop to many houses on Otterbourne Hill.



### **Otterbourne Hill Common**

This is an area of open grassland and mixed woodland, owned by Otterbourne Parish Council, Cranbury Estate and Southern Water.

Maintenance is under discussion with Winchester City Council who currently cut the grassland under a Scheme dating back to 1899. The highest point on Otterbourne Hill is the grassed Common, and Park Wood, the remainder of the Common and trees and shrubs in private gardens offer a 360° panorama of woodland.

#### **THE VILLAGE ENVIRONMENT: GUIDELINES**

6. Where changes take place in the built form and use of land, then the panorama of woodland should be maintained as a main characteristic of Otterbourne.
7. Important hedges should be retained (see map on page ?) and replaced where necessary with locally occurring hedge plants.
8. Grass verges should be recognised as an important landscape feature of the village.
9. Landowners, farmers and developers are encouraged to achieve biodiversity in surrounding farmland by retaining hedgerows and field edges.

### **CLIMATE CHANGE AND SUSTAINABILITY**

Though this Design Statement focuses at the most local level, it is important to consider global environmental changes and their impact locally. We should try to reduce the adverse effects of climate change in our homes and gardens and adapt to any changes likely to happen anyway. There are small design issues where we can

make a difference individually and as a village community.

Recycling has become widespread and is possibly the greatest evidence to date of increased responsibility. As we look to the future, the promotion of effective renewable energy sources in housing should be encouraged, though their efficiency should be balanced against their visual intrusion.

Natural drainage is affected by building and more tarmac and concrete are laid annually, which increases localised flooding. Ownership of motor vehicles results in an unfortunate trend to pave over some front gardens as hard standing for cars. Publicity could be given to the use of porous drive material, including grasscrete bricks. Similarly large car parks (with impermeable surfaces) for public and community buildings are not environmentally friendly.

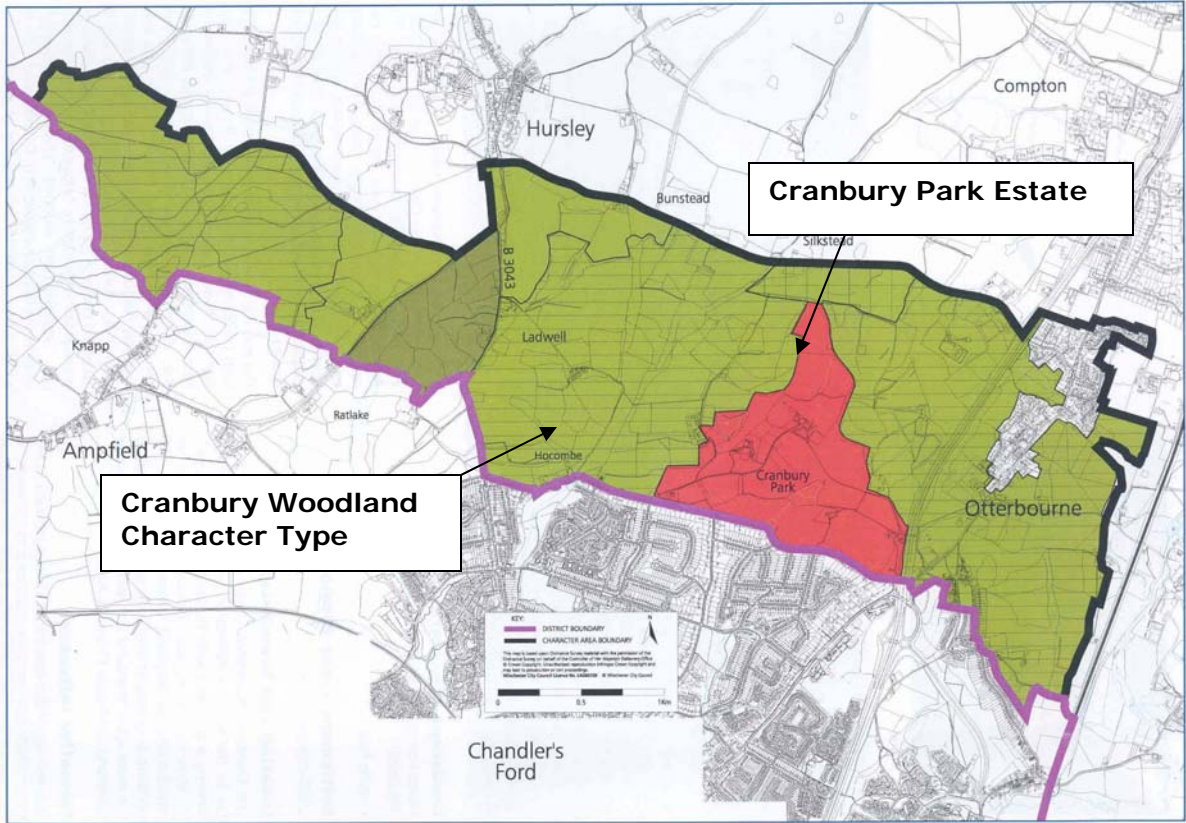
Land is a scarce resource and its use and condition plays a part in the quality of life. Land shared in community use eg the Recreation Ground at Oakwood, is a key resource for the community. Land is also valuable, not merely as appealing landscape, but also for the role played in the ecosystem. For generations water meadows were part of a farming system to provide an early crop of grass for grazing livestock, and played a part in managing floodwater.

Sustainable development at all scales is an over-arching goal, so that the wellbeing of present and future villagers is safeguarded.

**CLIMATE CHANGE AND  
SUSTAINABILITY: GUIDELINES**

10. Alternative energy supplies in dwellings and public buildings should be promoted e.g. initiatives such as solar panels to generate electricity and for water heating, solar lighting and low energy light bulbs in external lighting.
11. Building on or near floodplains where there is a high risk of flooding should be avoided. This is discouraged by planning policy on the advice of the Environment Agency.

# VILLAGE ENVIRONMENT: LANDSCAPE CHARACTER MAP FOR OTTERBOURNE



Stile on footpath

## THE BUILDINGS

### BUILDING FORM AND DEVELOPMENT

Otterbourne possesses a great variety of building styles, and though some are of earlier date, the majority of dwellings are of 19th and 20th century origin.



Bourne House from the Georgian era

Traditional cottages cluster around The Common and in Chapel Lane on Otterbourne Hill. Others are dotted along the Main Road. Though many cottages have been greatly extended, and in places two cottages or more have been made into one dwelling, they are similar in scale and are generally in visual harmony. Brick elevations with tile roofs and, occasionally, slate roofs dominate.

There are two thatched roofs in Chapel Lane, and a couple of hipped tiled roofs in the village may indicate an original thatched roof. Attractive decorative carved bargeboards are found on gable ends, and over some porches. Other decoration includes appealing flint squares and flint patterning on brick cottage facades and on some low brick walling.

In general the community appreciates Otterbourne's rich variety of residential buildings. Therefore there is keen interest that newbuild designs

are in character with surrounding houses. One-off designs which have no relationship with adjacent houses often appear intrusive..

However small groups of houses of innovative design may be attractive, such as the timber framed Swedish houses of Coles Mede.



To date there is no Conservation Area, though the Common has a distinctive sense of place and a neat physical unity. There the plots of cottages tend to be modest in scale; some are terraced, with well kept small front gardens. The cottages are grouped around the edge of the common. The plot boundaries are marked by low paling fences, hedges or brick walls. In some places original low metal fencing and iron gates are still found.

The oldest dwelling is the 13th century Manor House in Kiln Lane, which is unusual for southern England in having a Moat. The site of the former Church is nearby. In Main Road, Yeoman's Drove dates from 1665, with considerable 18<sup>th</sup> century extensions (see Timeline diagram on page ?).

Most buildings are two storeys in height, with important exceptions, such as the 18th century Otterbourne House and its new extension in the central part of the village, and the 21st century Brooklyn Court flats.

Waterworks were established from wells in the chalk from 1888. Southern Water had tied housing for employees on Waterworks Road. These are in a terrace of four, semi-



detached and detached housing, and have been interspersed with modern detached housing which respects the traditional colour of the brick, texture and proportion of the original houses in an agreeable way. Terraced housing is also attractive on the fringes of the Common.

Major periods of house building in the mid 1980s brought significant new housing areas at Cranbourne Drive and at Greenacres Drive and Meadowcroft Close.



Modern housing at Meadowcroft Close

For the most part these are four and five bedroom houses of brick and tile construction. Some have open plan front gardens and most have good provision of double garages and drives. This housing appears to have mellowed successfully with mature planting and trees. While these developments had a suburban veneer, the dwellings benefit from significant glimpses of woodland, clusters of trees and a mosaic of small, though important green open spaces.

Many properties of all ages and styles have had extensions built, usually at rear or side of the property and of one or two storeys. The provision of glazed conservatories and building of enhanced porches continues to be popular.

### Public Buildings

The Village Hall is a well-managed and splendid facility. It was opened in 1987 as a Planning Gain following development at Cranbourne Drive, (the earlier hall built in 1957 was demolished for road access) and the need for a second access road. It was extended in 2001, with additional parking areas, to provide three fine halls of varying scales. The three halls provide key facilities for the community in and around Otterbourne. The Chiltern Tutorial School is located there and Otterbourne Brass Band has its headquarters and uses it as concert venue.



Otterbourne Brass Band,  
conductor Lt.Col. Chris Davis

The hall also hosts Music Hall, Pantomime and an array of clubs and societies. It is brick with a Mansard roof, is well screened by mature and newly planted trees and has a pleasant landscaped garden surround, with five picnic tables.

The Primary school is modern and of single storey construction. The Village Post Office and Shop have been incorporated into Williams Garage premises.

Local Studies contributions from children at Otterbourne Primary School

### The Future of Otterbourne

I would like Otterbourne to still stay quiet and peaceful. I would like more shops but not too many because it might make more people come into Otterbourne and I don't want it to get bigger and bigger like a town. I would like safer and wider pavements and less traffic and more zebra crossings. I would like more plants and trees to be planted to make it a greener village.

BY  
Ellie  
Piat



Picnic tables at the school

The War Memorial is a major landmark and was erected outside the Church in 1921 on land donated to the village by Tankerville Chamberlayne of Cranbury Park.



### Listed buildings and features

There are many Grade II Listed Buildings in the parish and four Listed features: the early 19th century milestone on Main Road outside Meadow Cottage; in the churchyard is Victorian author Charlotte Yonge's granite tomb; the Lychgate donated by Miss Yonge in 1893 and an early 18th century brick wall with tiled coping close to the Manor House.



St. Matthew's Church built in 1836-8 by William Yonge with Architect Owen Carter of Winchester is Listed Grade II star. It is built in Gothic style with blue-grey brick in header bond, limestone dressings and slate roof, and formerly had a spire. A well-used Church Room was added recently. In the churchyard is a memorial to Rev John Keble who was Curate of Otterbourne.



St Matthews Church

The moated Manor House consists of chequered brickwork, part pebble dash with an old tile roof. An exterior wall has a tablet dated 1699. Major restoration of the Manor House was undertaken in the 20th century. The nearby Manor Barn is timber framed with brick walls.

The 18th century houses which remain, but not necessarily without alteration, include Elderfield (Langley House Trust) has undergone major exterior regeneration funded by a Heritage lottery grant.



Elderfield before and after renovation

The White Horse Public House was an old coaching Inn.



Other 18th century buildings include Sunningdale, Myrtle Cottage, Meadow Cottage (formerly the Post Office), and Otterbourne House, once home of the Yonge family and now subdivided into flats. These are all colour washed brick, with old plain tile, slate or lead roofs. Yeoman's Drove and Bourne House are brick. In Highbridge Road to the south east of Otterbourne, Highbridge Farm and Chapel House are also Grade II listed buildings.

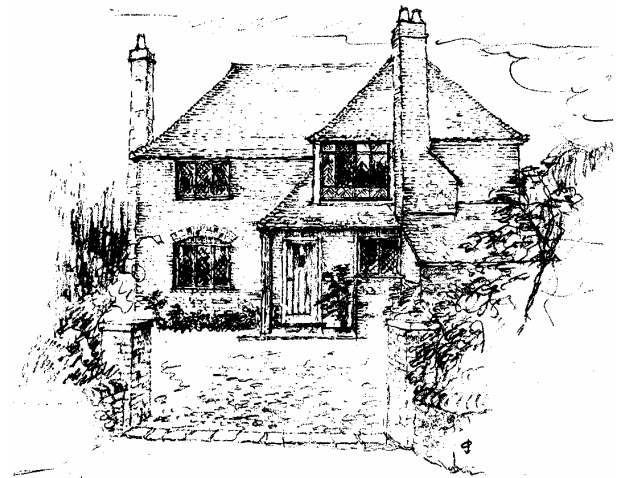
Listed Buildings of the 19th century

include the Old Parsonage, with squared knapped flint with brick dressings, slate roof and tall chimneys with octagonal shafts. This is now a Brendoncare residence.



The Old Parsonage

Cherry Tree Cottage (circa 1900 by G H Kitchin) is in the style of the Arts and Crafts movement with featured chevron brickwork.



Cherry Tree Cottage

## Timeline of buildings in Otterbourne

<b>C13th</b>	Manor House, Kiln Lane	<b>C19th</b>	Waterworks Cottages	<b>C20th</b>	Otterbourne Primary School
	Old Church, Kiln Lane (demolished 1847 & 1971)		Oakwood House		Village Hall (1987)
<b>C17th</b>	Yeoman's Drove (1665) Main Road		Clock House		Poles Lane
<b>C18th</b>	Cranbury Park (1780)		Old Parsonage (Brendoncare)		Bourne Close
	Otterbourne House		Cottages at the Common, Otterbourne Hill		Copse Close bungalows (1930s on)
	Elderfield		St. Matthew's Church (1838)		Norlands Drive (1950s)
	White Horse PH		Well Cottage (1869)		Oakwood Avenue (1960s)
	Sunningdale		Wren Cottage		Oakwood Close
	Myrtle Cottage		Forge Cottage		Regent's Close (1977)
	Meadow Cottage				Cranbourne Drive and Mews (1980s)
	Bourne House		Greenacres Drive (1985-1990s)		
	Highbridge Farm		Meadowcroft Close (1980s)		
	Chapel House Highbridge		Sparrowgrove		
			Richmond Park (1990s)		
		<b>C21st</b>	Brooklyn Flats		
			Bungalows and House at Yeoman's Drove		



### **BUILDING FORM AND DEVELOPMENT: DESIGN GUIDELINES**

12. Where new housing is proposed the preference is for design in harmony with existing housing. A small group of houses (rather than a one-off house) of individual design may fit in best.
13. Houses generally should not exceed two storeys, and should have sympathetic roof elevations, to be in scale with adjacent buildings
14. Newbuild should reflect in scale and massing traditional village forms found in the relevant part of the village, including terraced layouts.
15. Plots with small enclosed front gardens are a feature of Otterbourne and should be encouraged. This design feature should be replicated in new developments.
16. Scale of house extensions and backland development should be in harmony with adjacent and nearby housing and features such as important views and distinctive trees safeguarded when extensions and backland building occur
17. Extensions and alterations should reflect the original design. If extensions differ greatly, they should not dominate and detract from the existing building.

### **COMMERCIAL AND AGRICULTURAL DEVELOPMENT**

Most commercial buildings are located along the Main Road. To date there

has been little pressure to convert housing units to shop/ office premises. Where businesses occur, such as an urban spa and hairdressers and a firm of Architects, these occupy premises previously occupied by a computing company, and the former Post office Stores. Plentiful free car parking off Cranbourne Drive eases the potential problem of parking on the Main Road.

If there were more applications to convert houses to commercial use and vice versa, there potentially would be parking and traffic issues, and development could detract from the village amenity and sense of place. Large premises such as Public Houses which are important local facilities may be vulnerable to conversion to housing, particularly flats. They are also often sited on large parcels of land which in some villages have become redevelopment sites.

The latest refurbishment of the Old Forge Restaurant continues the success of public houses in the village.



The Old Forge c1870



The Old Forge today

The White Horse is a historic pub on a key site in the heart of the village, (see photograph page ?) while the Otter Public House (formerly The Cricketers) is on the Common.



The Otter Public House

Williams' Garage activities include a shop and Post Office which are vital and well-used facilities, as well as a petrol station and car repairs workshop.

#### COMMERCIAL PREMISES: GUIDELINES

18. Changes of use from residential to commercial development and vice versa that detract from the village character should be done with great sensitivity
19. Any extension or intensification of existing commercial activities at premises, should have regard to traffic generation, public safety, potential flooding and pollution issues
20. Provision of adequate off-road parking for commercial premises is considered essential.
21. Intensification of industrial activities in the open countryside should be discouraged. Additional commercial uses which generate more commercial traffic, particularly of heavy goods vehicles, should be carefully assessed in terms of

the capacity of the highway network and the impact of noise, fumes and pollution

#### Agricultural land

Cattle were grazed on land in Otterbourne which was rented from Southern Water, but this practice has now ceased. Southern Water is looking into the possibility of letting farmland once again for sheep and cattle grazing.

Cranbury Estate Home Farm is largely given over to pasture. Arable farming is negligible. Diversification includes a Pheasant Hatchery and a Nursery School.

There are some instances of grazing of horses on paddocks and the use of loose boxes on the edge of the built up areas. Agricultural buildings including stables, storage facilities and barns can be intrusive developments affecting traffic generation and skylines; sympathetic conversion of non-agricultural uses is encouraged.

#### AGRICULTURAL BUILDINGS: GUIDELINES

22. It is recommended that siting and design of new buildings and extensions is done with great sensitivity with regard to choice and colour of materials. Attention should be paid to the style and bulk of development which could adversely affect the skyline and amenity, levels of traffic generated and noise pollution.

## TRAFFIC

Otterbourne's main road (A31) is a two lane road with much traffic claming, and at peak times can be very busy, especially if through traffic diverts from the M3. It is important to encourage adequate safe pedestrian and cyclists crossing points, as well as to discourage unnecessary traffic. Excess speed is prevalent in the village despite the recently introduced speed limit.



The steepness of Otterbourne Hill and heavy vehicles add to the hazards. Significant levels of heavy goods traffic in and out of the village are generated by the waste transfer station and by Southern Water's major site. Problems resulting include high levels of noise and vibration, air pollution, damage to grassed road verges and damage to road bollards and the mini roundabouts. Pedestrians experience significant hazards in crossing the main road.

### TRAFFIC: GUIDELINE

23. Where permission is granted for development, the detrimental effect of heavy lorries, with their noise, vibration and pollution and damage to roadside features should be limited.

## Tranquillity issues

The relative peacefulness of the village environment is harmed by the sustained and significant amount of traffic, particularly the incidence of heavy lorries on the A31 Main Road. Secondly the Waste Transfer Site run by Veolia off Poles Lane causes traffic noise, vibration and some rubbish spillage from time to time in the heart of the village. In addition, frequent movements of Clancy Docwra vehicles to and from the Southern Water site cause nuisance. The lack of one or more safe crossing points on the Main

Road, and the high speed of vehicles are pressing local issues, and residents are crying out for effective solutions.

The development in 2007 of a Travel to School Plan with a "walking bus" for Otterbourne Primary School highlights the need for early positive action on road safety for pedestrians. This was also highlighted as a high priority Action Point in the Otterbourne Parish Plan which was published in late 2004.

The proximity of Southampton – Eastleigh Airport and the controversy about the experimental flight paths causes nuisance particularly in some parts of the village. The success of the airport and the increase in routes to European destinations is likely to mean an expansion in air traffic over the next few years.

## STREET FURNITURE AND SIGNAGE



The street scene can be enhanced by well designed lamp standards, bench seating, bus shelters and notice boards.

However badly maintained or inappropriate signage can detract from the village landscape and cause unsightly clutter. Otterbourne is benefiting from a Hampshire County Council pilot scheme to improve road signage (2007-8).



Signage clutter at Sponder's Mede

A VDS signage and clutter audit was undertaken at the end of January 2007 and the focus area was that of Waterworks Road, Poles Lane and the Main Road through the centre of the village starting from the junction with Sparrowgrove up to the Common at the top of Otterbourne Hill.

The aim of the audit was to record and to photograph street furniture, for example, types of street lighting and clutter where there may be excessive road signs, street names etc.

At the various entry points to the village there are village name signs. These are very plain. The village could consider having name signs such as the ones used in Twyford Village. This would make the entry into the village more attractive and more noticeable.

The traditional Hampshire style signpost with the finial bearing the County name, such as the one at the foot of Otterbourne Hill, is a loved landmark.

As a Millennium Project by the Parish Council a fine pictorial village sign, carved in wood and painted, was erected outside the Church adjacent to the War Memorial.



It was designed and made by Glyn Mould a master craftsman from Thornhaugh in Peterborough

Around the village, there are some of the old style finger post signs in use for marking the footpaths. Hampshire County Council provides these at the point where footpaths leave the road. The style of these posts is consistent with the rural nature of the village.



Finger post sign



When considering the type and style of bus shelters throughout the village, it was noted that they were of a very similar style and layout. The use of wooden and glass structures provided by and funded by Otterbourne Parish Council, seems to be very appropriate to a village setting.

A wide variety of styles of street lighting were noted in the audit. This variety may be due to different styles of lighting being needed for different areas. However, some of the lights were quite old and looked to be in need of replacement.

Similarly with the use of signs for street names, there are a wide variety of styles around the village. Some of these e.g. the sign for Oakwood Close, are old and in need of replacement.

There is a proliferation of signage both in the form of signposts and road marking for the cycle path on Otterbourne Hill and along Main Road. Otterbourne Hill has had a major traffic calming scheme by the County Council as Highway Authority. It is noted that these measures result in an excessive use of signs and bollards, making the village appear more urban.

Whilst conducting the Signage Audit, it was noted that there are several old signs around the village, e.g. benchmarks and milestones, which are of historical significance.



Traditional Hampshire finial on Kiln Lane signpost

#### **STREET FURNITURE AND SIGNAGE: GUIDELINES**

24. Opportunity should be taken to design new signs at all entry points to the village, that are more attractive and more noticeable than those existing, and to preserve Benchmarks and the Milestone.
25. The traditional Hampshire-style signposts with a finial bearing the county name, such as the one at the foot of Otterbourne Hill, should be kept. Also the possibility of using these traditional signs at other locations around the village e.g. at the junction of Poles Lane and the Main Road, should be considered.
26. The use of old style fingerposts for marking the footpaths should be encouraged.
27. It would be beneficial aesthetically, for any future bus shelters to follow the same style as existing.
28. If it is necessary for any street lighting and street name signs to be replaced, consideration should be given by the Parish Council to the appropriate style which is consistent with existing street furniture.

## OPEN SPACES

Otterbourne is a pleasant and popular linear village situated between the city of Winchester and the Eastleigh suburb of Chandlers Ford. Open land between these larger settlements and the village is valued in defining the extent of the identity of the village, as well as its accessibility for informal recreation such as walking. The village benefits by being relatively close to the Itchen Navigation, with access to its banks.



Children enjoy the freedom that this access to the water brings.

© copyright Dennis Bright, Wildlife Photographer

Another feature is its abundance of woodland especially when viewed from the south when descending Otterbourne Hill, which gives the village a distinctly sylvan atmosphere.

For over a century Otterbourne has had Allotments in Boyatt Lane at the top of the hill. The seventy plots in the ownership of the Parish Council are highly popular. The Allotments and Gardens Association was formed in 1979 and members can buy seeds and fertilisers at reasonable prices.



Allotment gardens

## RECREATION AND AMENITY

The Recreation Ground is the focal point of the village and is extensively used by people of all ages. There is a children's play area which the Parish Council has programmed for replacement in 2007/8, and a newly created youth area comprising an all-weather pitch with goal/basketball end, together with a youth shelter. The latter was an Action from the Parish Plan.

The Oakwood Park Recreation Ground is also popular with dog walkers. The football pitch with dedicated Pavilion is regularly used by Otterbourne Sports Club, and Cricket is played on a pitch located on the Southern Water site adjacent to the Recreation Ground. A highly successful junior cricket scheme for boys and girls is run on Elderfield's ground.

There is also a nine hole Pay and Play Golf Course (open to the public) on Poles Lane on the north western boundary of the parish.

Other open spaces in the village include Oakwood Copse, a delightful Bluebell wood, where permissive paths are in the ownership of Southern Water. Otterbourne Park Wood to the south is managed by the Woodland Trust.



Bluebells at Oakwood Copse

The oldest area in the village is Otterbourne Common which is surrounded by some of the most charming properties in the parish. This has been protected by posts from vehicular invasion of travellers, to preserve its rural “village green” ambience. Across the Main Road is a continuation of the Common on the fringe of the Cranbury Park Estate grounds.

### **FOOTPATHS AND ACCESS**

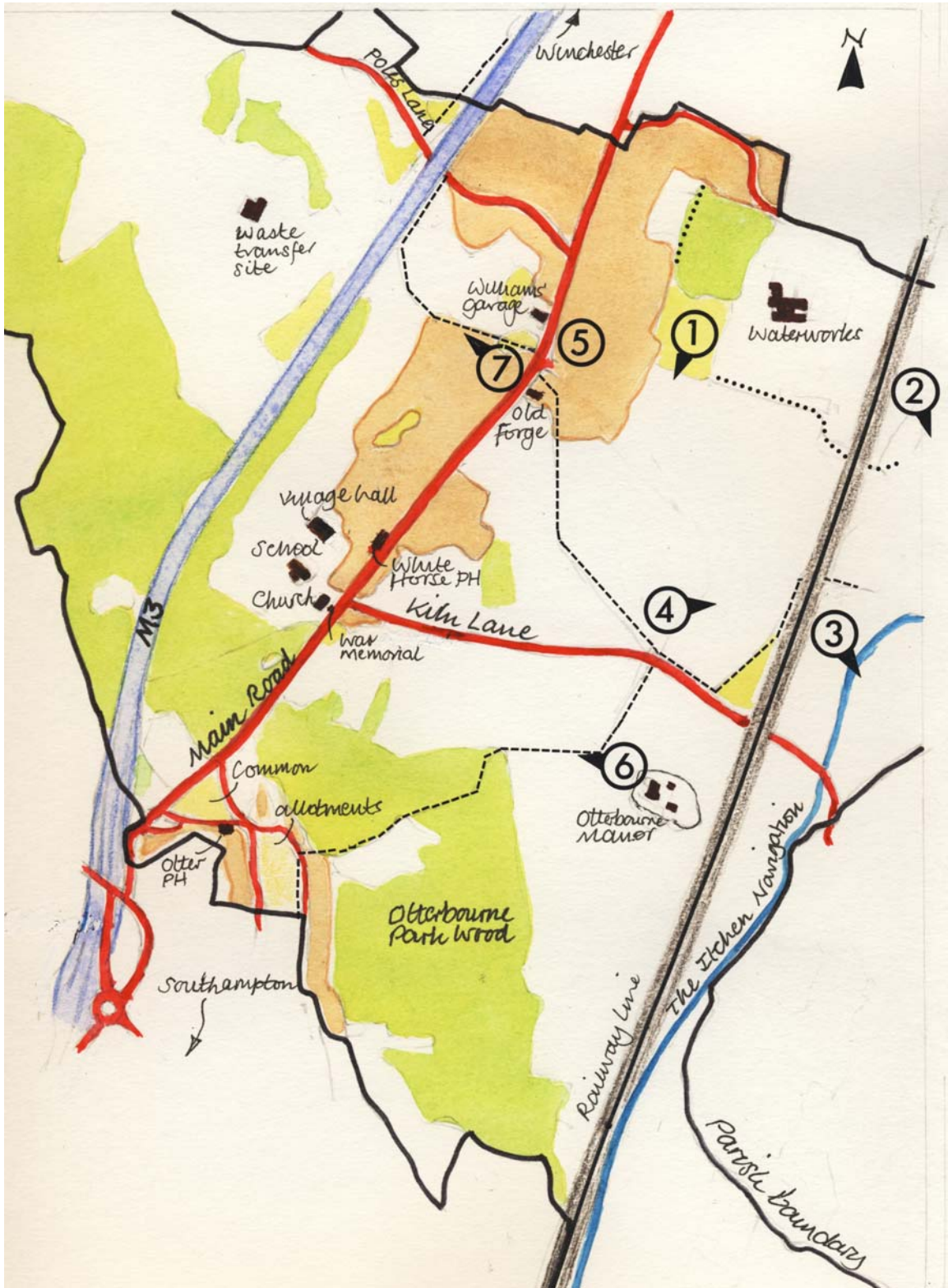
Once away from the Main Road, which cuts the village into two halves, a notable feature of the open spaces is the number of footpaths which when linked, make it possible to enjoy a network of circular walks in an almost completely rural setting with few roads to encounter. The views from these paths are delightful and details of some of these are included in a map on page 2 showing the most important vistas and viewpoints. Some paths are illustrated on the Hampshire County Council’s Definitive Map, while others are permissive and remain in the ownership of Southern Water.

Otterbourne’s fine location and characteristics provide the best of both rural and suburban settings.

### **BIODIVERSITY AND OPEN SPACES: GUIDELINES**

29. When changes take place to the pattern of development, every opportunity should be taken to achieve more open space in the village
30. Further tree and shrub planting should be considered.
31. In the design of open space, public safety provision is of the greatest importance
32. The design and management of footpaths and rights of way should be carried out with the objective of maximising accessibility of, and enjoyment by, users

# Parish Views







1 Looking over fields to high ground of Otterbourne Park Wood



2 Looking down Navigation from bridge at junction with Shawford boundary



3 View across Itchen Water Meadows



4 Old Churchyard



5 Picture of Kissing Gate repaired for Millennium



6 From footpath to Otterbourne Park Wood looking west towards village



7 View of Spenders Mede

Key  
----- Public right of way  
..... Permissive path

## SUMMARY: OTTERBOURNE DESIGN GUIDELINES

### Settlement Pattern

1. New building should be within Settlement Policy Boundary (WCC) to avoid sprawl [H3].
2. Open spaces and special views (see map page ?) should be protected from change [DP1, RT1, CE2].
3. Infill should be undertaken with great care to avoid site cramming. Newbuild should not be disproportionate to the plot [H4].
4. New build should include a variety of house sizes, to include some 1 and 2 bed homes [H7].
5. New build should make provision for adequate off-street car parking to increase road safety on new and older road layouts [DP3].

### The Village Environment

6. Where changes take place in the built form and use of land, then the panorama of woodland should be maintained as a main characteristic of Otterbourne [DP4].
7. Important hedges should be retained (see map on page ?) and replaced where necessary with locally occurring hedge plants [DP4].
8. Grass verges should be recognised as an important landscape feature of the village [DP1].
9. Landowners, farmers and developers are encouraged to achieve biodiversity in surrounding farmland by retaining hedgerows and field edges [DP1, CE11].

### Climate Change and sustainability

10. Alternative energy supplies in dwellings and public buildings should be promoted e.g. initiatives such as solar panels to generate electricity and for water heating, solar lighting and low energy light bulbs in external lighting [DP1, DP6].
11. Building on or near floodplains where there is a high risk of flooding should be avoided. This is discouraged by planning policy on the advice of the Environment Agency [DP1, DP8].

### Building form and development

12. Where new housing is proposed the preference is for design in harmony with existing housing. A small group of houses (rather than a one-off house) of individual design may fit in best [DP1]
13. Houses generally should not exceed two storeys, and should have sympathetic roof elevations, to be in scale with adjacent buildings [DP3].
14. Newbuild should reflect in scale and massing traditional village forms found in the relevant part of the village, including terraced layouts [H7, DP3].
15. Plots with small enclosed front gardens are a feature of Otterbourne and should be encouraged. This design feature should be replicated in new developments [DP1].
16. Scale of house extensions and backland development should be in harmony with adjacent and nearby housing and features such as important views and distinctive trees

safeguarded when extensions and backland building occur [DP1].

17. Extensions and alterations should reflect the original design. If extensions differ greatly, they should not dominate and detract from the existing building [DP1, CE23].

### **Commercial Premises**

18. Changes of use from residential to commercial development and vice versa that detract from the village character should be done with great sensitivity [DP1].
19. Any extension or intensification of existing commercial activities at premises, should have regard to traffic generation, public safety, potential flooding and pollution issues [T2, RT1].
20. Provision of adequate off-road parking for commercial premises is considered essential [T4].
21. Intensification of industrial activities in the open countryside should be discouraged. Additional commercial uses which generate more commercial traffic, particularly of heavy goods vehicles, should be carefully assessed in terms of the capacity of the highway network and the impact of noise, fumes and pollution [DP1, DP4, CE16].

### **Agricultural buildings**

22. It is recommended that siting and design of new buildings and extensions is done with great sensitivity with regard to choice and colour of materials. Attention should be paid to the style and bulk of development which could adversely affect the skyline

and amenity, levels of traffic generated and noise pollution [RT1].

### **Traffic**

23. Where permission is granted for development, the detrimental effect of heavy lorries, with their noise, vibration and pollution and damage to roadside features should be limited [RT1, CE16].

### **Street Furniture and Signage**

24. Opportunity should be taken to design new signs at all entry points to the village, that are more attractive and more noticeable than those existing, and to preserve Benchmarks and the Milestone [HE1].
25. The traditional Hampshire-style signposts with a finial bearing the county name, such as the one at the foot of Otterbourne Hill, should be kept. Also the possibility of using these traditional signs at other locations around the village e.g. at the junction of Poles Lane and the Main Road, should be considered [HE1, CE28].
26. The use of old style fingerposts for marking the footpaths should be encouraged [HE1].
27. It would be beneficial aesthetically, for any future bus shelters to follow the same style as existing [DP1].
28. If it necessary for any street lighting and street name signs to be replaced, consideration should be given by the Parish Council to the appropriate style which is consistent with existing street furniture [DP1]

### **Biodiversity and Open Spaces**

29. When changes take place to the pattern of development, every opportunity should be taken to achieve more open space in the village [RT1, RT4, CE3].
30. Further tree and shrub planting should be considered [CE11].
31. In the design of open space, public safety provision is of the greatest importance [CE6]
32. The design and management of footpaths and rights of way should be carried out with the objective of maximising accessibility of, and enjoyment by, users [RT9].

## **INDEX OF WINCHESTER CITY COUNCIL'S REVIEW PLAN POLICIES**

DP	Design and Development Principles
CE	Countryside Environment
HE	Historic Environment
H	Housing
SF	Shopping and Facilities
RT	Recreation and Tourism
T	Transport



## APPENDIX 1: SUSTAINABILITY APPRAISAL GUIDELINE CRITERIA

The concept of sustainable development is fundamental to this Village Design Statement. At the Rio de Janeiro Global Summit in 1992, sustainability was defined as ensuring that the needs of the present are met without compromising the capacity of future generations to meet their own needs. Therefore our local community in Otterbourne must safeguard our environment for the communities of the future. The Sustainability Appraisal analyses whether the Otterbourne Design Guidelines will enhance or detract or be neutral in relation to the community's capacity to achieve these: (✓) (x) (o)

The vertical axis of the matrix (pages?) consists of the thirteen Local Government Board and Key Themes to a sustainable community (1994) ie land use etc. The horizontal axis lists the Design Guidelines for Settlement Pattern, the Village Environment etc.

This sustainability appraisal will be updated when the Village Design Statement is updated.

Where a guideline has a negative impact/score (x) or (?x) it has been retained because the guideline scores well on other things such as retaining village character.

## APPENDIX 1A: SUSTAINABILITY APPRAISAL MATRIX

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
Land use	√	?√	√	√	√	√	√	√	√	0	√	√	?√	√	√	?√	?√	√	?√	√	√	?√	√	√	√	?√	?√
Resource use	√	?√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	?√	√	√	√	?√	√
Protection of resources	?√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	?√	√	√	√	√	?√	√	√	√	?√	√
Pollution	?√	√	0	0	?√	√	√	?√	√	√	√	√	√	√	?√	?√	0	√	?x	?√	?√	0	√	0	√	?√	?√
Protection of diversity	0	0	?x	?√	?√	√	√	√	√	?√	0	√	√	√	?√	√	0	√	?x	?√	?√	?√	0	√	√	√	0
Access to wildlife/nature sites	0	√	?√	0	0	√	√	√	√	0	0	√	?√	√	√	0	?√	√	√	?√	√	0	0	?√	0	√	0
Local needs provision	√	√	√	√	√	√	√	√	√	0	√	√	√	√	√	√	√	x	√	?√	?√	0	√	√	?√	√	√
Housing provision	√	√	√	√	√	?√	?√	0	?√	?√	√	?√	?√	?√	0	?√	0	x	?x	?√	√	?√	√	√	0	√	?√
Access	?√	√	√	√	√	0	?√	?√	?√	0	√	√	√	?√	0	?√	?√	0	?x	0	√	?√	√	√	?√	√	√
Road safety	?√	0	?√	0	√	0	0	√	0	0	√	?√	0	0	0	0	√	0	0	√	√	0	√	√	√	√	√
Self development	0	0	0	?√	0	?√	?√	?√	√	0	?√	0	0	0	0	?√	0	√	?√	0	0	0	0	0	0	0	√
Involvement	?√	?√	√	√	?√	?√	?√	?√	√	0	√	√	√	√	?√	?√	√	√	?√	0	?√	√	√	√	√	?√	√
Leisure provision	0	0	0	0	?√	√	0	?√	?√	0	?√	√	√	0	0	0	√	√	√	√	0	0	√	√	?√	√	√
Leisure access	0	0	0	0	?√	√	0	?√	?√	0	?√	√	√	0	0	0	√	?√	√	√	0	0	√	√	?√	√	√
Protection of built environment	√	√	√	√	√	0	?√	√	?√	√	√	?√	?√	0	?√	0	0	√	?√	?√	√	0	√	√	√	√	√
Urban design	?√	√	√	√	√	√	√	√	√	√	√	?√	?√	?√	?√	√	?√	0	?√	?√	√	0	√	√	√	√	√
Local identity	√	√	√	√	√	√	√	√	√	?√	√	√	√	√	√	√	√	√	√	√	√	0	√	√	√	√	√

### Key

- √ Positive effect
- ?√ Possible positive effect
- 0 Neutral
- x Negative effect
- ?x Possible negative effect
- ? Uncertain overall effect

	28	29	30	31	32
Land use	?√	√	√	√	√
Resource use	?√	√	√	√	√
Protection of resources	?√	√	√	√	√
Pollution	?x	√	√	?√	0
Protection of diversity	0	√	√	√	√
Access to wildlife/nature sites	0	√	√	√	√
Local needs provision	√	√	√	√	√
Housing provision	?√	√	√	?√	?√
Access	?√	√	√	√	√
Road safety	√	√	0	√	0
Self development	0	√	?	0	√
Involvement	?√	√	√	√	√
Leisure provision	√	√	√	√	√
Leisure access	√	√	√	√	√
Protection of built environment	√	√	√	√	√
Urban design	√	√	√	?√	√
Local identity	√	√	√	?√	√

### Key

- √ Positive effect
- ?√ Possible positive effect
- 0 Neutral
- x Negative effect
- ?x Possible negative effect
- ? Uncertain overall effect

## APPENDIX 2: COMMUNITY CONSULTATION STATEMENT

Otterbourne produced a Parish Plan in 2004 and had the accolade of being one of the first four villages in Winchester District to achieve this. One of the Action Points in the Plan was the need to undertake a Village Design Statement. A first meeting with Winchester City Council Planners took place in March 2006. Following community development efforts in Otterbourne in June 2006, a team of volunteers began to research and develop this statement in consultation with the Otterbourne community. By the end of 2007 there had been over 60 meetings of the team plus numerous smaller group meetings.

Progress has been reported to each meeting of Otterbourne Parish Council as detailed in table 1 below, (which are open to the public) and to Otterbourne Conservation Group. Two workshops in Autumn 2006 were open access. Two parallel exhibitions were held in the village hall on a Saturday morning, May 12<sup>th</sup> 2007 and on the evening of the 11<sup>th</sup> June.

These exhibitions were attended by 107 local people in total. Monthly reports on the Village Design Statement team progress have been included in the Parish Magazine for over a year. This magazine has a wide distribution and readership. Details are given below:

Table 1: VDS, Community Consultation in Otterbourne

### **Residents of the Parish have been consulted on the VDS through:**

- An outline talk at Otterbourne Annual Assemblies in April 2006 and 2007
- Monthly reports to Otterbourne Parish Council and bi-monthly reports to the Conservation Group from Summer 2006 to Spring 2008
- Open workshop in October 2006 facilitated by Community Planner
- Open workshop in November 2006 facilitated by Community Planner
- Liaison with Otterbourne Primary School, September 2006 to April 2007
- Open Exhibitions in the Village Hall 12<sup>th</sup> May 2007 where 42 attended and 11<sup>th</sup> June where 65 attended
- Opportunity for parishioners and representative organisations to comment on a draft VDS, July to September 2007
- Liaison and consultation with Winchester City Planners throughout plan preparation



## APPENDIX 3: PLANNING DOCUMENTS AND DEFINITIONS

Produced for your community in partnership with Winchester City Council and Otterbourne Parish Council

Table 2: Community planning documents and definitions

### **A Village Design Statement (VDS):**

- is an advisory document, produced by a team from the local community and
- suggests how development might be carried out in harmony with its village and its setting.

*A **VDS** can be given weight by being approved by WCC as a **Supplementary Planning Document (SPD)**.*

*This will then be part of Winchester City Council's (WCC) Local Development Framework of documents.*

### **A Parish Plan** (completed December 2004 and adopted by WCC):

- is a community-led document which enables local people to identify the social, economic and environmental issues which affect their quality of life and
- it can consider housing, local services, community facilities, transport, green space and countryside access issues.
- it has Action Points for service delivery

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## ACKNOWLEDGEMENTS AND THANKS

Many people contributed much time and effort in the creation of the VDS.

Thanks are due to: Phil Turner, Community Planner, Planning Aid South, Royal Town Planning Institute.

Steve Opacic, Head of Strategic Planning, and Alan Rutter GIS Manager



Otterbourne Parish Council.

The Otterbourne VDS Team:

Julie Ayre	Dorothy Karnik
Ann Bailey	Betty Mobbs
Charlotte Bailey	Dick and Vera Oldham
Andrea Bassett	Keith Smith
Pam Cole	Ian and Cheryl Stockdale
Liz Curtis	Michael Warne
Valerie Etteridge	Philippa Wrightson
Suzanne Hudson	Roger Zebedee
(Team Leader)	



Team members at a workshop led by Phil Turner (Community Planner) in Otterbourne Village Hall

And all those who took the time and trouble to attend meetings, visit exhibitions and pass comment.



Looking at archives

Big Lottery, Awards for All, for generous Grant Aid



Peter Jones for Front Cover Watercolour and montage concept and sketches of buildings.

Celia Harris for professional cartography, Timeline design and Desk-Top Publishing.

Photography by Andrea Bassett, Penelope Chamberlayne-Macdonald, Liz Curtis, Valerie Etteridge, David Simmonds, Richard Stansbury, Helen Davis and Dorothy Karnik.

Bryan Foot for technical assistance with Exhibitions and John Davis for Otterbourne Archives Exhibitions.