



Winchester City Council

DRAFT PORTFOLIO HOLDER DECISION NOTICE

PROPOSED INDIVIDUAL DECISION BY THE LEADER (IN CONSULTATION WITH THE PORTFOLIO HOLDER FOR RURAL AREAS AND MARKET TOWNS)

TOPIC – REVISED EXTON 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 Wednesday 21 July 2010.

Contact Officers:

Case Officer: Steve Opacic, Tel: 01962 848 101, Email: sopacic@winchester.gov.uk

Committee Administrator: Nancy Graham, Tel: 01962 848 235, Email: ngraham@winchester.gov.uk

SUMMARY

A draft Village Design Statement (VDS) revision has been produced for Exton village and its immediate setting, to the south-east of Winchester. There is an existing VDS for Exton which was adopted in 2002 but this is now out of date and the VDS revision has been produced to replace it. 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 Exton VDS revision for consultation.

PROPOSED DECISION

1. That the publication of the draft Exton Village Design Statement (VDS) revision be approved for public consultation, in accordance with the relevant requirements of the Town & Country Planning (Local Development) (England) (Amendment) Regulations 2008.
2. That up to £1000 be offered towards the publication of the revised VDS.

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) (Amendment) Regulations 2008 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 group in consultation with residents and City Council officers. The VDS has been through several drafts and has been subject to informal consultation locally and was approved at the annual Parish Meeting. It is now in a form which officers are able to recommend for publication as a consultation draft.

The draft VDS includes a series of 'Guidance' points which would be adopted as SPD. These generally accord with, and supplement the policies of, the statutory Winchester District Local Plan Review 2006. The revised VDS has a particular emphasis on conserving the character, distinctive features and landscape setting of the village by ensuring that changes and development are sympathetic. It meets the various requirements for Supplementary Planning Documents, for example through the involvement of the community. A Sustainability Appraisal has not been undertaken as the 2008 Regulations no longer include this as a requirement.

RESOURCE IMPLICATIONS:

There is budget provision to support the production of Village and Neighbourhood Design Statements. For previous VDSs, a contribution towards publication costs of up to £1000 has been offered at each stage of the process (publication of draft document and publication of final VDS). It is recommended that up to £1000 be offered on the same basis for this stage of the Exton revised VDS.

CONSULTATION UNDERTAKEN ON THE PROPOSED DECISION

The VDS has been through several drafts and has been subject to informal consultation locally. It has been considered by and approved at the annual Parish Meeting. It is recommended that the draft VDS be approved for formal consultation, to enable it to subsequently be adopted as a Supplementary Planning Document.

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

None.

DISPENSATION GRANTED BY THE STANDARDS COMMITTEE

None.

Approved by: (signature)

Date of Decision

Councillor Kelsie Learney – Leader

Councillor Therese Evans – Portfolio Holder for Rural Areas and Market Town

EXTON



VILLAGE DESIGN STATEMENT 2010

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Acknowledgements are due to
Winchester City Council, Hampshire County Council Record Office and Library
The Environment Agency
and

The residents of Exton for contributing to this Design Statement with their knowledge and expertise through Meetings, Workshops and Exhibitions

INTRODUCTION

What is a Village Design Statement (VDS) for?

This is a document, which describes a settlement and its immediate surroundings, particularly those features which, collectively, contribute to its special character. Its aim is to provide guidance so that any future development or change respects the character of the settlement.

Once adopted by Winchester City Council (WCC), this VDS will become a Supplementary Planning Document (SPD) as part of the Local Development Framework for the Winchester District.

This version is promulgated for public consultation. Comments should be sent to WCC's Head of Strategic Planning.

Why does Exton need a VDS?

Exton's VDS of 2002 is no longer valid. An Act of Parliament in 2004 changed the planning system. Planning Guidance has been superseded by Supplementary Planning Documents. These have to comply with Government advice, namely, PPS 12 and PPS 3, as well the latest WCC Local Plan.

What ground does it cover?

The built up area and open spaces within the Conservation boundary as determined by the LPA in 1972, later modified in one particular place following a Public Inquiry in 1987.

See map on pages 12 and 13.

What should it include?

Relevant details as set out under the Countryside Agency's recommended main headings, namely:

The village context
the landscape/village setting
and character

The village settlement pattern character
Buildings, spaces in the village and nearby
Highways and traffic

What are the benefits of a Design Statement?

The Countryside Agency - now Natural England - recognises 15 specific and inter-related issues. In particular they:

- Set out the character of the Village in a way that should encourage local distinctive design
- Complement the planning/development control system, dealing with issues in more detail
- Should build a better understanding between the village community, the LPA and designers and developers to improve design quality.

Who produced Exton's VDS?

Eight villagers, representing the four lanes, formed a Group under a Chairman to assemble photographs, maps, references from archives and various texts. Several internal workshops and external consultations followed until the Draft Statement could be exhibited for all residents in the village to view.

This was duly done as shown on page 23.

Further updating followed on the South Downs Way, the South Downs National Park and some other minor refinements. The Parish Meeting approved the VDS on 14 October 2009.

THE VILLAGE CONTEXT

Geographical location and boundaries

The Parish of EXTON, outlined in blue below, lies in the Winchester District and the South Downs National Park. The Parish straddles the Meon Valley and is bounded by the Parishes of Warnford to the North, Corhampton and Meonstoke to the South and Upham to the West.

The Village of EXTON itself (Grid Ref SU 612 209) lies just West of the A32 and the River Meon.

It is situated roughly midway between:

Alton 13 miles North
Winchester 11 miles West Petersfield 10 miles East
Fareham 11 miles South



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HISTORIC BACKGROUND

- **East Seaxena Tun**, meaning the most easterly West Saxon settlement, was first mentioned in 940AD, when King Edmund made a grant of land of that name to Ethelgard. However, local tradition has it that after King Alfred had defeated the Danes in 876 AD, he is supposed to have discharged some of his loyal Saxon soldiers to settle here so as to keep a wary eye on the Jutes living just across the other side of the marshy River Meon - in case they broke out and went raiding.

Hampshire Treasures, Winchester City Dist. 1979 Vol I p.107.

This is a plausible explanation for the suffix 'tun' is understood to mean a settlement with a stockade and would account for the nearly round-cum-square core of the village to this day. Grid Ref SU 611 208.

- **Domesday Book.** This great undertaking in 1086 credited Essesstun with having been in the hands of the Bishop of Winchester on behalf of the Priory of St. Swithun 'as it had been in the time of King Edmund (AD 940 - 949)'. It answered for 8 hides (about 900 acres), 2 mills, and 6 ploughs, a church, 26 villagers, 27 small-holders and 3 slaves.

Corhampton and Exton Some Chapters of their History John Hurst 1980 p.13.

A History of the County of Hampshire, Vol I p.391, Vol II. p. 639.

- **The Church**, dedicated to St Peter and St Paul, was probably rebuilt in about 1230. There have been several restorations and repairs since. It is the oldest building in Exton.

When Henry VIII dissolved the monasteries, the Priory survived (not rich enough!) but was left to fade away. In fact the Dean and Chapter of Winchester held the manorial lands from 1660 until 1844, apart from a short spell when Oliver Cromwell confiscated what remained of them and granted the living to two laymen (William Collins and Neville Larrymore). Charles II rescinded their tenure in 1660 but the name Larrymore lives on.

Historic background (continued)

- **The Manor House** became deeply implicated in sheltering itinerant Catholic priests during Elizabeth I's reign in the 1560-80s. In 1580 the householder was detained in Winchester Gaol because his wife 'was obstincie in her Poperie'. He was released the following year, being not 'hable to overrule his weife's disposicion..... the obstacle being layed upon her own carcas'.

Traces of the Tudor building remain in the present house built in the 17C.

Long standing folklore has it that the Manor 'was granted to the executioner of King Charles I as a reward for his services'.... The King died on 30 Jan 1649. Robert Brandon, the executioner, died on 20 Jun that same year so he cannot have enjoyed the Manor for long.

- **Exton House** (originally the Grove until 1935) was built over the foundations of the old Priory of St. Swithun, St Peter and St Paul in C.18. (Originally the Grove, because Exton House was the name given to what is now Allens Farm House). *See p. 8.*
- **The Bridge** First built in 1805 (by local subscription). The marsh, which then existed between the river and the firmer ground along the Exton/Meonstoke Parish boundary, was also drained to create water meadows. Until then the only way out of the village was by main road down the valley which ran just west of the river from Warnford, through Exton to Droxford.

- **Later Milestones**

1839 The Tithe Map marks the most important link with the present. Comparison with today's Ordnance Survey shows scarcely any change to the core of the village over more than 160 years.

Indeed, this is a fundamental attribute of Exton's shape, size and character. *See p.9*

1844 After the manorial lands were released, the village and the surrounding fields began to coalesce into two major estates: Warnford to the North with Manor Farm and Corhampton to the South with Exton House and the Grove.

1871 A Primary School opened for over 50 children: now Jays Croft. *See p.18.*

- **The last 100 years**

Various closures: the Mill (1909), the School (1928), the Smithy (1937), the General Stores and Post Office (1963) - a sober reflection of the gradual change away from a predominantly local agricultural community to the present day mix of occupations.

NADFAS Church Record. Corhampton and Exton, 1992.

Some Chapters of their History John Hurst p. 13-36, DNB Vol 2 p. 1131.

For a fuller account, see Exton Millenium Record 2000 Hampshire Ref. Library 3A03d.

- **Current Residents**

There are 194 names on the Parish Electoral Register for 2008-09. 74 live within the Village boundary and conservation area, 16 are close by in the South Downs National Park (SDNP), and 57 are in or near the Preshaw Estate and Hamlet. The rest are spread thinly in outlying farms and cottages.

WCC Register of Electors 2008-09.

The nearest Schools for children are in Meonstoke C of E Infant School and Droxford Junior School.

Economics

The only enterprises in or near the Village now are:

- The Shoe Public House, on Shoe Lane.
- Manor Farm, just North of the Village, with a Dairy herd of over 450 cows and 4 holiday cottages.
- Exton Stud, at the far end of Allens Farm Lane, part private equitation and part D-I-Y stabling for individual riders' mounts.
- Exton Park and Vineyard lies beyond the Stud.

The Corhampton Post Office and Stores, ¼ mile away, is now the nearest convenience Store.

Future prospects

100 years ago, most of the villagers were directly or indirectly involved in farming.

1901 Census.

The numbers living in the village have hardly altered since. However, following WWII, there has been an ever increasing change in occupations. Few now work on the land; many more residents commute daily to various employments elsewhere, others are retired.

It is difficult to foresee future trends. What Exton wants to avoid is a rash of second homes, whether existing dwellings standing empty for much of the year or new - build which is out of character with the surroundings.

Special Considerations that affect development pressures

South Downs Way

Although there have been three Public Enquiries (held in 1993, 2004 and 2006) into a permanent route for walkers, cyclists and horse riders across the Meon Valley, there is still a missing link in this Long Distance National Trail.

Following the most recent Inquiry, a new footpath has been legally established on part of the desired route and, hopefully, the remainder will be completed in the near future through negotiation. However, this route will be for walkers only.

Meanwhile walkers are directed to use an alternative path through Exton, whereas cyclists and horse riders are directed to use a new temporary route through the village. Signposts have been erected in Exton (and Meonstoke) marking this temporary route.

It is uncertain whether further attempts will be made to secure an off-road route for cyclists and horse riders or it will eventually become the permanent route.



South Downs National Park

The Creation of this Park, has replaced the EHAONB and thereby absorbed the Parish of Exton. A Shadow National Park Authority was set up in April 2010, to become fully operational by 2011.

More members of the public are likely to visit the Park, which could place greater pressures upon the villages lying within it.

Flood Prevention

See separate Heading on Page 23 for this particular concern. On no account should any dwellings be built on the Flood Plain area between the Grynch and Manor Farm.

THE CHARACTER OF THE LANDSCAPE SETTING

The visual character of the surrounding countryside

The Parish of EXTON straddles two landscape character areas, as defined in the Winchester District Landscape Assessment on the South Winchester Downs.



The Old Hill Fort NATMOM3358 (National Monument)

Exton hidden behind trees

Beacon Hill

From Old Winchester Hill, looking westwards across the Meon Valley towards Beacon Hill



Old Winchester Hill Manor Farm Buildings Exton hidden among trees Exton Stud
From Beacon Hill, looking south eastwards across the Meon Valley

Pasture or arable land predominate in the wide sweep between Old Winchester Hill and Beacon Hill. There are some woodlands and small copses as well.

Exton village is shrouded by trees and difficult to locate. Only a few buildings can be seen.

Fine views of both hills and from them across the valley attract many visitors to Exton.

For fuller details see WCC Winchester District Landscape Character Assessment, March 2004, p 132-3.

The relationship between the surrounding countryside and village.

The built up area of the village and the Conservation Area boundary are one and the same, surrounded by fields to the North, West and South, and the River Meon to the East.

The Parish boundary includes the former water meadows between the River and the A32.

Three views , taken from the boundary, are shown below.



FP 3 looking NW towards Beacon Hill Summer 2008
See view 1 on page 12.



FP 3 looking NW towards Beacon Hill Winter 2008
See view 2 on page 12.



From Allens Farm Lane looking westwards to the horizon bounded by the long slope from Beacon Hill and Corhampton Down. Hedgerow deliberately kept low to provide this fine view. Recently planted grape vines are visible in the distance. See view 3 on page 12.

The relationship between the village and any special landscape features such as ancient monuments, woodlands or nature reserves.

The River Meon is a major feature and contributor to the character of Exton. Running past the eastern side of the Village, the fast flowing, comparatively shallow chalk stream supports a wealth of flora and riverine life: trout, smaller aquatic creatures, and various bird species.



The Footbridge near the Grynch

SU 619 212



Looking downstream from the Footbridge



Looking downstream from Exton Bridge



View from The Shoe Garden across the River to Old Winchester Hill

See view 4 on page 13.

Other Landscape features are:

- National Nature Reserves (NNRs):
Old Winchester Hill and Beacon Hill.
Both Hills embrace Sites of Special Scientific Interest (SSSIs) and Scheduled Ancient Monuments (SAMs) dating back, possibly, to Neolithic times. (Nat Mon. Nos 3358/9 and 32545 respectively)
- Lomer deserted medieval settlement (Mon No. 541HA)
- Sites of Importance for Nature Conservation (SINCs), notably:
Part of the disused railway line
Downlease Copse for ancient semi-natural woodland flora and fauna.
Whiteway lane from Beacon Hill to the Village

GUIDANCE:

Supplements WDLP Policies DP 4, CE 5, 6,8,9, HE 1&2

Exton's historic settlement pattern, bordered on three sides by open farmland and the river Meon with former water meadows on the fourth, should be protected.

Development should not obscure the fine views of the immediate countryside from the village, especially those towards Old Winchester Hill and Beacon Hill.

Note: Much of the foregoing is more fully covered in 'Winchester District Landscape Character Assessment' March 2004 p.127-9 and 133-4. Exton contributed to the drafting of these pages.

Buildings seen in the landscape

Close to Exton Village there are various buildings and dwellings in the SDNP for dairy farming, sheep grazing, viticulture and recreational horse riding. Also a group of holiday cottages.



From Church Lane
Manor Farm buildings and Cottages 3 - 5
Partially screened by trees. See view 5 from Church Lane on page 6.
SU 615 214



From Beacon Hill
Holiday cottages, converted from
redundant farm buildings
SU 613 224



From Exton FP 7 and Corhampton FP18.
Exton Park
2005 Vinyard Storage Barn.
2007 Single storey agricultural dwelling at (L).
SU 599 201



From Whiteway
Exton Stud Buildings
Telecommunication mast on skyline
See from view 6 from White Way on page 8.
SU 606 207



Northcroft Built 1977 on site of wooden bungalow. Being in a poor state this was pulled down and present dwelling built on the same site. Dark brick structure and shallow slate roof are designed to be hardly visible in the AONB
SU 608 211



From Allens Farm Lane
Allen's Farm. Former farm cottage C.17 Tall chimneys indicate cottage was once thatched. Later additions and alterations
1872 Named Exton House (OS)
1908 Named Allen's Farm (OS)
1998/9 Major renovations
SU 607 207

GUIDANCE :

Supplements WDLP Policies HE 4, DP 4 & HE17

New farm buildings should be designed and built to a high standard. They should be so located as to avoid their being conspicuous and, if possible, grouped with other existing buildings.

Conspicuous farm and stud/livery buildings should be screened with indigenous trees to reduce the impact of their bulk on the countryside.

Where farm buildings are not of historic importance or suitable for agricultural purposes, they should be demolished to enhance the visual appearance of the SDNP.

SETTLEMENT PATTERN CHARACTER

Overall pattern of village; distinct zones and layout

Exton is the only compact, 'nucleated' village in the Upper Meon Valley. (The rest are linear)

WDLP Review Jul 2006 App. 2 Landscape Character Key Characteristics Section 16 p. 187-8.

There have been few changes since the Tithe Map of 1839 and later Editions to the present day.

These can be traced through the 1st Ordnance Survey Map of c.1870 and later Editions to the present day.

In the 2nd Edition of 1909 the two cottages closest to the Church were no longer there. They were replaced by what are now Manor Farm Cottages 1 and 2.

The Mill house in the field, the Mill and out-buildings by the river had all closed by 1909. They were finally demolished after WWII.

The Shoe (PH) had stood close to the river for many years until the great flood of 1936. It was rebuilt on higher ground the other side of the Lane where the Forge had stood. By good fortune this was pulled down when the Blacksmith retired.

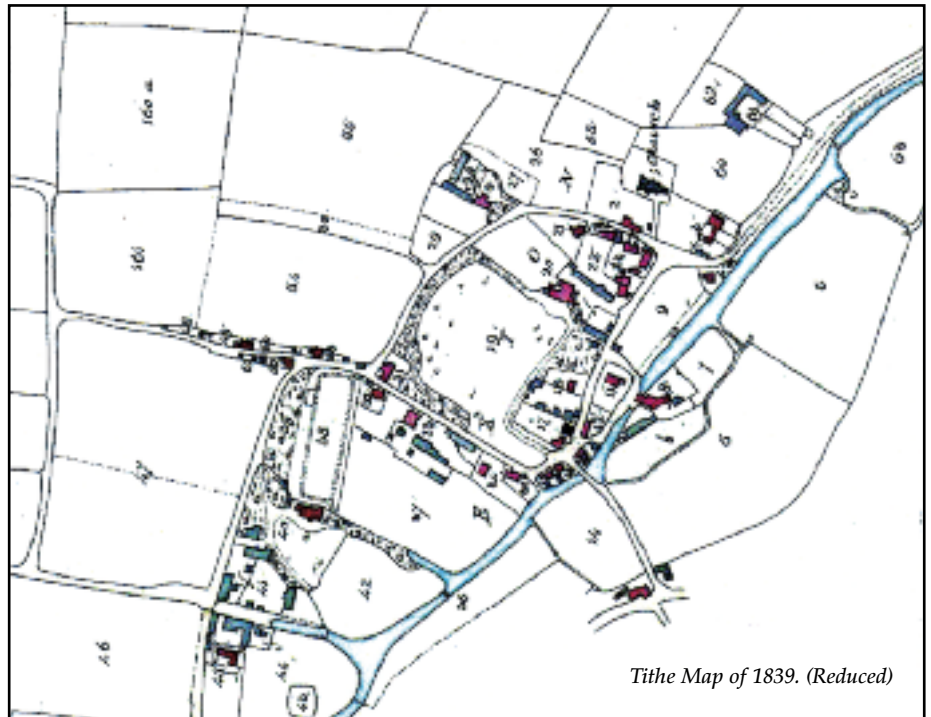
Three Village lanes surround the Central Core 'nucleus', which is dominated by Exton House and its grounds. Dwellings lie along these lanes, mostly on one side but occasionally on both.

The plots vary in size in keeping with their dwellings.

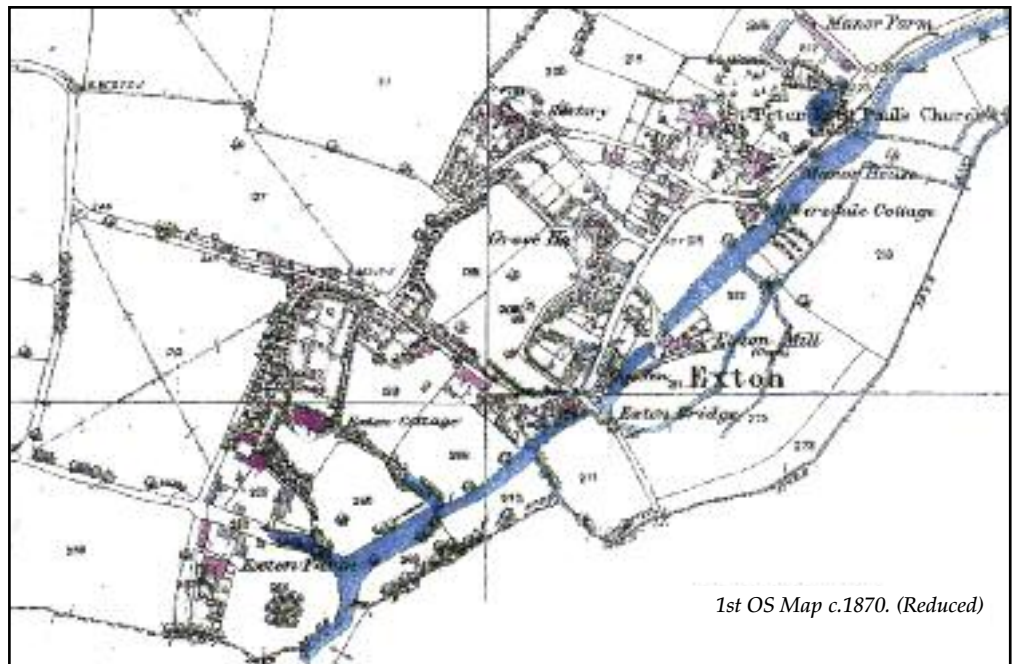
Two Zones can be identified on the fringes of the Central Core for their characters and purposes:

- Zone 1 Small agricultural dwellings, built pre-1837, cut out of the 'waste' chalk bank.
- Zone 2 Residential dwellings built at differing times and in various styles since WW II.

See locations on p.12.



Tithe Map of 1839. (Reduced)

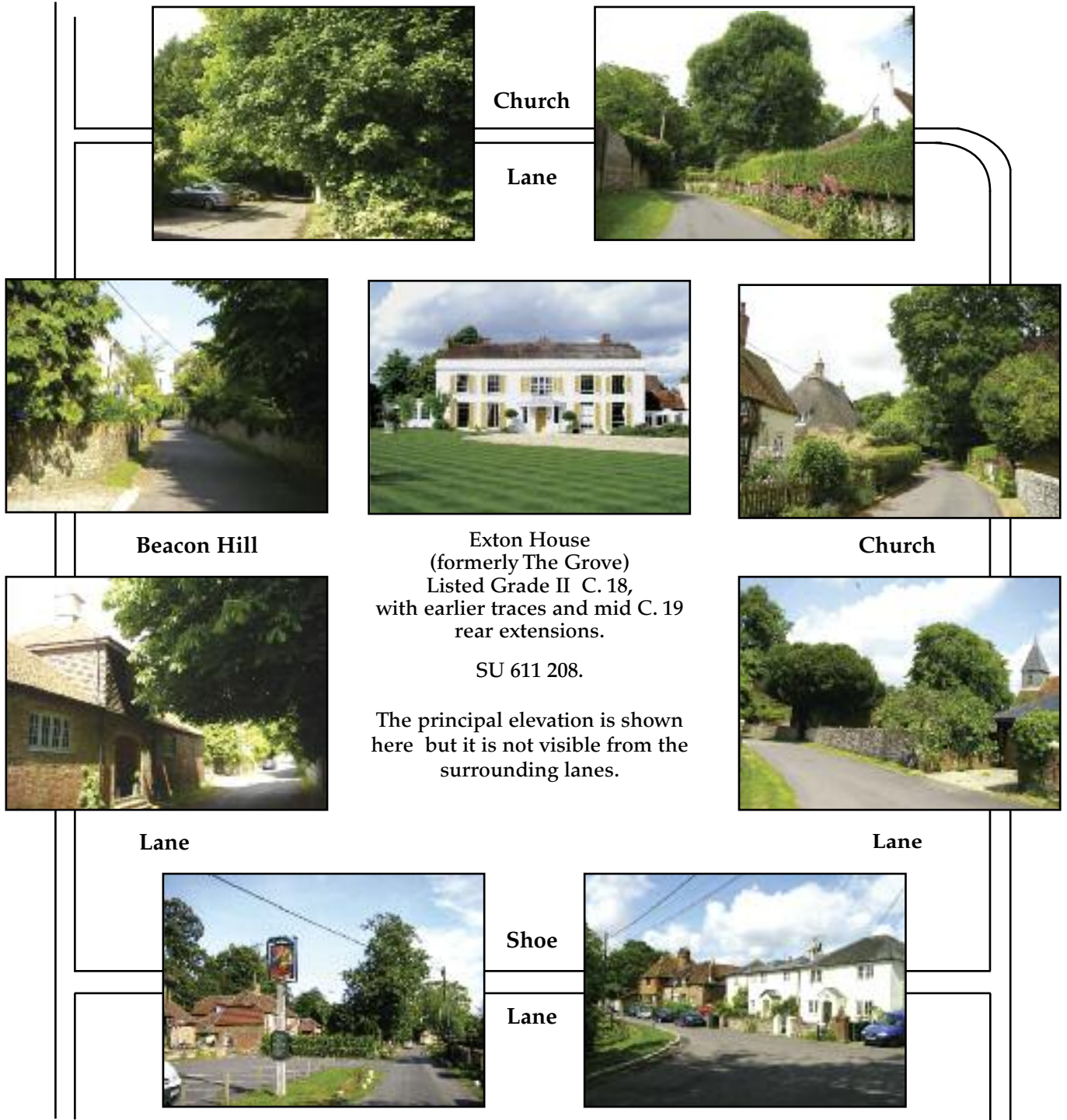


1st OS Map c.1870. (Reduced)

Character of lanes and routes through the Village and connections with the wider countryside

Within the Village boundary/Conservation area, Beacon Hill Lane, Shoe Lane and Church Lane surround Exton House and its grounds, which form the central Core of the Village. These lanes - and several bordering properties - are lined with brick-capped flint walls: 1500 m. of them!

There are no pedestrian pavements.



Fine specimens of beech and horse chestnut trees have bordered the lanes for 130 years, possibly even longer. *See maps on page. 9*
Together with later plantings of ash and lime trees among them they contribute significantly to the character of the village, especially when in leaf, for they form attractive 'tunnels' along Church Lane and Allens Farm Lane.
Pairs of copper beeches, planted to mark the Millennium, stand at the three entrances to the village.

GUIDANCE : *Supplements DP4, HE8*
Most trees in the Conservation Area are protected, though not necessarily covered by Tree Preservation Orders (TPOs).
Care should be taken to maintain them and to consider how best to replace them when they near the end of their life span.

Character of lanes and routes through the Village and connections with the wider countryside (continued)

Two more lanes lead out of the village, from which there are fine views of Beacon Hill and the long spur running down to Corhampton Down. See p. 6

- Allens Farm Lane branches off Beacon Hill Lane before it narrows and runs South passing the entrances to Exton Cottage, Tithes and Exton Farm. Note the tree tunnel.

Here too there are brick-capped flint walls lined with fine, mature beech and horse chestnut trees.

From Exton Farm the lane bends right and leads westwards out of the Conservation Area between banks to Exton Stud, where it becomes the U(nclassified)199.

- White Way, (a SINC) is a sunken lane, which branches northwards off Allens Farm Lane. After passing the narrow, west end of Beacon Hill Lane, it rises and bends westwards as the U(nclassified) 192, which leads up the long tree and hedge - lined slope to Beacon Hill.

GUIDANCE: *Supplements WDLP Policy DP4 (ii)*
The important boundary hedges and flint walls are illustrated on page 21. They should be retained and maintained in keeping with the local environment.



Allens Farm Lane

The relationship between buildings and spaces

Two open spaces are an integral part of the character of the village:

- The former Glebe Field between Jay's Croft and the Old Rectory, stated as 'an important open area which contributes significantly to the attractive character of the Village'.

Public Inquiry decision June 1987.

- The Field between Shoe Lane and the River Meon, provides a fine view across the former water meadows to Old Winchester Hill.

The Glebe Field and the Field between Shoe Lane and the River Meon are marked (1) and (2) in green respectively on page 13.



Looking South from Church Lane
Summer 2006

In summer the Field can be a wonderful sight of wild flowers.



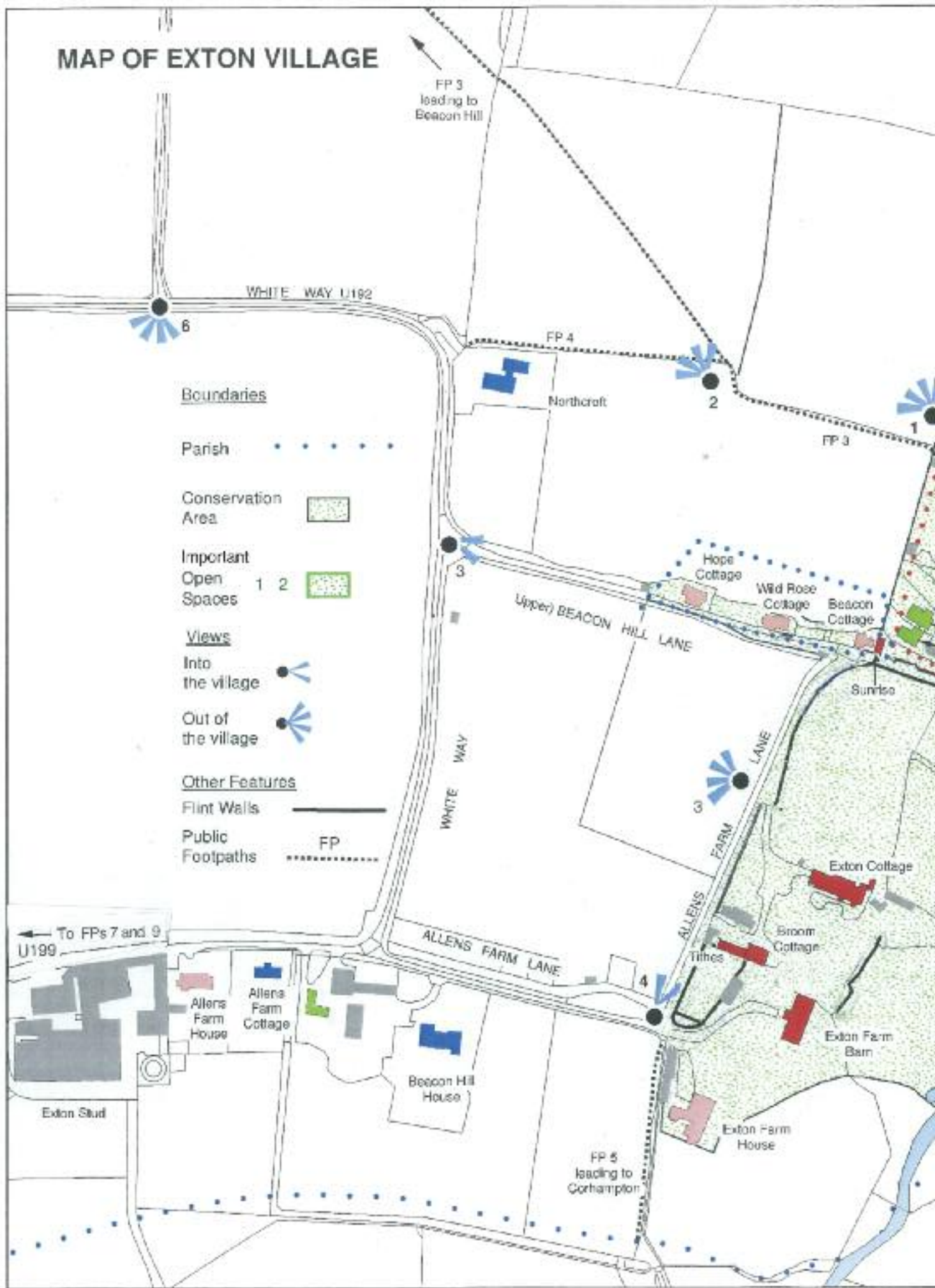
Looking North from The Shoe Garden to Church Lane
Jan-Feb 2008

In winter it is often flooded from the river or a high ground-water table.

GUIDANCE: *Supplements WDLP Policy DP4 (ii)*
The two important open spaces should be protected.

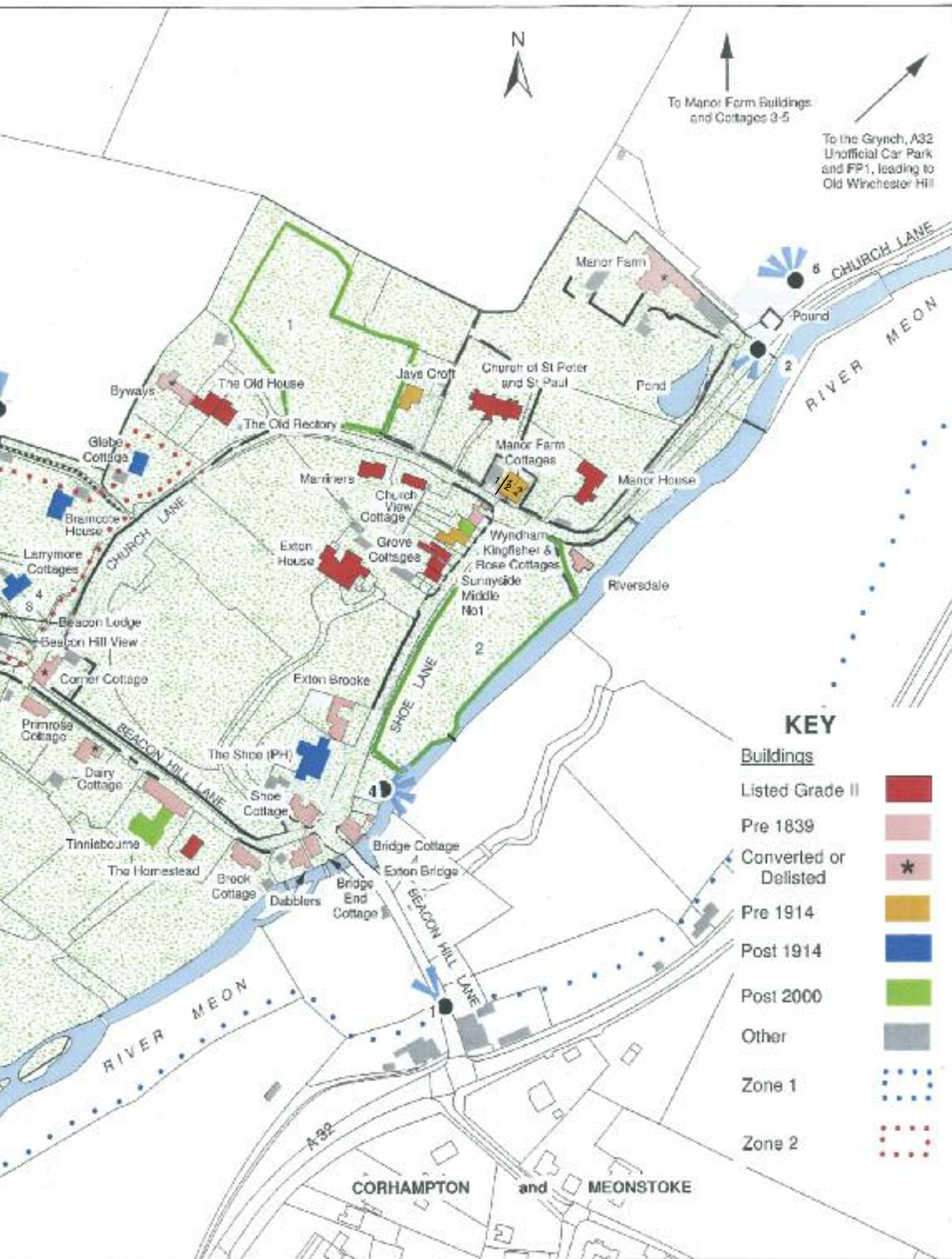
At present there is no Open Space for a public playground within the village. In order to maintain the character of Exton as a village of families of all ages, it is hoped that it will be possible to accommodate a small playground for the enjoyment of all the children of the village in the future.

MAP OF EXTON VILLAGE



1:2500 Scale

0 25 50 100 150 200 Meters



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BUILDINGS AND THEIR LOCATIONS WITHIN THE VILLAGE BOUNDARY

The character of distinct areas of building types in the village

With the exception of the dwellings in the zones, there is no distinct area of building types within the Conservation Area. Rather, there is a pleasing mix of dwellings of differing periods with a diversity of styles, building materials and details spread along the lanes dating from the C.16 to the C.21, as shown in the following table.

Locations	Periods						Totals			
	Pre 1839 Grade II Listed	Pre 1839 Not Listed	Pre 1839 Converted or D-listed	From 1839 to 1909	From 1910 to 1999	From 2000 to 2010	Bdlgs	Dwlngs		
	First figure = Building(s)		Last figure = Dwelling(s)				Colours as shown in Key on Page 12			
Central Core	1. C.18/1 ***						1	1		
Beacon Hill Lane	1. C.17/1	6. C.18/6	1. C.17/1 [@]						8	8
Shoe Lane	1. C.16/3		3. C.19/3		2/2	1/1	1/1 ^x	8	10	
Church Lane	1. C.13 **		1. C.19/1		1. C.17/1 [@]		2/3			
	2. C.16/2		2/2 !							
	2. C.18/3								11	12
Allens Farm Lane	1. C.17 *		1. C.19/1							
	1. C.18/1									
	1. C.18/1								4	4
Zone 1	1. C.18/1		3. C.18/3						4	4
Zone 2							3/4	2 /2	5	6
Buildings	12	14	4	4	4	3	41			
Houses	10	14	4	4	4	3	39			
Dwellings	14	14	4	5	5	3	45			

*** Exton House

** Church

* Barn

[!]Converted to Byeways (1955) and Manor Farm (1964)

[@] Dairy and Corner Cottages de-listed 1972

^xPre 1839 Cottage demolished and re-built 2008

*English Heritage List of Buildings of Special Architectural Interest, Section II pp. 33 - 37.
Hampshire Treasures, MCMLXXIX, Vol I Winchester City District p. 111 - 112.*

Characteristics of Buildings, their materials and particular details:

For Exton House	.....	.....	see Page 10.
For particular buildings along the Lanes	.....	.....	see Pages 5 to 20.
For Zone 1 - smaller buildings	.....	.....	see Pages 12 to 18.
For Zone 2 - new buildings since 1945	.....	.....	see Pages 12 to 19.
For distinctive village features	.....	.....	see Pages 20.

There are seven further dwellings close by in the SNDP, bringing the total number for Exton to 52.

See page 8 for some of them.

The height, scale and density of buildings

Most of the buildings are two storied: ground and first floor, and have casement windows.

Exton House and the Old Rectory have attics in their roof spaces.

Exton House, Exton Cottage and the Manor House are the largest houses and stand in grounds of 1 acre or more.

The cottages in the three lanes are suitably spaced, depending on their size.

Marriners has a larger plot - until 1953 it was the dwelling for the Exton House's gardener of that name.



*Primrose Cottage Late C.17 for farm worker
Extended/rearranged over the years. Note recent extension at (L),
subordinate to principal elevation bordering the Lane.*



*Dairy Cottage Early C.18 designed for cool storage of dairy
products.
1979 De-listed Grade II following major restoration: faced with
brick and modernised within.
1996 Single storey extension for rearranged kitchen. Porch
canopy added.*



*The Homestead Listed Grade II C.17 c.1650
Timber frame, brick infill. Thatched roof.
Skilful recent extension at (L) preserves its character.*



*Tinnisbourne Probably late C.19 Part of Exton Cottage estate
Converted post WW II from Racing Stables to private dwelling.
Recessed porch on lane-side elevation with tiled roof and lantern.
Recent extension leading to neo-Georgian wing with slate roof at (R),
hardly visible from the Lane.*



*Dabblers (L) and Bridge End Cottage (R)
Early C.19 Each now converted from two dwellings to single ones.*



*Bridge Cottage Mid C.18 with C.19 cladding
Former General Stores and Post Office. Covered riverside well
1963 Converted after change of use to private dwelling.*

Allens Farm Lane Two (of three) Listed Buildings



Tithes and Broom Cottage. Listed C.17. Timber frame with early C.19 cladding, and C.20 renovations, including west wing of brick work with a hipped roof. A variety of brick and flint work style. Timber framing exposed within. Once a Barn now two dwellings in a single range: Tithes (L), Broom Cottage beyond flint wall (R).



Timber frame, 5-Bay Barn Listed Grade II C.16 with later revisions. Projecting central waggon entrance. Hipped pantile roof, tiles over entrance.

Shoe Lane dwellings. One Listed Building



Shoe Cottage. Originally C.18 farmworker's thatched cottage. 1891-1936. Wheelright and blacksmith's cottage. Various recent alterations and works for flood prevention. Note flood protection boarding.



The Shoe (Public House). Built 1937 behind site of former Forge, following serious flooding of its previous location by the river. Minor alterations on changes of tenancy. Recent improvements to outdoor toilets. Exton Brook Cottage at (R).



Grove Cottages. Listed Grade II, C.16 (c. 1550) Late medieval Hall house with cross-wings. C.16/17 timber frame, C.18/19 cladding. Probably the oldest/longest lived-in dwelling in Exton. Now 3 dwellings: No 1 (L). Middle (C), Sunnyside (R). 1980 Various extensions to both floors and 2007 other internal alterations. Interesting chimney stack.



Originally 2 cottages, Wyndham 1 & 2, pre 1839. Named after Mrs Wyndham-Long of Corhampton House. c.1850 Rose Cottage (L) built on to Wyndham 2. 2007 Wyndham 1 (R) Wyndham 2 completely demolished then rebuilt as Kingfisher Cottage (M).

Church Lane Three Listed Buildings



Manor Farm
1964 extension added from derelict farm buildings to provide a private agricultural dwelling.



Riversdale Early C.19
1871 Enlarged for Headmaster of Village School founded that year.
1999 Ground and 1st floor extension
2006 Conservatory added.



Manor House. Listed Grade II C.17/18 with brick infill, part exposed and part painted. L-shaped plan.
South wing C.17 Red brick structure, tiled roof.
North wing C.18 Stuccoed brick facade with slate roof, Recessed porch with four columns.
2007 Conservatory added. Mostly sash windows.



Nos 1 and 2 Manor Farm Cottages. Built late C.19
Originally a pair of tied cottages for the farm.
2009 New dark blue doors added to both dwellings.



Church of Peter and St Paul. Listed Grade II C13. with masonry evidence from C.15 and C.16.
2-cell Old English structure: stone and flint walling.
1847 and 1892 Much restored and repaired.
1893 Further internal and external alterations.
Porch with knapped flints added.



Church View Cottage. Listed Grade II C.16. Tall chimneys indicate cottage was once thatched. Originally two dwellings.
Timber framed with exposed brick infill. Covered well.
1947 Painted Brick and tiled roof extension at (R).
1984 Converted to single dwelling.

Church Lane dwellings. Two Listed Buildings and One De-listed Building



Jays Croft
 1871 Built for village School. (Closed 1926).
 In WW II used as a lay apart store for MTB engines
 1952 Converted to bungalow.
 1969 Further 1st floor additions with dormer windows.
 1992 Conservatory added.



Marriners Listed Grade II C.16
 3-bay timber frame exposed with various brick infill.
 Thatched roof. Covered well.
 1984 Modernised within.
 1987 Garden room/conservatory added.



The Old Rectory and Old House
 Listed Grade II C.18 with early and mid C.19 changes.
 Walls mostly painted brick, Sash windows.
 East ('Gothic') wing (L) now The Old Rectory: Porch, pillar and
 hoodmoulds over three north-facing windows.
 West ('Victorian') wing now the Old House School-rooms added
 for Rector's and village children's schoolrooms until proper school
 (now) Jays Croft built 1871. (See also p.21)



Corner Cottage C.17 De-listed 1972 Part timber frame, brick in-fill
 Various brick and flint walling Covered well (See p.21)
 Former tied farm worker's cottage, then a sweet shop
 1973 De-listed Grade II modernised and insulated.
 2002 Ground and 1st floor extensions.

Zone 1 4 smaller buildings on Upper Beacon Hill Lane were originally cut out of the chalk bank. Two of these are illustrated.



Sunrise Cottage Listed Grade II C.18, early C.19 features.
 Originally carved out of the chalk bank for a horse and cart,
 and a smithy for shoeing horses.
 Thatched roof, rendered cob walls, gabled, boarded porch.
 Old well in garden. Beacon Cottage behind (L).



Wild Rose Cottage C.17. Former Farmworker's cottage.
 Painted brick structure, Tiled roof.
 Part timber framed, part painted flint, part rendered 'cob'.
 Part painted brick elevations. Tiled roof.
 1997/8 Major porch and 1st Floor extension at rear
 1992 2nd Extension single storey at rear.

Zone 2 5 Buildings built since 1945. Their elevations are markedly different from older buildings in the village.



Nos 3 and 4 Larrymore Cottages
 1948/9 'Airey' houses, built with pre-fabricated materials by Droxford RDC after WW II to provide temporary accommodation (supposedly 25 years).
 No. 3 is the only remaining council house in the village.



Glebe Cottage
 1975 Purpose built detached dwelling with large pane windows
 Modified and approved by Fareham Council
 on demise of Droxford RDC.



Bramcote House
 1976/7 Purpose built private dwelling with part tile hung elevations
 Designed and constructed by first owner
 Approved by Winchester CC.



Beacon Hill View (L) and Beacon Lodge (R)
 2005/6 Two linked houses built to replace Nos 1 and 2 Larrymore cottages.
 On same plots though differently sited.
 Modified and approved by Winchester CC.

Comment:

- Since 1945 several buildings and dwellings in the Conservation Area have been converted, modified or altered within. Extensions or conservatories have also been added.
- Since 1945 only 4 buildings - 6 dwellings - illustrated on this page have been built in the Conservation Area: that is roughly averaging one new building in 15 years or one new dwelling in 10 years. They reflect the changes in style in each decade.

GUIDANCE:

Supplements WDLP HE 4, 6, and 7.

New development should not extend beyond the built up area of the settlement.

See p.12/13

Attractive features of rural character should be respected.

Special attention should be paid to alterations and extensions. They should be consistent with the appearance and character of adjacent buildings. Changes should be sympathetic to the existing building in scale, plot size, roof lines, chimneys and windows.

Distinctive village features and building materials

Besides the details already mentioned or illustrated, the following add to the character of the village:

- The Church: 'Weeping' Chancel, inclining to the right of the Nave.
Late C19 "Tree of Life" stencil on the East Wall.
Curious memorials (inside), tombs (churchyard).
- The former Common Pound for stray animals, close to the driveway to Manor Farm.



Exton Bridge

Built 1805 Heightened since. The three small arches have to accommodate all the rain and spring water from the wide watershed of the Upper Meon Valley.



Gateway to Exton House.



Marriners

Wide variety of brick sizes, colours and styles of laying.



The Old Style K6 telephone kiosk, (a Listed Building) designed by Sir Gilbert Scott and now a Listed Building, standing by Bridge Cottage. Also former 'street' lamp bracket on the corner of the Cottage.

With the brick mounted letter box and the Notice Board these form a focal point for the Village opposite The Shoe. They break up what would otherwise be a blank, asymmetrical wall.



*Corner Cottage
Flint and brick mix.*



Church Porch with knapped flints.



Riversdale - Interesting patterned tiling, for the Headmaster's house. Also on Jays Croft - the former school.



The Old House (W) elevation. Good example of Flemish Bond Also used on Tinnisbourne.

GUIDANCE:

Supplements HE 5 & HE14.

Retain the local building features as illustrated on pages 10 and 15 to 20.

For walls, roofs, chimneys and windows, traditional or good quality second-hand materials should be used wherever possible. Mortar colour and composition, bonding and pointing should be matched in brick extensions. Small panels of flintwork in the brick walling should be avoided.

Care should be taken to avoid stainless steel flues, security gates and glazed front doors so as to preserve the rural character of the village. Where possible, satellite dishes should be mounted away from public view.

Flint boundary walls should be kept in good repair, using appropriate lime mortar.

Long straw thatch is traditional to the area so should be used to replace or maintain roofs.

Hedges, walls and fences - types and locations

View from the A32 along Beacon Hill Lane

See location 1 on p.13



This is lined with high hedges on either side as far as the Bridge. Millenium copper beeches stand on the right.

Thereafter there is a sharp S-bend (HGVs beware!) then one side is flint-walled and tree-lined, with dwellings mostly on the other. See page 10.

View along Allens Farm Lane



From Exton Farm one side is flint-walled (E), the other is fenced (post and barbed wire) and hedged (W). Part of this hedge is deliberately kept low for the fine view up to the horizon bounded by the spur of Beacon Hill.

See location 3 on pages 6 and 11.

View from White Way along (Upper) Beacon Hill Lane



The sunken lane is fenced and hedged in (S) side, fenced and treelined on (N) side.

See location 4 on p.12.

View from the Grynch along Church Lane.

See location 2 on p.13



This is tree-lined along the river bank with the other side hedged along a field as far as the turn in to Manor Farm House.

Thereafter there is another 'tree tunnel' as far as Riversdale. There is a sharp RH bend (HGVs beware!) after which brick-capped flint walls line the lane on both sides as far as Corner Cottage. See page 10.

View along White Way



From Allens Farm lane this sunken Lane leads northwards, hedged on one side (E). Post and rail with sheep fencing runs along the other (W). Young lime trees are spaced along part of that side. After passing Northcroft this lane is also designated as the U192. See page 12.

View along Shoe Lane



The river side of the Lane, from the Shoe Garden to Riversale, is lined with post-and-rail fencing.

See also page 22.

HIGHWAYS and TRAFFIC

State of the Lanes

Until post WW II all the lanes were little more than gravelled trackways. They have since been overlaid with tarmac, though without proper grading. Agricultural, refuse/recycling and other HGVs wear down edges causing ruts and puddles which need frequent patching. More visitor traffic will aggravate an already unsatisfactory situation.

Characteristics of Local Roads

The three lanes within the Village boundary/Conservation area, with their wealth of tree-lines bordering them, have scarcely changed since the 1st OS map. *See pages 9 and 10.*

Apart from Upper Beacon Hill Lane (see Sign below) carriageway widths are mostly 4 m. wide, bordered by narrow grass verges and confined by brick-capped flint walls - as already stated, 1500 m of them! - just about everywhere on one or both sides. There are no pavements for pedestrians.

Footpaths, Cycleways and Parking

Footpaths There are various popular footpaths radiating from the Village:

From Church lane to Old Winchester Hill and Beacon Hill FP 1 and FP 3

From Allens Farm Lane to Corhampton and Corhampton Down FP 5 and FP 7

These link with a further 14 footpaths within the Parish.

Cycleways No dedicated cycleways.

Parking Nearly every dwelling has a garage, off-road parking space or a dedicated bay alongside the carriageway. The only exceptions are the five dwellings along Shoe Lane. No public parking in the Village. Visitors should be encouraged to use the unofficial parking area by the Grynch, just off the A32 on Church Lane.



Unofficial Car Park near the Grynch

Note the Millennium Copper beaches either side of Church Lane.

Utilities and services

No main drainage. No main gas service.

Street lighting. None.

Telephone Kiosk (and Post box) By Bridge Cottage. Useful for Walkers seeking local B & Bs and transport.

This is particularly important because mobile phone coverage is problematical in the Village.

Street Furniture There are name boards at both ends of each Lane.

On Shoe Lane, bollards on one side are needed to restrain HGV's from swerving into the ditch.

See also fencing on page 21.



From White Way,
(Upper) Beacon Hill Lane tapers from
2.7m to 2m. Hence this sign.



Low post-and-rails are needed as shown on the other side to save vehicles from falling into the deep ditch.

Public Toilets. None. The nearest are the outdoor facilities of The Shoe Public House, but these are for patrons.

Public Transport. Services from the A32 Bus Stop to Petersfield and Southampton. (Community Bus to other locations).



GUIDANCE

The rural character of the lanes should be preserved by avoiding further proliferation of road signs and of lining the verges with kerbstones.

Despite parked cars obstructing the village lanes, a public car park would seriously detract from the character of the village.

Use should be made of the unofficial car park near the Grynch.

Supplements WDLP CE6, T4.

FLOOD PREVENTION

History of Flooding

After the bridge over the River Meon was built in 1805. Then a stretch of the river was raised up-stream to form a more effective mill pond/overshot millwheel and the marshy ground was drained to create water meadows with traps, hatches and two over flow by-passes.

Presumably the Mill controlled the flow of the river efficiently until it closed in 1908, likewise the owner(s) of the water meadows until 1925/6, when serious flooding was first recorded.

Since then flooding is known to have occurred in 1937, 1955, 1976, 1994/5 and 2000/01, when some 7 properties were affected, (one had a cellar flooded). This was the more severe since 1937: The rainfall totals for the autumn of 2000 were by far the highest ever recorded for a similar period since Oct - Dec 1852.

*Environment Agency Halcrow Report - Executive Summary.
Memories of a Meon Valley Childhood, Pat Staples, Page 12.*

Planning Review

Once the causes of flooding had been identified, Exton villagers formed a group with the Environment Agency, HCC, WCC, the Police and the Fire Service, to seek solutions to the flooding problem. The EA commissioned the Halcrow Group Ltd to draft a plan of action. This Report was submitted to the group in August 2002. However, the Recommendations were not adopted because of the costs involved.

Action taken

- Blocking the culvert under the A32 to stop water east of the road from entering the ditch.
- Creating a new channel to re-direct excess water west of the A32 back into the River so as to reduce the flow along Church Lane.
- Grading a short stretch of Shoe Lane up to a height of 600mm, coupled with a culvert and an adjustable restriction alongside the flint garden wall of Exton House.

Together with the raised carriageway this arrangement can now return excess water across the meadow and back into the River above the Bridge.

Other Occurrences

- More often than not during Winter months the River spills over its banks upstream from the sluice into the fields either side before re-entering the watercourse just above the Bridge.
 - From the left bank overflowing a by-pass.
 - From the right bank into the field beside Shoe Lane.

GUIDANCE

Supplements SE Plan Policy NRM 4.

- To minimise the risk of flooding in the village, by-passes, relief ditches and culverts should be regularly cleared of silt and other obstructions so that the downhill flow of water is not impeded. This is the responsibility of the relevant landowners and householders.
- They may need the assistance of the EA/HCC to ensure that:
 - a. The Right Bank is in good repair to prevent seepage through to the ditch
 - b. The ditch is lower than the adjacent carriageway so that surface water can run off the road
- If there is a policy to withhold water where it lies so as to reduce the flow among the ditch, this may require the creation of soak-aways or sumps.

The Draft Village Design Statement was exhibited in the Church for the benefit of all



Exton Villagers on three week-ends during May 2009.



52 of the 74 Residents visited the exhibition.

They were content with the Draft or proposed some useful minor amendments, which have since been incorporated.

SUMMARY OF GUIDANCE

The Setting

- Exton's historic settlement pattern, bordered on three sides by open farmland and the River Meon with former water meadows on the fourth, should be protected.
- Development should not obscure the fine views of the immediate countryside from the village, especially those towards Old Winchester Hill and Beacon Hill.
- New farm buildings should be designed and built to a high standard. They should be so located as to avoid their being conspicuous and, if possible, grouped with other existing buildings.
- Conspicuous farm and stud/livery buildings should be screened with indigenous trees to reduce the impact of their bulk on the countryside.
- Where farm buildings are not of historic importance or suitable for agricultural purpose they should be demolished to enhance the visual appearance in the SDNP.

Trees and open spaces

- Most trees in the Conservation area are protected, though not necessarily covered by Tree Preservation Orders (TPOs).
- Care should be taken to maintain them and to consider how best to replace them when they near the end of their life span.
- The important boundary hedges and flint walls are illustrated on page 21. They should be retained and maintained in keeping with the local environment.
- The two important open spaces should be protected.

New Development

- Development should not extend beyond the built-up area of the settlement.
- Attractive features of rural character should be respected.
- Special attention should be paid to alterations and extensions. They should be consistent with the appearance and character of existing buildings. Changes should be sympathetic to the existing building in scale, plot size, roof lines, chimneys and windows.

Materials

- Retain local building features, as illustrated on pages 10 and 15 to 20.
- For walls, roofs, chimneys and windows, traditional or good quality second-hand materials should be used wherever possible. Mortar colour and composition, bonding and pointing should be matched in brick extensions. Small panels of flintwork in brick walling should be avoided.
- Care should be taken to avoid stainless steel flues, security gates and glazed front doors so as to preserve the rural character of the village. Where possible, satellite dishes should be mounted away from public view.
- Flint boundary walls should be kept in good repair, using appropriate lime mortar.
- Long straw thatch is traditional to the area so should be used to replace or maintain roofs.

Roads and Traffic

- The rural character of the lanes should be preserved by avoiding more road signs and further kerbstones to line the verges.
- Despite parked cars obstructing the village lanes, a public car park would seriously detract from the character of the village.
- Use should be made of the unofficial car park near the Grynch.

Flood Prevention

- See Guidance on page 23.

By following this Guidance, Exton should retain its particular character and environment for those living in the village - and for visitors as well - to enjoy now and in the future