

Hampshire County Council

**Southwick**  
Conservation  
Area

Price 4s 0d  
(20p)

Feb. 1970

## Conservation Area Policy

Southwick is a small village less than 5 miles from Portsmouth lying in the lowlands N. of Portsdown Hill. The approaches to the village and its setting are particularly attractive. In addition the site of the Old Priory which immediately adjoins the East boundary of the Conservation Area is the subject of excavations to reveal more of this old building. The site has been classified as an Ancient Monument within the terms of the relevant Ancient Monuments Acts 1913- 1953. It is proposed to construct a new access to the site in order that the remains of the Old Priory may be accessible to the public. The village itself dates from 1150 approximately, when the Augustinian Priory at Portchester was transferred to Southwick. It is largely unspoilt, though subject to a considerable volume of through traffic using the A333, and is made up of timber framed, thatched houses, 18th century brick fronted houses, and a few early Victorian houses of flint. The development of the village is rather intermittent, with a concentration of buildings around St. James Church and the High Street being the heart of the village. The elongated grid form of the village street pattern suggests that Southwick may have been originally laid out as a planned medieval town which did not develop as expected.

The village is unusual in that it has its own water supply carried by conduit from the village well at Offwell. Although the present system is comparatively recent the village has had this right since the time of Henry I.

The County Council, as the Local Planning Authority, intend that the character of the village should not only be maintained but enhanced and it therefore has designated the area, as defined on the attached plan, as a Conservation Area under Part 1 of the Civic Amenities Act 1967. The fact that adjacent sites and buildings may not have been included within the boundaries of the area in no way implies any relaxation of planning control in relation to these sites and areas. In considering proposals for development within the Conservation Area, the Local Planning Authority will have regard to the policies set out below:

- (i) In the area indicated it may be necessary to enforce extended control over development and the Local Planning Authority may submit to the Minister a Direction under Article IV of the General Development Order, 1963, requiring express permission before certain development is undertaken. Such development is referred to in Schedule 1 of the Order, Classes I and II (i). The development referred to includes minor alterations and additions to dwelling houses, the erection of ancillary buildings and the erection of gates, fences and walls.
- (ii) The attention of owners, occupiers and potential developers of buildings listed as being of Special Architectural or Historic Interest is also drawn to Part V of the Town and Country Planning Act, 1968, which introduces a new code of procedure designed to protect such buildings when either alteration, demolition or extensions are proposed.
- (iii) Uses within the Conservation Area which generate unreasonable noise, or other nuisance, or would result in untidy sites, or considerable traffic generation will not normally be permitted and any existing uses of this nature will not usually be allowed to expand.

- (iv) The scale and relationship of the buildings within the Conservation Area to the overall street scene is very important and may be destroyed if street widening occurs, or if the existing building line is not maintained. It is therefore proposed to retain the existing building line and, where it is necessary to replace a building fronting the street, the position, scale and massing of the original should, so far as is possible, be reproduced.
- (v) The replacement of buildings will be permitted when it can be shown that the existing building is of an inappropriate character or wholly beyond repair. New buildings or additions to existing buildings will be permitted only where they will make a positive and appropriate contribution to the design of the area or will be entirely unobtrusive.
- (vi) Permission in outline form will not normally be given for building development in the Conservation Area. Detailed plans including elevations showing the new building with details of adjoining properties and particulars of colours, materials, existing trees and proposed landscape treatment will usually be required. Particular care will be exercised to ensure that inappropriate materials or colours are not used and that advertisement signs, if found necessary, are carefully designed for their purpose and position. Informal consultations will however, be encouraged with the Local Planning Authority in order to assist applicants at the stage when outline planning permission would normally be sought.
- (vii) The County and Rural District Councils may make grants or loans in appropriate cases, towards the repair or restoration of buildings on the Statutory List under the Local Authorities (Historic Buildings) Act, 1962. The buildings on the existing Statutory List and others of special importance are indicated in the Conservation Area Map. The List will be reviewed, and if necessary a revised list will be submitted to the Minister.
- (viii) The Conservation Area Map indicates trees and groups of trees which should be retained for their valuable contribution to the character of both the Conservation Area and the village as a whole. Where trees are shown that are in poor condition it is intended that these should be replaced. The Local Planning Authority will make Tree Preservation Orders, where necessary to ensure that trees are retained.

# Conservation Area

boundary of conservation area  
buildings of special architectural or historic interest

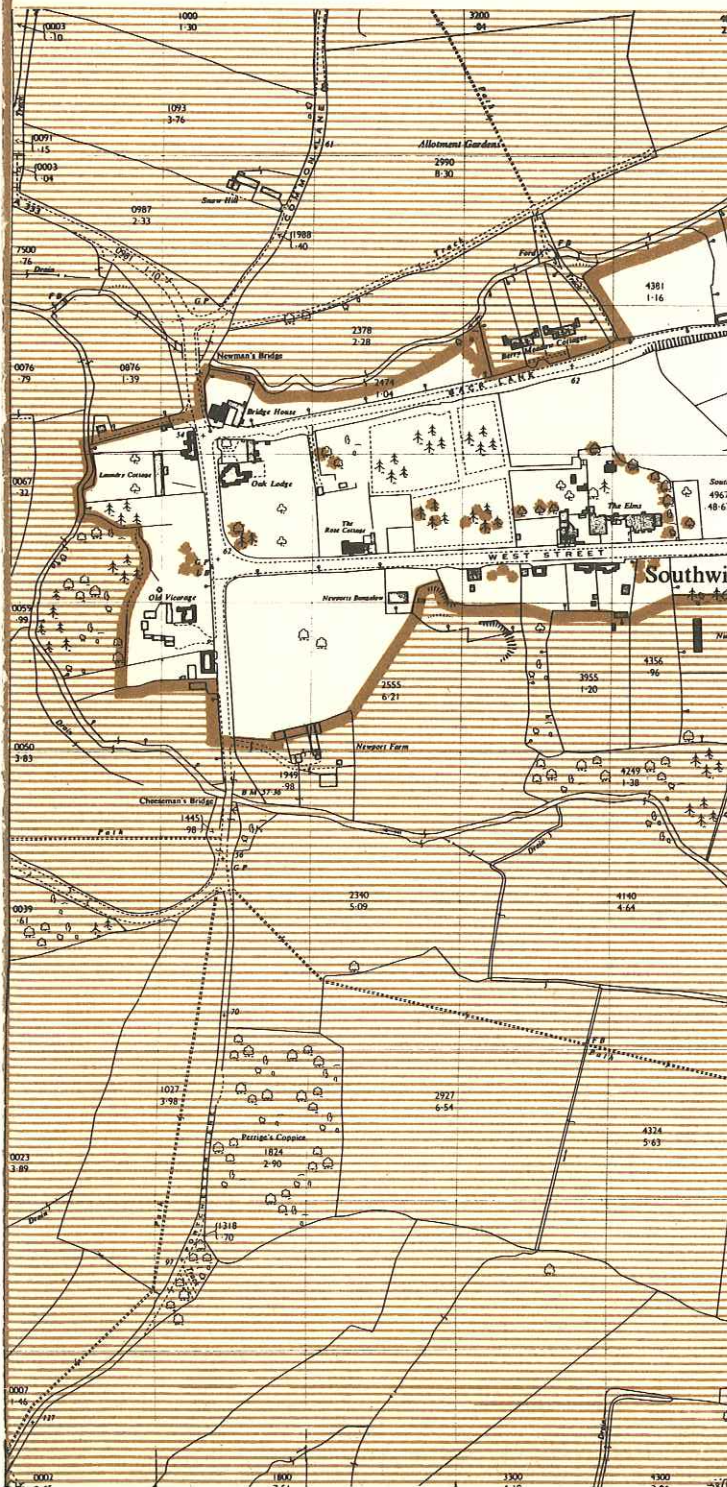
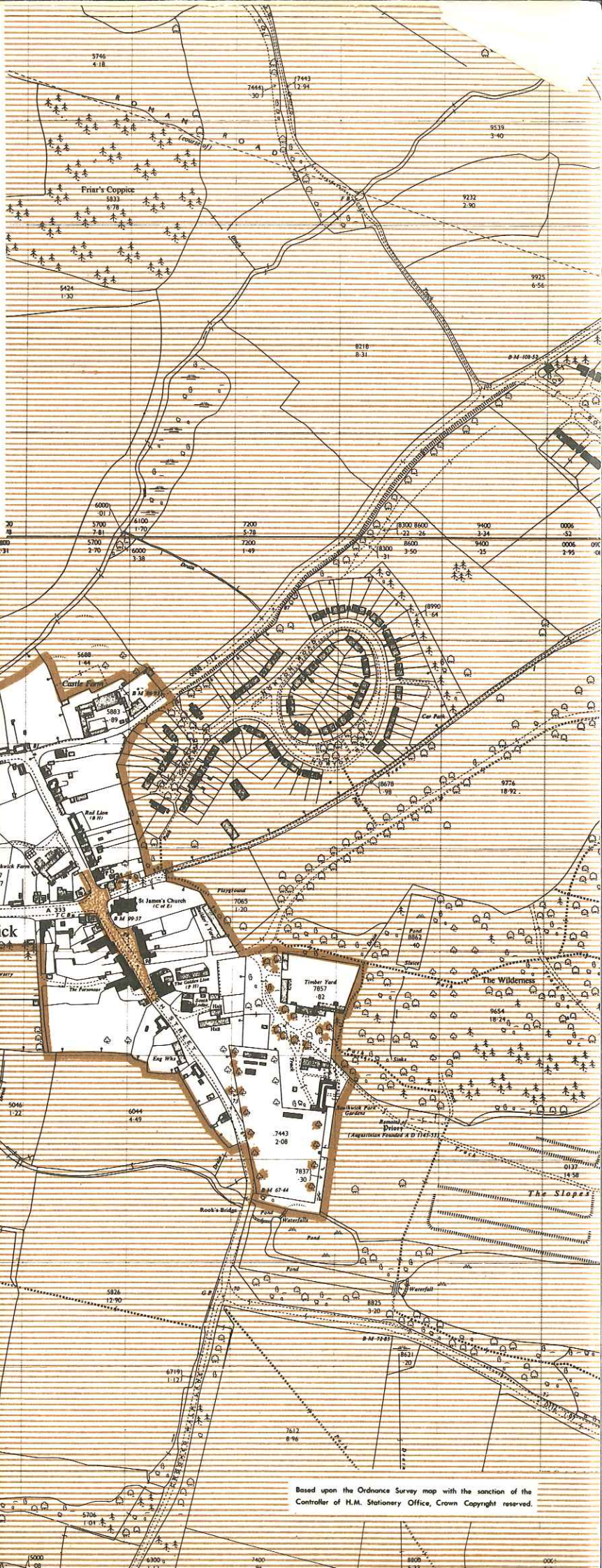
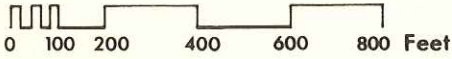
a) statutory list

b) supplementary list

existing building frontages to be retained

trees of visual importance

SCALE 1 : 5000



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