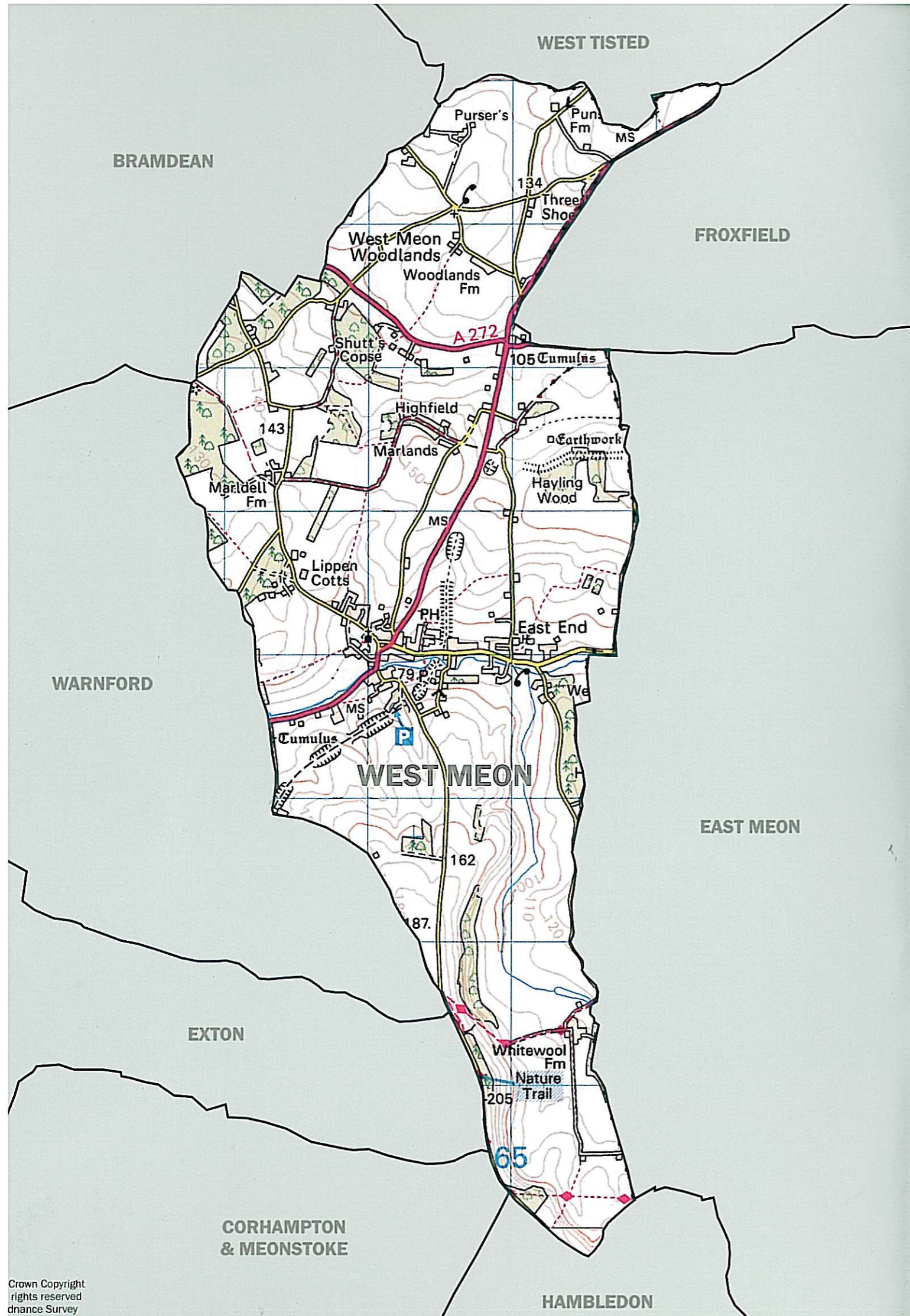


# **West Meon village design statement**

**Design guidance for the parish**



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## Acknowledgements

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Photograph of the River Meon (front cover) by Bill Westmacott.

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**West Meon Parish Council**

# History



Document granting land to Athelgard by King Athelstan in 932 AD

The name *West Meon* is relatively new and its origin is difficult to determine. There are three possibilities: 1 The valley was named after an ancient British tribe, the Meonwara. 2 The word *Meon* was introduced by one of the tribes of Wessex, and 3 the Jutes, settling in the area around 661, gave the name to the river and several villages they inhabited. In the Domesday Book, West Meon is called *Menes*.

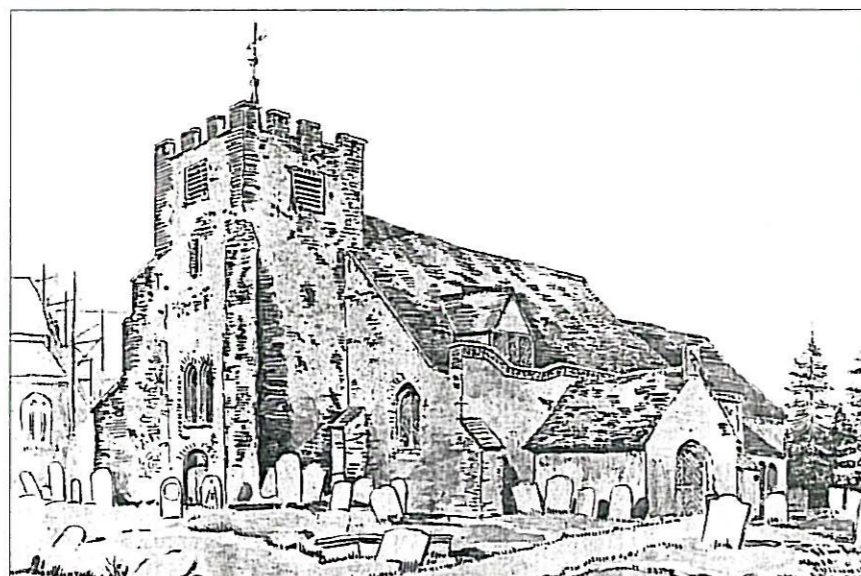
The Hampshire Ridgeway, a stretch of one of the great highways of the Stone Age, forms part of the parish boundary of West Meon. Ancient tracks and roads, established by the first inhabitants of the area, run down to crossing points on the river which flows through the village. Tools dating from the Middle Stone Age and Bronze Age to the present day have been found in the gardens and fields of West Meon, and Bronze Age leaders lie buried in barrows on the village outskirts.

The discovery in Lippen Wood of the remains of a relatively small but luxurious villa with beautiful

mosaics, suggests that life in this picturesque and verdant valley was very pleasant in the settled and prosperous middle period of the Roman occupation.

In 932, King Athelstan granted 12 hides of land in this area to his theign Athelgard, and our parish boundaries still follow those laid out in this charter.

Much as today, farming and farmers of differing degrees have played an important part in the life of the village. Originally, only the valley floor was cultivated, the flood plain providing a narrow area very suitable for farming.



Original Saxon church

For many years the property of the Bishop of Winchester, West Meon has featured on occasions in the politics and conflicts of our nation. During the Civil War, the village was held by both sides at different times; horses were stabled in the church and the original cross in the centre of the village was destroyed.

In the 18th and 19th centuries, West Meon lay on the coaching routes from London to Southampton and Gosport. The White Lion Inn, now Wolverton, was an important coaching inn, and it was here that coaches stopped to pick up a heavy (cock) horse to help them up the steep hill out of the village.

The 19th century was a period of mixed fortunes. Early on, poor harvests, combined with declining prices, caused unemployment, hardship and local unrest. The middle of the century saw the demolition of the original Saxon church and the building of its replacement. Mary Touchet, a local philanthropist, had a house built in 1827 which became the rectory in 1830 and is now West Meon House. She also had the village school and school house built in 1852, constructed from the same materials as the church. Mary Touchet also set up a charity for the benefit of the young people of the parish. Called The Touchet Trust, this is still in existence today, providing grants for educational purposes.

At the turn of the 19th and 20th centuries, the construction of the railway brought considerable change and disruption. A massive embankment was built to carry the line over the river, which totally altered the land profile, including diverting the course of the river itself. The railway was built to facilitate the rapid transportation of troops to the seaports, and, when it opened in 1903, was originally intended to have two lines. However, it failed to meet its potential and was closed in 1955.



West Meon Station 1949

The latter part of the 20th century has seen further changes, particularly in agriculture, one of the results of which has been the conversion of redundant farm buildings for use as housing and for light industry.

This thriving village was supported until the middle of the 20th century by a doctor, seven grocers, a newsagent, a butcher, a saddler, a tailor, a post office and drapers, two garages, five pubs (one of which, The Red Lion, was once a rectory), a church, a school, a bank and a blacksmith. As at 2002, we have a doctors' surgery, a church, a school, a garage, a village shop, a butcher's, a post office and store, two pubs, sports and recreation fields, tennis courts, a children's play area, a village hall, a sports pavilion and a rifle range.

Number of people registered in the parish of West Meon:		
Year:	1086	1901 1991
No of people:	266*	950 800
* accounting methods having changed, allow five more as family for each person		



Mosaic floor in Roman villa in Lippen Wood

## Settlement pattern and content



Centre of West Meon from church tower

### Landscape setting

The major part of the parish of West Meon lies within the East Hampshire Area of Outstanding Natural Beauty and comprises rolling chalk downland around 100 metres above sea level, rising to 200 metres, much of which has been ploughed up. Most of the total area of 1,527 hectares is farmland, roughly half arable and half pasture, with only a little over 40 hectares of woodland scattered in small pockets throughout the parish. The village itself remains compact, almost hidden from view within the valley on any approach (see map on pages 14–15). The many mature trees around the centre of the village lead to an almost enclosed atmosphere, and the settlement makes little



View of Long Priors from the north

visual impact on the surrounding countryside. The River Meon divides the parish neatly in two with the land rising steeply on both sides of the valley. It flows in a westerly direction from East Meon towards the village and in the village itself turns southwards.

### Growth of the settlement

The village of West Meon grew up not only because of its site at an angle of the River Meon, but also because it is the point where the valley road meets the main road from the north. The original nucleus of the village lies astride this junction and has followed the route of the river, lying on the slightly

higher ground on both banks, but extending in the north-west on the route to the church (see map on pages 8–9).

There are isolated small areas of development at Woodlands and Lippen, to the north and west of the main village, and at Sheepbridge to the south, plus a linear spread of settlement eastwards along the valley road, which is separated from the village centre by the disused railway embankment.



Floud Cottages

Generally speaking, until the 20th century, houses were built individually or in small groups to meet the specific needs of local people (for example, Floud Cottages, built to house estate workers).

The mix of adjacent housing types and sizes within a small area of the village centre reflects this.

Towards the middle of the last century, local authority housing estates at Meonwara Crescent, Headon View and Long Priors were added on the periphery of the then built-up area. Unlike traditional housing along the village thoroughfares, these estates were built around a cul-de-sac and introduced a more uniform element to housing style. It is significant that these early estates were built on good-sized plots so that they have tended to sit quite well in the landscape, particularly as gardens have matured. This is in contrast to the two major speculative estates (Knapps Hard and The Drill Hall Site) built in the 1960s/70s, which comprise sizeable detached houses on small plots.

Further small blocks of social housing were added towards the end of the 20th century at Long Priors and Doctors Lane to meet specific local needs for the elderly, single people and families – a more sympathetic approach to the environment is evident in the design of these estates.

Conversion of existing farm buildings, subdivision of plots and some infilling within the policy boundary has also added to the housing stock during the second half of the 20th century.



Court Farm Barns



Recent development in Doctors Lane

Development has been restricted by water meadows to the east and the south-west of the village, and this has been reinforced by the severe flooding in the winter of 2000–2001, now documented by the Environment Agency's flood plain map (see page 11). It has also been limited by rising land to the south and north, a large block of which, the recreation ground, is protected open space.

Pressure for residential development has so far been resisted along the A32 south of the village, and over the centuries West Meon has remained a settlement with a distinct core and naturally defined boundaries.

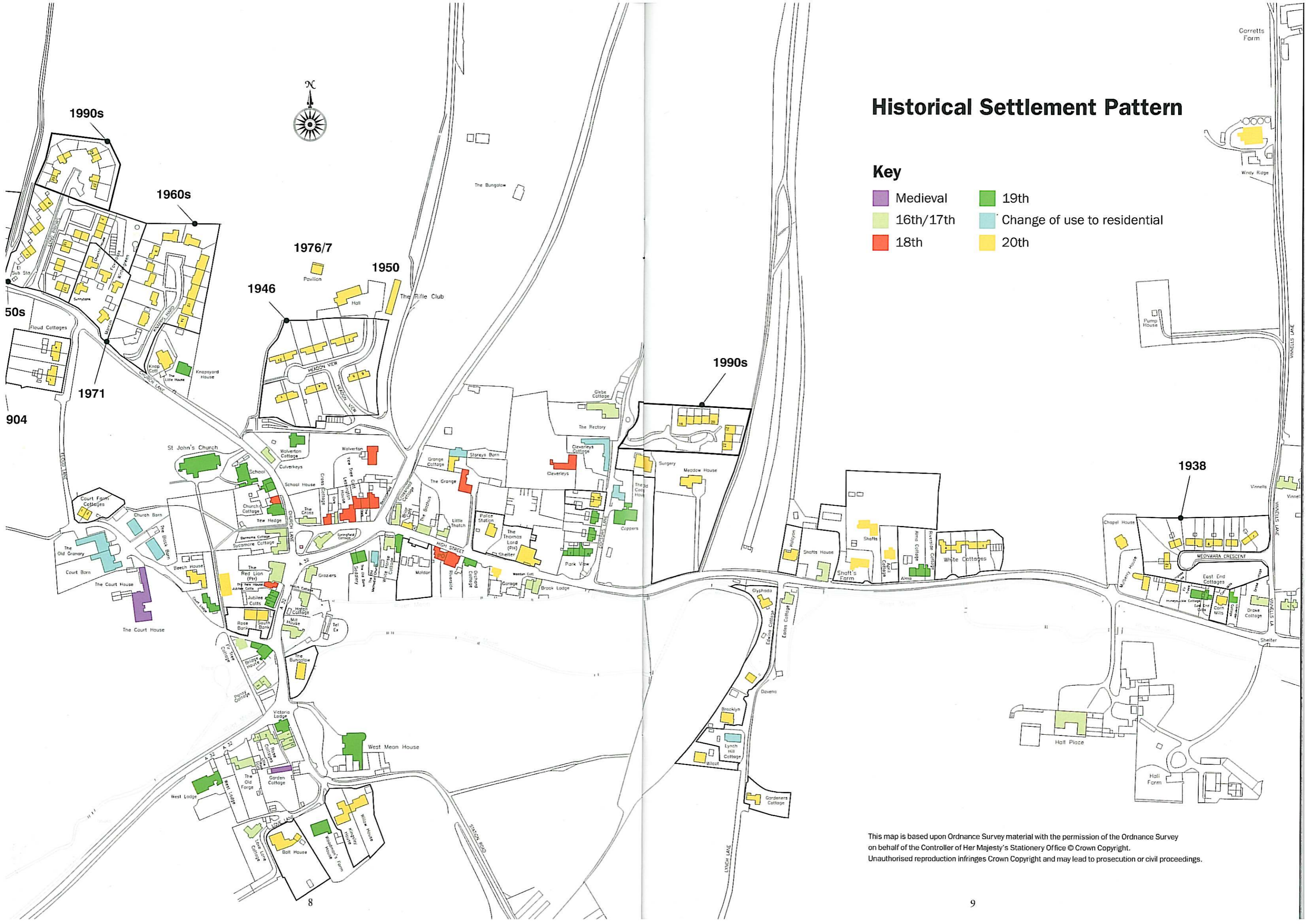
### Design guidelines

- ◆ Development should be contained within the settlement boundary in order to maintain the enclosed nature of the village.
- ◆ Care should be taken to conserve the area of countryside between West Meon and Warnford so that it remains a physical and visible gap, protecting the separate identity of both villages.
- ◆ Infilling between existing pockets of development should be controlled carefully to conserve the important open views and spaces in the village, as described in the Open spaces section (and see viewpoint map on pages 14–15).
- ◆ Infilling of sites within the existing tightly-drawn village envelope, as defined in the Winchester Local Plan is acceptable, subject to the use of appropriate materials, control of design, massing, scale and density and maintenance of the privacy of existing adjoining dwellings.
- ◆ In any future development, a mixture of housing sizes and types should be encouraged in order to reflect the historic settlement pattern and to avoid a uniform result.

# Historical Settlement Pattern

## Key

- Medieval
- 19th
- 16th/17th
- Change of use to residential
- 18th
- 20th



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# The River Meon and the water meadows

## The River Meon

The River Meon rises at over 123 metres above sea level a mile south of East Meon and is the highest flowing chalk stream in southern England. Between East Meon and West Meon the river is perched: a marl alluvium acts as a seal along the river floor, allowing the river to flow above the water table in dry periods when neighbouring chalk valleys at the same altitude are dry.

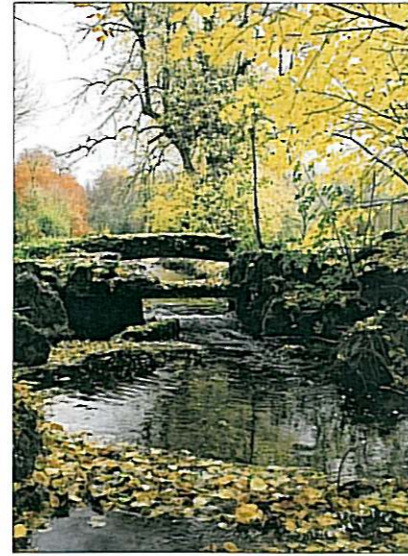
The river was originally the principal source of power in the village, and water mills were built along the riverbank. However, it now meanders through the village, largely unseen because of development that has taken place along its banks. Nevertheless, the community of West Meon takes pride in knowing that the river is there, and it provides a sense of tranquillity in the heart of the village.

In addition to the abundance of plants that flourish in and alongside it, the river is home to a variety of insects and water fowl, including herons, moorhens, kingfishers and little egrets.

## The water meadows

The interest and value of the River Meon are much enhanced by the water meadows which lie alongside it at the eastern and south-western reaches of the village. From November until early spring, the flooding of these meadows was a regular feature of valley farming in the 17th and 18th centuries. The principle was simple but effective: every autumn the heavier rains would be channelled by specially designed carriers to the farthest reaches of the fields that lay parallel to the river. This allowed water to travel for hundreds of metres, often up a slight incline, and special sluices enabled the movement of the water to be controlled and directed to different parts of the field. Once the water had reached the end of the carrier, it was allowed to percolate into the soil and across the ridges and troughs. Excess water would eventually return to the river. The water promoted the early growth of grass roots, resulting in higher quality grass and hay in the summer.

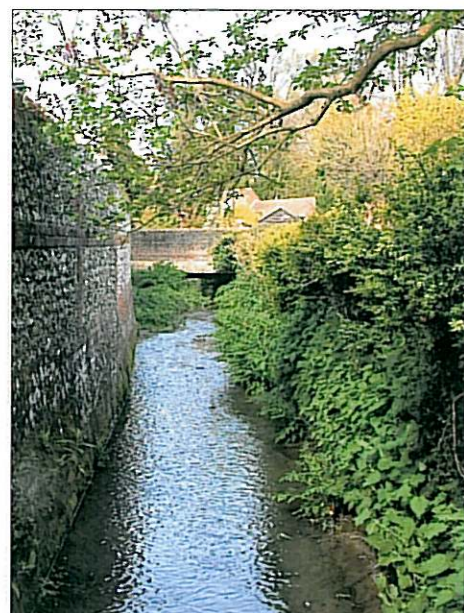
Today the water meadows form an attractive green boundary, providing



The River Meon

a vital element of rural conservation by defining the limits of the village. They are also an important part of the setting of various historical and listed buildings, such as Court House and the adjacent barns.

The severe flooding of the River Meon during the winter of 2000–2001 has emphasised the importance of the role of the water meadows in absorbing excess water during periods of heavy rain. In order to prevent the reoccurrence of the flooding to several properties which took place during this period, it is essential that the Environment Agency clear the build up of weeds and silt annually, to ensure a free flow of water.



The river from Church Path



Weir at Mill House

## Design guidelines

- ◆ Building on the undeveloped flood plain should be prevented. Not only have recent events shown this to be unwise, but it is important to preserve the setting of a number of listed properties of historical importance: Hall Place (Grade II\*), West Meon House (Grade II), Court House (Grade II).

## Recommendations

- ◆ The water meadows should be accorded special environmental protection.
- ◆ The Environment Agency should be pressed to clear weed and silt from the river annually.
- ◆ Original drainage ditches bordering the roads should be reinstated and cleared annually.



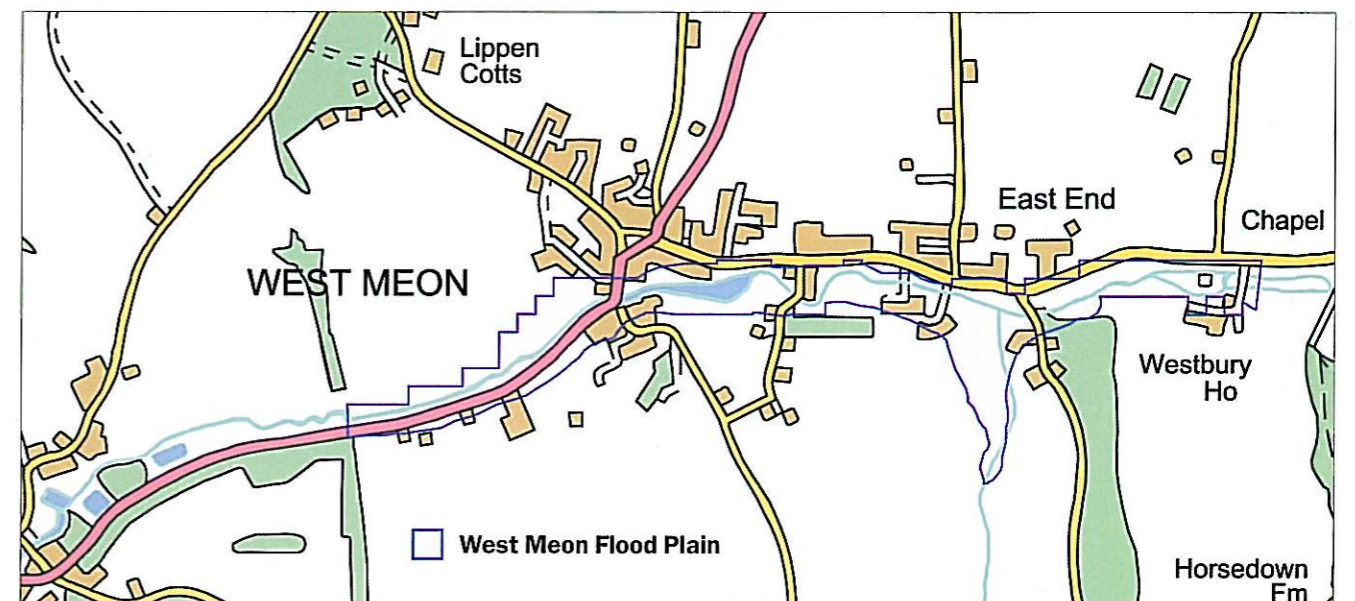
Water meadows south of the village



'Pooh Bridge', November 2000



Flooding at East End, January 2001



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## Open spaces

West Meon is surrounded by farmland which has long been important in preserving the unique character of the village, defining its boundaries and preventing ribbon-development. In addition, it makes the views out of the village some of the most delightful in the area. Particularly valued by the inhabitants of West Meon are the water meadows adjoining the A32, which separate the village from Warnford, yet provide easy and safe access to both (see Point A on the map on pages 14–15). At the other end of the village, the meadows on the eastern boundary with Westbury (Point B) are ecologically important and, being equally unfit for development, prevent the village from sprawling. Spectacular views over the surrounding countryside mark the northern and southern boundaries of the village.

A notable feature of the open spaces around the village is that they tend to be linked by footpaths, making it possible to enjoy circular walks around the area, crossing very few roads.

In addition to the agricultural land which surrounds it, within the village envelope there are areas of important open space which



contribute to the setting of historical buildings. The open areas within the village are greatly enjoyed and valued by those who live here.



The recreation ground (Point C) is seen as an important focus for local activity. It is used by young and old, and is considered one of the features of the village which enhance a feeling of community. Ideally located in such a central position and with delightful views, it has excellent sports facilities and is a quiet place to relax.

Another popular area is the small piece of land adjacent to the river opposite Meadow House (Point D). It provides a breathing space between developments and is valued as a place where children can fish, paddle in the river and play. For this reason, the area has been identified as a perfect site for environmental improvement. A scheme has been devised with the help of the East Hants Area of Outstanding Natural Beauty Project, the landowner and with input from the village. The plan includes a new footbridge across the Meon, creating a circular woodland



walk bounded by estate railings along the road. It involves the removal of rank species in order to encourage re-colonisation by water meadow flora (see page 28).

The Cross in the centre of the village (Point E) is viewed by many as its focal point. Though small, it provides an open space, almost a village green, within the heart of the village where people can sit and reflect.



The disused railway line (Point F) is seen by villagers to be of both historical and ecological importance. A charming place to walk, ride or cycle, free from traffic and with outstanding views of the countryside, it is a wildlife corridor with an abundance of orchids and chalkland butterflies.



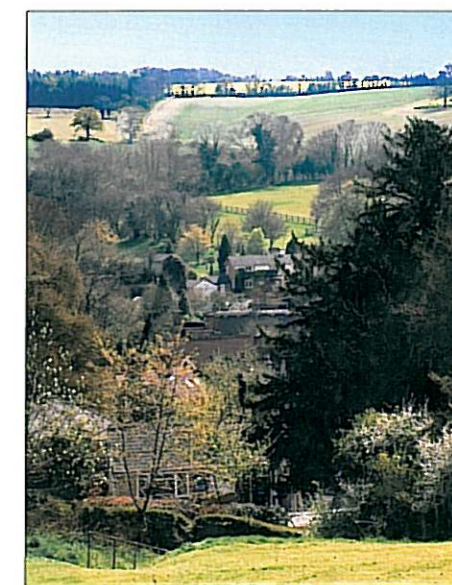
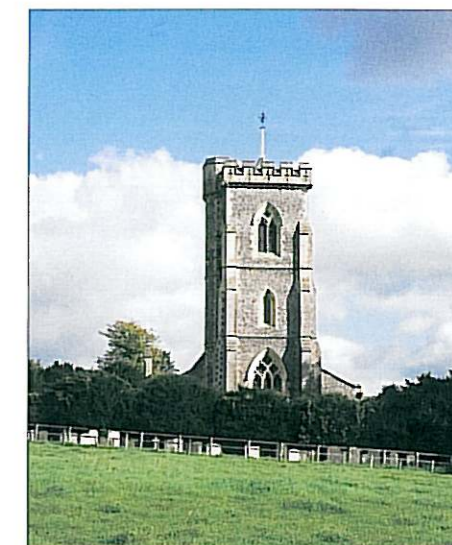
The churchyard and the field below it (Point G) provide open views of the countryside. As well as being of historical and religious importance, the churchyard is a valued open space and is rich in birdlife and wild flowers.

Asked to comment on the open spaces in and around West Meon, the villagers felt strongly that they should be preserved as much as possible for a number of reasons:

- It is the open spaces that sustain the beauty and rural character of the village.
- Open spaces within walking distance of the village provide somewhere for those without transport to relax.
- Open spaces provide room for trees, and trees reduce the level of noise from the A32.
- Green areas give somewhere for children to play safely.
- Open spaces are like good punctuation. They give a breathing space and provide relief from development.

### Design guidelines

- ◆ The conservation of valued open spaces is essential to the overall character of the village.
- ◆ The floods of 2000–2001 have shown that many of the open spaces in and around the village, especially the water meadows, are unsuitable for development.
- ◆ The views into and out of the village over the agricultural land should be considered as significant to the overall character of West Meon, and should, therefore, be preserved and respected in the design of any new development. These include the view from the A32 looking over towards Doctors Lane, the view from the churchyard and Court Barns across the water meadows and towards Warnford, the view from the recreation ground north and that from the top of the footpath north of the recreation ground looking back across the fields towards the village and Long Priors (see map on pages 14–15).
- ◆ Development that would lead to West Meon merging with neighbouring villages should be avoided.
- ◆ The fact that West Meon makes so little impact on the surrounding landscape and can barely be seen from the approach roads should be regarded as an important characteristic of the village which should be preserved.



# Viewpoints and open spaces



Alongside A32



View from Court Farm looking east



The church from the Warnford footpath



Looking north-east below the railway line



Old Winchester Hill looking north-west



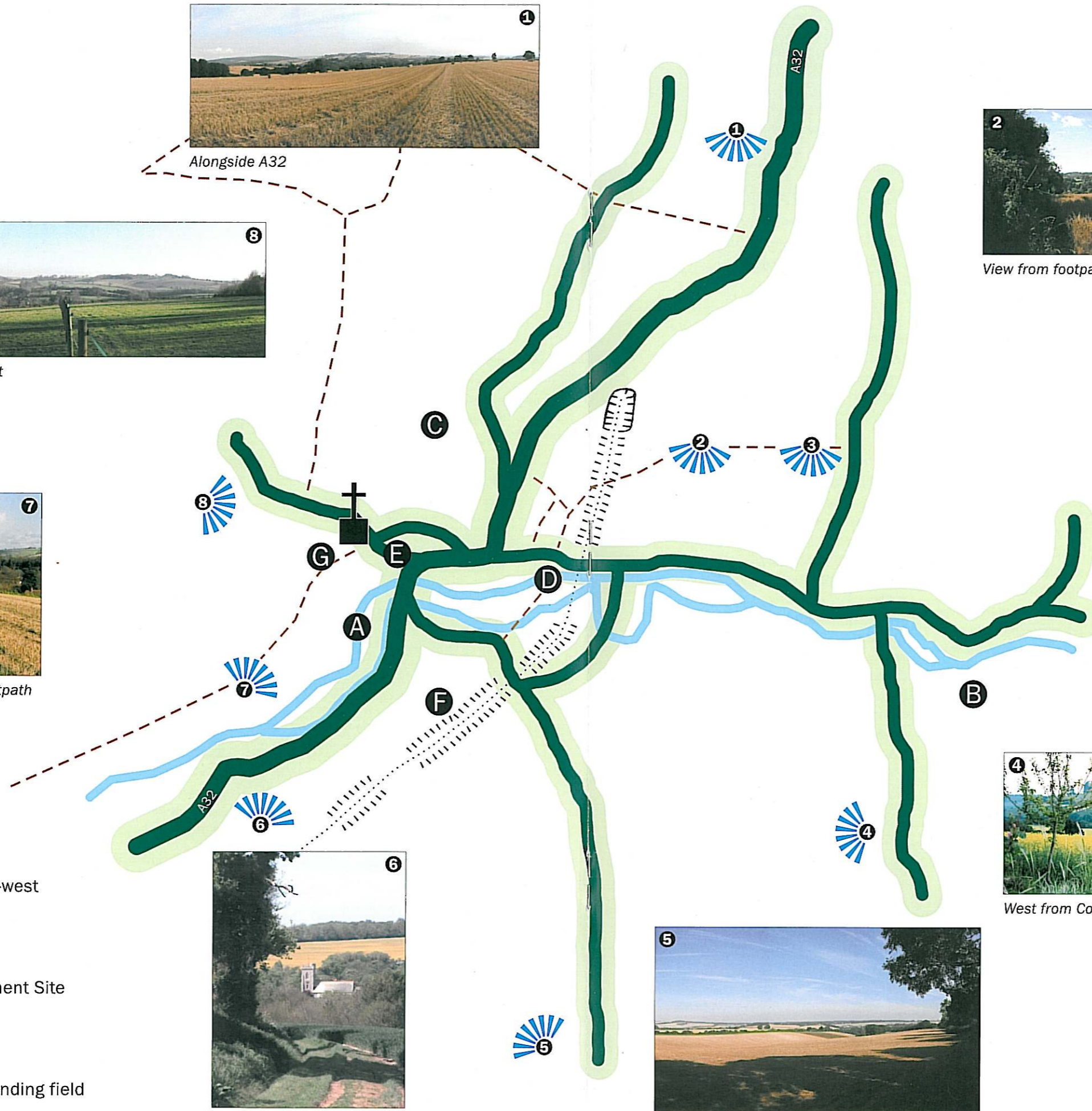
View from footpath looking due south



Looking south from Vinnells Lane



West from Coombe Lane



## Open spaces

- A** Water meadows south-west
- B** Water meadows east
- C** Recreation Ground
- D** Environment Improvement Site
- E** The Cross
- F** Disused railway line
- G** Churchyard and surrounding field



## Special features



### The Cross

The original cross was placed on the site where it was reputed that St Wilfred preached to the Meonwara, the last Saxons to be converted to Christianity. This is believed to have been destroyed by Cromwell's troops in 1644. The cross now occupying the site is in memory of George Vining Rogers (1777–1846), who was the village doctor for 40 years, and his wife, Mary Anne Rogers (1783–1873). It was erected in 1901 by the last of their 16 children.

### St John's Church

The church was completed in 1846 and is architecturally notable for being one of the first in Hampshire to be influenced by the ideals of the Cambridge Camden Society. This society was instrumental in introducing a convincing Gothic style, purporting to be transitional between early English and Decorated (belonging to the latter half of the 13th century). The squared flint work is rare in church building and the individual flints were 'knapped' by the women of the village at the builder's yard, now the Knapps Hard housing development, located just to the north of the church. The school and schoolhouse were built in the same materials a few years later.

In the churchyard is the tomb of Thomas Lord, founder of Lords Cricket Ground, which is still maintained by the MCC.



*This section specifically highlights aspects other than those already referred to which materially contribute to the special character of the village.*

### Signage and lighting

The proliferation of road signs can detract from the appearance of a traditional village such as West Meon.

Glare tends to spoil the aesthetic appearance of rural settings and light pollution can lead to creeping suburbanisation. Private security lights can become a source of irritation to village residents.

### Roads

The village is bisected by the A32 which serves as an alternative and more scenic route to the M3 and M27 for traffic travelling to Portsmouth and the continental ferry terminals. Speed warning signs and traffic-calming measures have been introduced at the approaches to the village, both from the north and south; but damage is frequently caused to property fronting this road by traffic travelling too fast. This is compounded by the fact that the road bends sharply in several places.

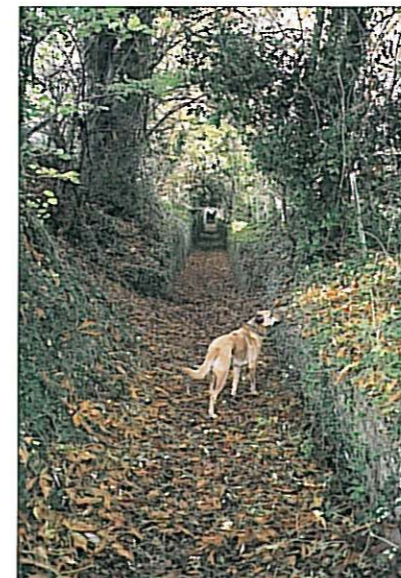
### Footpaths and bridleways

A network of footpaths exists in and around the village (see map on pages 14–15). Amongst those frequently used are the paths to Warnford, North Field, the old railway line to Droxford and beyond and Bere Farm to Wheely Down. Bridleways extend from Marlands Farm to Brockwood and a new bridleway has recently been created from Lippen Lane, linking to the track north of Bere Farm. The ancient sunken path that leads from Station Road to the High Street is much used and valued by villagers.



### Flora and fauna

Chappetts Copse, an area of woodland located at the eastern boundary of the village, is one of the nature reserves of the Hampshire Wildlife Trust. It is of particular importance because of the large number of sword-leaved helleborines which flower there in May, and it is one of the main sites in the country for these rare plants. In addition to trees and wild flowers, which include many kinds of orchid, spurge, laurel and woodruff, the copse is a haven for woodland birds. These include the greater spotted woodpecker, black cap, chiffchaff and wren, which nest there every year. Others, such as the kestrel, tawny owl, buzzard and spotted flycatcher, have also been recorded recently. There are many species of wildlife to be found on farmland and in other wooded areas surrounding the village. Amongst these are fallow, roe and muntjac deer, fox, hare, stoat and badger.



### Trees, hedges and woodlands

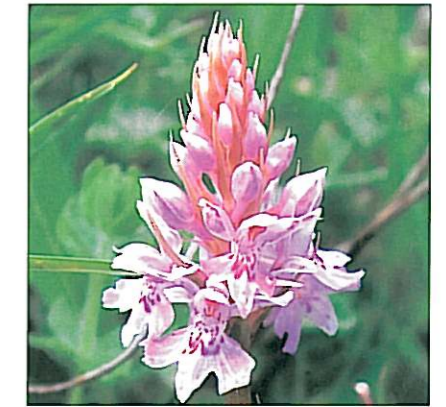
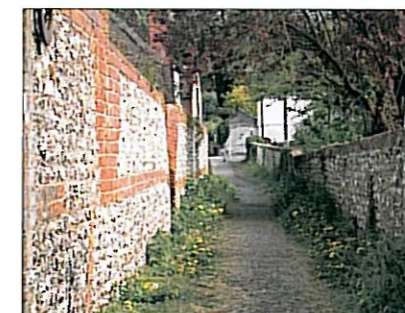
There are a number of magnificent trees within the village, many of which are protected by tree preservation orders. The origins of many of the hedges and wooded areas can be traced back to Saxon times. However, many shallow-rooted trees have unfortunately been lost during the storms of the past two decades. There is a particularly good example of a mature beech hedge at Headon View, and fine specimens of copper beeches at Coppers and Meadow House.

### Country lanes

In common with other villages in the area, sunken lanes form an attractive feature of the village. However, some of these are used by vehicles taking short cuts between A roads, causing the surface to deteriorate and the banks to be eroded by their attempting to pass in their narrow confines.

### Boundary walls

There are many boundary walls of flint construction throughout the village and this feature has been sympathetically incorporated into houses built recently.



### Design guidelines

- ◆ Existing woodland areas should be conserved and managed.
- ◆ Existing hedges should be retained if possible, and any new hedges should be native to the area and in accordance with the Winchester City Council's planting guidelines.
- ◆ The highway authority should endeavour to restrict the proliferation of signage and, where it is deemed necessary for signs to be erected, they should blend in with the character of the village and not be obtrusive.
- ◆ Where possible, traditional cast-iron signs should be reinstated.
- ◆ Any additional street lighting should be sympathetic to the particular location.
- ◆ Private security lights should be sited so as not to inconvenience other residents and road users.

### Recommendations

- ◆ In view of the ever-increasing volume of traffic using the local roads, opportunities for establishing new bridleways should be considered.
- ◆ Replanting of trees should continue to be encouraged.
- ◆ Repairs to flint walls with the use of lime mortar should be encouraged.

# Building form and materials

## The Conservation Area and the old cottages

West Meon was designated a Conservation Area in June 1972 in order to protect its special environmental and historical character.

Within the Conservation Area are 41 Grade II listed buildings and many other individual buildings and groups of buildings, which, although not necessarily outstanding enough to be listed, are nonetheless of architectural importance and historical interest. Together these make a notable contribution to the character of the village as a whole. Development within or close to the West Meon Conservation Area needs to be carefully considered.

The Conservation Area is drawn tightly round the historical heart of the village, which is characterised by its compact setting of vernacular dwellings. It is centred around the small public area known as The Cross, from which roads radiate out. A major road, the A32, which runs north-south, passes through the central area and divides the village.

A distinct characteristic of the central part of the village is that many of the older buildings are situated immediately fronting the roads and lanes. Traditional gabled, plaster and timber-framed cottages, many of them thatched and dating from the 16th century, form a striking contrast to the later early 19th-century flint and brick properties. The cottages are of one and a half to two storeys in height, giving an overall impression of being dwellings which blend into the countryside and are sympathetic to the rural environment.

It is vital that in any development close to the older traditional buildings in the village, care be taken in the choice of architectural



Benhams



Hatch Cottage

style so as not to detract from the distinctive features of the existing structures.

Of equal importance is the setting of a listed building, which is often an essential feature of its character. Its protection and enhancement is, therefore, as important as that of the building or group of buildings.



Yew Cottage



Shafts House



Eades Cottage

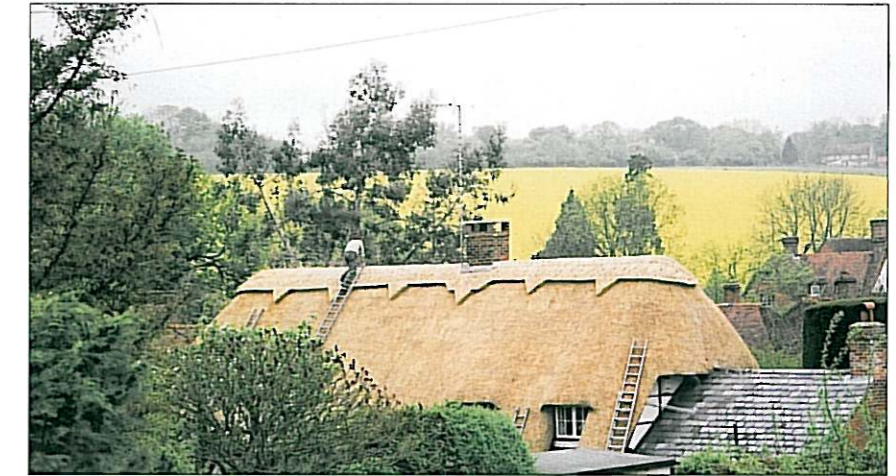


Pheasant Cottage

## What does designation mean?

Conservation Area designation automatically increases the council's control over certain alterations to residential properties. These are specified in the Town and Country Planning (General Permitted Development) Order 1995. Essentially, planning permission is required when any of the following are proposed, but this is not a comprehensive list and advice should be sought from Winchester City Council Planning Department:

- Extending the building by more than 50 cubic metres, or ten per cent, whichever is greater
- Erecting or altering a building, such as a garden shed, which is larger than ten cubic metres, in the curtilage of a dwelling house
- Installing external cladding, such as weather-boarding or false stone
- Installing roof dormers
- Fixing a satellite dish to a chimney, or to a building over 15 metres high, or to a wall facing a highway
- Installing radio masts, antennae or radio equipment housing with a volume in excess of two cubic metres.

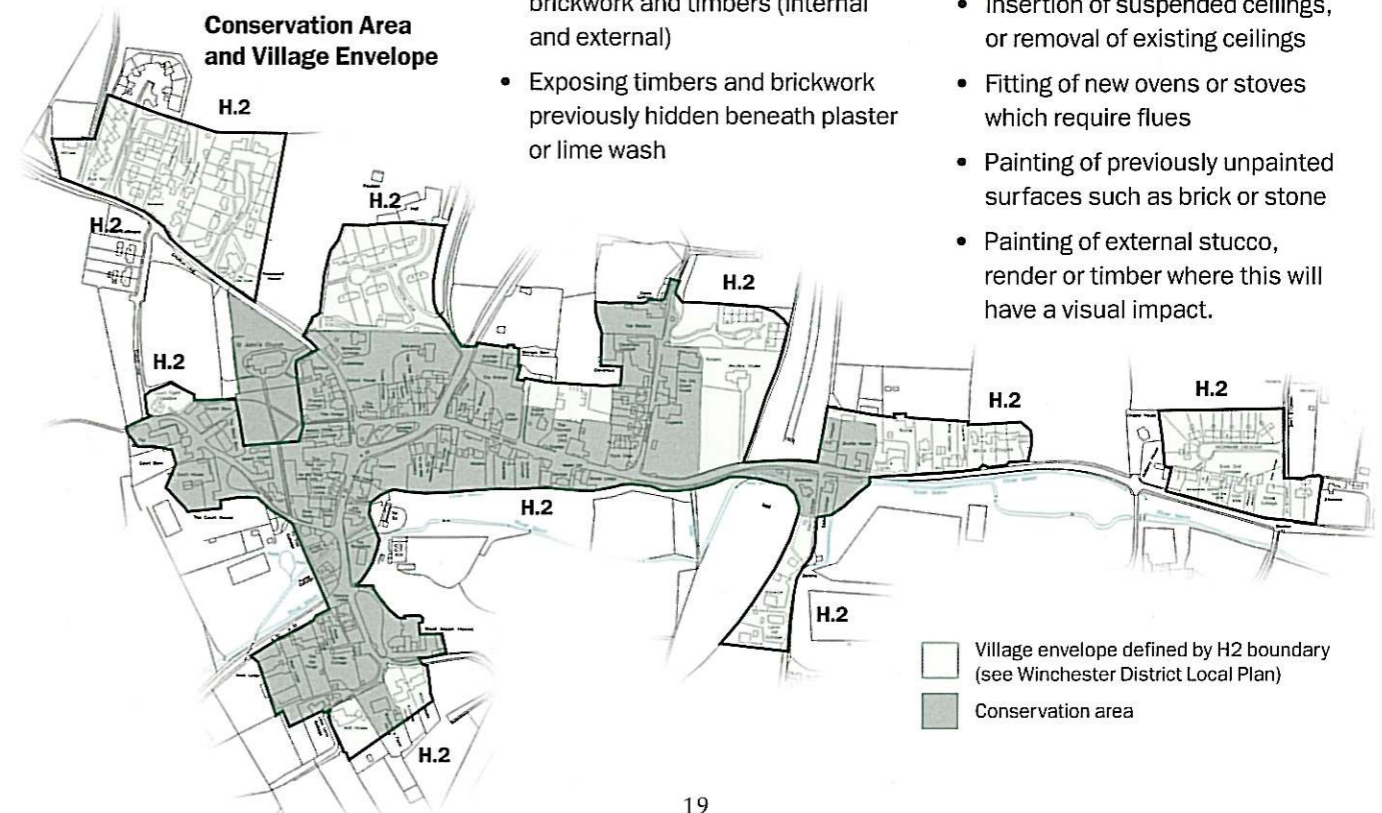


Thatching at Garden Cottage

## Alteration and repairs to listed buildings

The type of work which normally requires Listed Building Consent includes the following. This is, however, not a comprehensive list and advice should be sought from Winchester City Council Planning Department:

- Extensions and demolitions
- Repairs not carried out in matching materials (e.g. changing from a hand-made clay tile to a machine-made tile)
- Demolition and rebuilding of important features such as chimney stacks
- Sand-blasting stonework, brickwork and timbers (internal and external)
- Exposing timbers and brickwork previously hidden beneath plaster or lime wash
- Stripping out internal plasterwork (where it is not being replaced as original)
- Removal of or alteration to internal features such as doors, cupboards, panelling and fireplaces
- Changes to the plan form of internal rooms (e.g. blocking up door openings, removing partitions or staircases)
- Timber treatment where this involves destructive techniques such as sand-blasting
- New pipework (where this has an impact on the listed building)
- Replacement windows, including double glazing
- Insertion of suspended ceilings, or removal of existing ceilings
- Fitting of new ovens or stoves which require flues
- Painting of previously unpainted surfaces such as brick or stone
- Painting of external stucco, render or timber where this will have a visual impact.



## Building form and style

The village of West Meon possesses a large number of architecturally important buildings, the scale, proportion and materials of which are wholly sympathetic to their rural surroundings.

Buildings throughout the parish are generally one and a half to two storeys high, notable exceptions being Hall Place, West Meon House, Court House and The Red Lion Public House (formerly the rectory). Terraces are present throughout the village.

The front gardens of the traditional dwellings in the centre of the village tend to be small. Low boundary walls in brick and flint (or plain brick) are common and help both to define and integrate adjacent properties.

Local flint construction is used throughout the settlement. Fine examples are the church of St John the Evangelist, the school and West Meon House.

A wide range of window styles, including sash, casement and the occasional leaded light can be found. Vertically glazed window patterns are predominant in the older cottages.

Most of the older roofs are clad in hand-made clay tiles or utilise traditional thatch, although a few are slate. Many roofs have interesting features such as overhanging eaves and tall chimneys with terracotta pots, which reinforce the vertical pattern. Brick chimneys are an important feature, often tall to get good updraft, sometimes highly decorative as at West Meon House. They give vertical accents to the roof and add interest to the skyline.



The Red Lion



Springfield Cottage



Tall chimney pots reinforce vertical patterns

Whilst new development should not necessarily attempt to replicate the local traditional styles, it should be designed to respect nearby traditional colours, textures, materials, shapes, styles, proportions and components. Successful examples are the recent developments at Long Priors, Doctors Lane and the converted barns at the end of Floud Lane.

The use of flat roofs, stained timber and UPVC components needs to be considered with great care. A blend of compatible colours can avoid single, monochrome effects and can contribute to the variety of housing styles that is characteristic of the village. The height of new development is also important and should take into account the gradient of the terrain.

Any new development should include a good variety of house sizes and should preferably include off-street parking, as on-street parking can be visibly intrusive and may cause road safety problems in the narrow lanes.

There is a lack of accommodation for single people and few houses that could be termed 'starter homes' in the village. Any new development needs to address these issues.

Extensions and alterations, wherever possible, should reflect the characteristics of the original building, or, if different, should not dominate the original design. Conservatories should be designed and located with particular care.

The planning authority has already accepted that major new development is not appropriate within the Area of Outstanding Natural Beauty (AONB). Unless there are changes in the Local Plan, new development is likely to be confined to small numbers of new buildings in infill plots within the village envelope, redevelopment and conversions. There are guidelines on pages 22–23 both for new buildings and for alterations to existing properties.



Long Priors



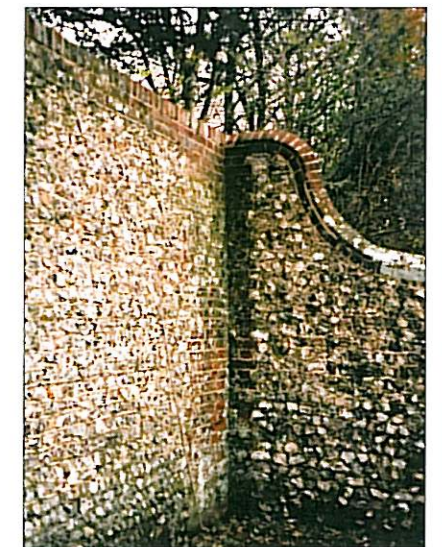
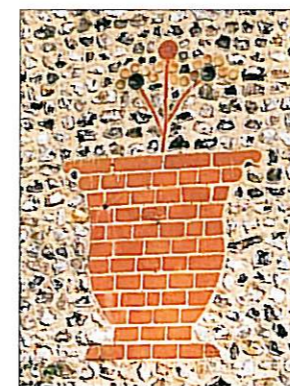
Court Barns



Home Paddocks



Architectural details





**Some distinctive buildings  
in West Meon**



*The Cross (17th century)*



*The Cricket Pavilion (20th century)*



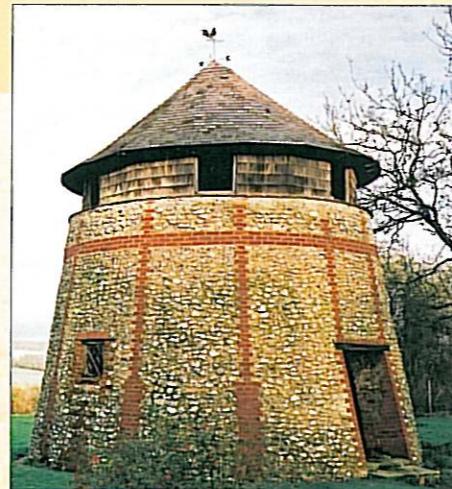
*Hall Place (17th century)*



*Coppers (19th century)*



*West Meon House (19th century)*



*Marlands Windmill (19th century)*



*School House (19th century)*



*Garden Cottage (medieval hall)*



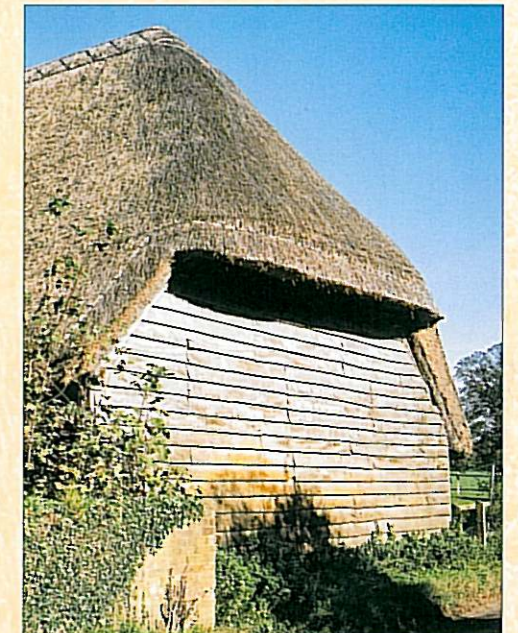
*The Court House (medieval hall)*



*West Lodge (18th century)*



*Westbury Manor (18th century)*

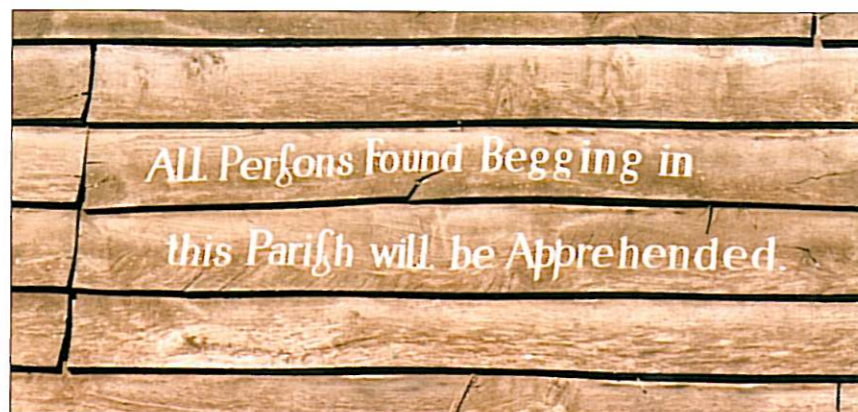


*Westbury Manor Cart Shed (18th century)*

## How we can contribute to sympathetic village development

Villagers can help to maintain the character of West Meon by considering the following points when making alterations to their property. This will help to ensure that building extensions and alterations and changes to decoration, lighting, signs and gardens fit into the village.

- Look at your property in the context of its setting and relationship to surrounding buildings, roads, paths, landscape and trees. Note down points that you think are important.
- Study the detail of the structure of your property with particular reference to architectural details such as windows, doors, eaves and building materials. Again, note down important points.
- Consider the changes you wish to make to your property in the context of the notes you have made. Think about the suitability of new planting and its future growth (particularly important in the case of fast-growing shrubs and trees). If you wish to add lighting to drives, garages, gardens, etc.,



consider the effects on your neighbours and the surrounding area. Look for ways to achieve what you want whilst preserving existing characteristics and improving any existing deficiencies.

- Discuss your ideas with your builder and/or architect who will

be able to help you to achieve the best solution. Landscape specialists in Winchester City Council can also be a very useful source of advice.

- Remember that some changes to property, particularly to listed buildings and especially in the West Meon Conservation Area, will require approval from your local authority. Discuss this with the Planning Department of Winchester City Council, who will be able to advise you. See also page 19.



## Consultation process

*How we informed residents, landowners, farmers and local businesses*

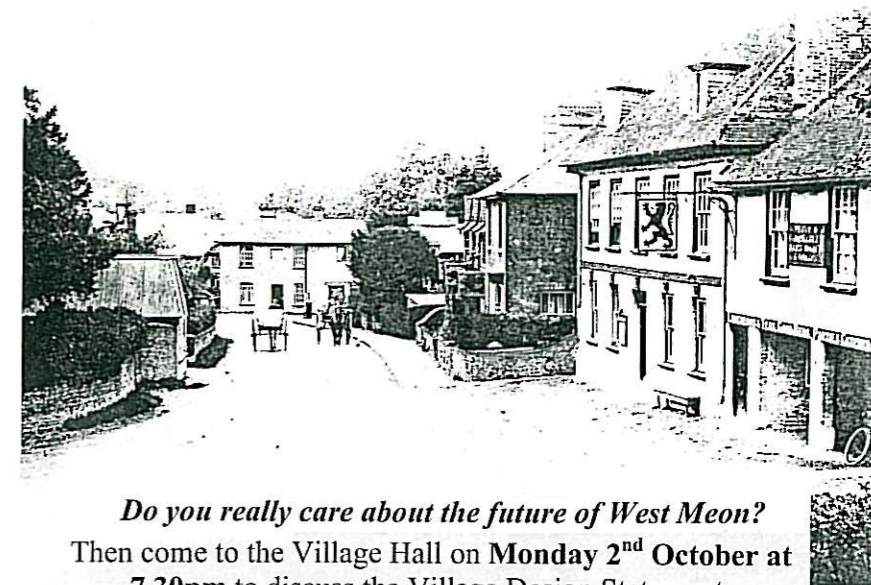
The launch of the West Meon Village Design Statement process on 2nd October 2000 was held in the village hall. It was attended by 146 residents of West Meon. The Chairman of the Parish Council opened the meeting, after which Mr Steve Opacic (Forward Planning Manager of Winchester City Council) gave a comprehensive presentation illustrating the benefits of producing a VDS for West Meon.

A steering committee of nine was formed, representing all sectors of the community.

Teams were formed to research the following topics: history, settlement pattern, the River Meon, open spaces, special features, building form and materials.

In advance of the First Workshop and Exhibition, which was held on Saturday 25th November 2000, large posters were displayed in the village shop, post office, public house and doctors' surgery. In addition, flyers were delivered to most households. A video supplied by the Countryside Agency was played during the workshop. Literature supplied by the Countryside Agency and Village Design Statements of other villages were available. Each topic was represented on a display board, illustrated with photographs, maps and text.

During November 2000 a questionnaire was delivered to all households and collected. A 46% response rate was recorded. Information was collated, analysed and incorporated into the draft VDS.



*Do you really care about the future of West Meon?*  
Then come to the Village Hall on **Monday 2<sup>nd</sup> October at 7.30pm** to discuss the Village Design Statement.

Poster advertising initial meeting for Village Design Statement

The same format was used for the Second Workshop and Exhibition, which was held on Saturday 28th April 2001. The draft of each section was displayed in large type on the relevant display boards, and written comment was invited. The majority of the comments related to the building form and materials section; this information was incorporated, as far as possible, in the VDS.

The VDS draft was submitted to Winchester Planning Department for comment. Subsequently, the steering committee invited Mr Steve Opacic to West Meon on November 19th 2001 for discussion and advice on progressing the draft.

Monthly progress reports were submitted to the parish council. The final draft was considered and supported by the parish council.

Articles were published periodically in the West Meon parish magazine advising on progress of the VDS.

**Funding:** successful applications were made to the Lottery Fast Track and Hampshire Council.

Graphic artist Kate Buxton was commissioned to produce a pictorial map of the village, partially funded by East Hants AONB project.

**Environment Improvement Project:** As a result of the findings of the questionnaire, a small parcel of land has been identified as a perfect site to utilise an environment improvement grant (see page 28).

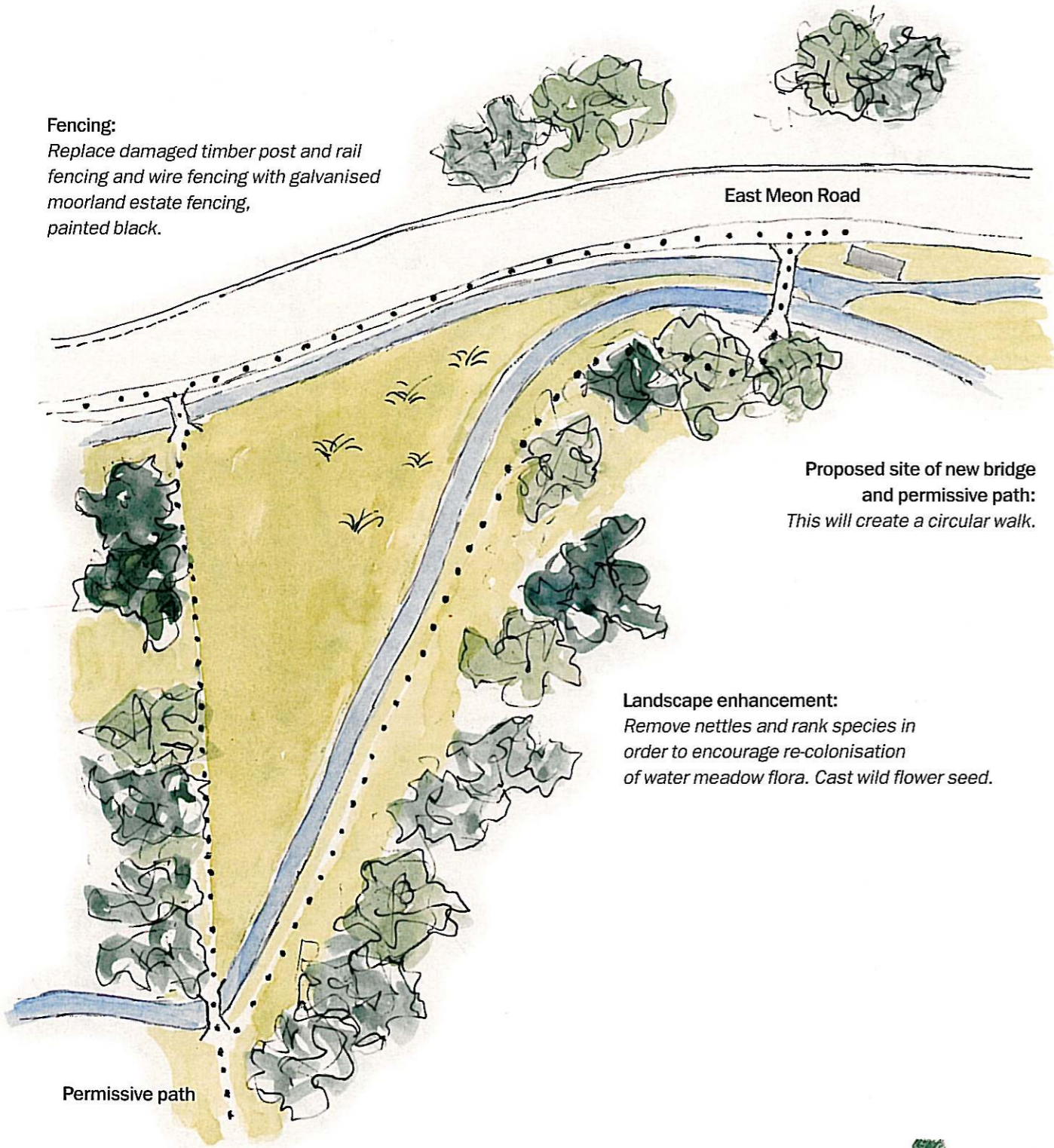
The VDS was submitted to Winchester City Council for adoption in September 2002. It was adopted as supplementary planning guidance on 31st October 2002.



Second Workshop and Exhibition April 2001

# Environment Improvement Project

**Fencing:**  
 Replace damaged timber post and rail fencing and wire fencing with galvanised moorland estate fencing, painted black.



**Proposed site of new bridge and permissive path:**  
 This will create a circular walk.

**Landscape enhancement:**  
 Remove nettles and rank species in order to encourage re-colonisation of water meadow flora. Cast wild flower seed.

Area of  
 Outstanding Natural Beauty  
 EAST HAMPSHIRE

## My favourite place.

My favourite place is on the old railway line. I like going under the bridge because it echoes. I can shout and hear my voice coming back to me. There are lots of wild flowers and they look beautiful. I like climbing all the trees. The track is muddy with animal and human prints in it. It makes me feel happy because it is nice and quiet except for the exquisite songs the birds sing.



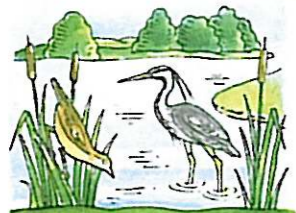
# WEST MEON



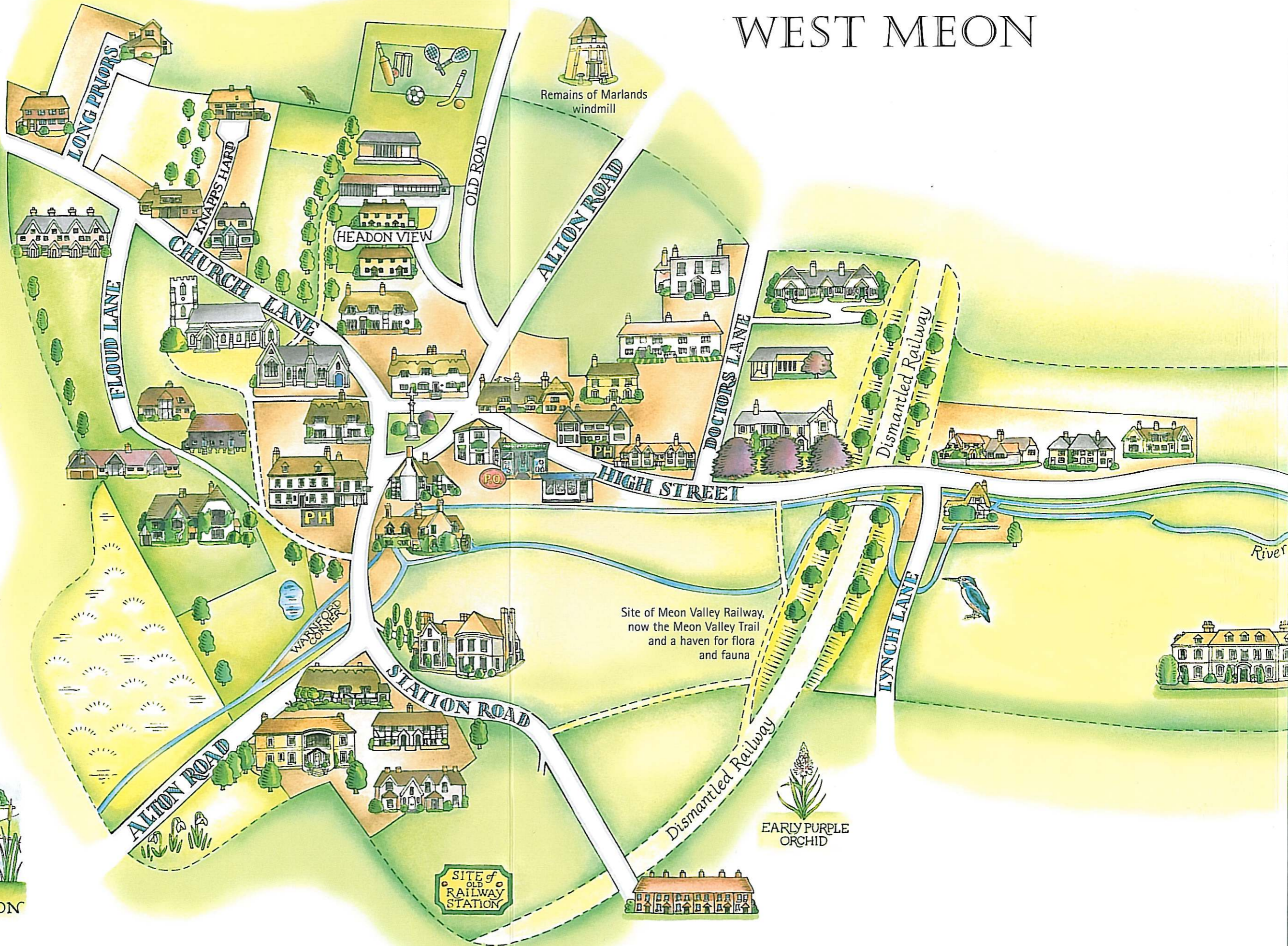
Remains of one of three mosaic floors in a Roman villa, excavated in 1905-6 in Lippen Wood



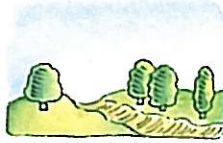
West Meon School, founded by Mary Touchet in 1852



RIVER MEON



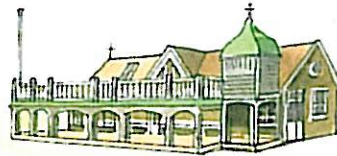




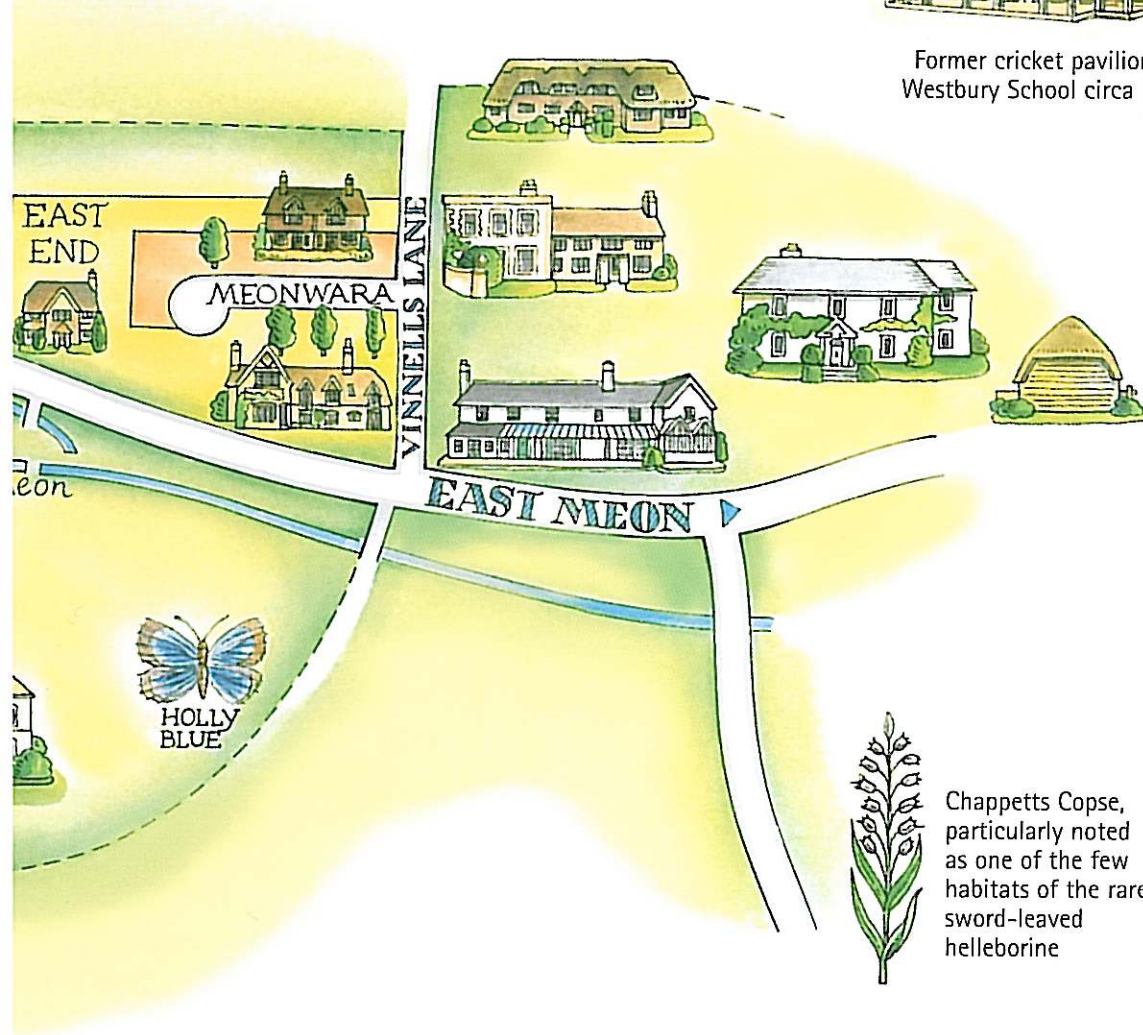
Defensive Saxon ditch,  
still forming part of  
the parish boundary



The land around the village has  
been continuously farmed  
since the first settlement



Former cricket pavilion of  
Westbury School circa 1901



Chappetts Copse,  
particularly noted  
as one of the few  
habitats of the rare  
sword-leaved  
helleborine