

# Colden Common Village Design Statement

2022



# Colden Common

## Village Design Statement 2021

**The Colden Common Village Design Statement is a Supplementary Planning document that has been researched and developed by the local community. Its purpose is to help influence decisions on the design and position of new development. It is about managing change, not preventing it.**

This Village Design Statement (VDS) is an update to the 2012 edition. The VDS applies to areas in the Parish, other than areas within the South Downs National Park. The statutory Development Plan for Winchester District now comprises:

- Winchester District Local Plan Part 1 (LPP1) Joint Core Strategy (2013)
- Winchester District Local Plan Part 2 (LPP2) Development Management and Site Allocations (2017)
- Hampshire Minerals and Waste Plan (2013) (HMWP)

The South Downs National Park has its own local plan.

**The VDS provides guidance on the distinctive features of the village which the local community values and wishes to see enhanced and protected.** It provides additional guidance to assist local planners and applicants on how development may be undertaken to respect the character of the village. In order to be adopted by Winchester City Council (WCC), a VDS needs to supplement the Winchester District Local Plan.

The Development Plan forms the basis for decisions on land use planning affecting the area and this VDS is compatible with its policies and with Government advice.

The LPP2 identifies areas where future housing developments may be located. Within the Parish of Colden Common, the village of Colden Common has been defined within 'a settlement boundary' which specifies the area in which new build is normally generally permissible. As part of the LPP2 the settlement boundary was sufficiently enlarged to enable the Parish to meet its foreseeable housing needs.

The maps contained within this document are based on information supplied by WCC in February 2022. The accuracy of anything displayed should always be checked with the relevant authorities.

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## The Settlement and its History



Colden Common Settlement 1895-1898

**When the Ecclesiastical Parish of Colden Common was created in 1843 encompassing the ancient rural hamlet communities of Brambridge, Highbridge, Lordswood, Hensting, Fisher's Pond and Nob's Crook,** work had already begun on the building of a Parish Church on 'a parcel of waste land in Colden Common'.

At that time the economy of the area was mainly agricultural. Records show that few of the existing landowners lived within the new Parish boundary, which largely accommodated the 'labouring poor' of what had previously been the southern part of the Parish of Twyford.

Future economic developments were closely related to the diverse geology of the area with clay capped chalk

Church of the Holy Trinity



Phillips Brick Works c.1840s



in the east rolling into lighter sandier soils (Sandyfields). Most of the centre of the area was clay, hard to dig but suitable for brick making. Gravel-based soils above the clay were favoured for building homes by the earliest residents and exploited for gravel extraction. Chalk ridges above the clay were also favoured for early building - The Church, Main Road, Spring Lane and Hill Lane.

In the 1840's, when the local deposits of sand, gravel and clay became desirable commodities because of nearby railway developments, the economy of the area changed. In particular, **the development of brick kilns utilising the local clay** produced a demand for a workforce and stimulated further commercial developments – blacksmithing, wood-working and building. As the population grew, workers cottages were built, and a largely self-supporting community existed in Colden Common until the onset of World War II.

The post-war period saw a significant decline in brick-making and related enterprises, and increasingly villagers sought employment outside of the Parish. A shortage of housing had developed in the war years and existing cottages were in need of modernisation. Council housing developments in Moors Close, though contributing much needed housing, were insufficient to meet local needs and therefore eight temporary 'pre-fabs' and caravan sites evolved.

More significant were new housing developments of the 1960's (Brickmakers) which necessitated a main drainage system and led the way for the Tees Farm, Primary School, and St. Vigor developments of the 1970's and 1990's respectively. In keeping with the ethos of the adopted VDS 2012 and the results of resident input as part of the WCC Local plan, the most recent and largest developments have taken place since the adoption of the LPP1 on old brownfield sites at Dunfords, Finches and Sandyfields within the Main Road area of the enlarged settlement boundary, ensuring continued protection for the rural surrounds that are so important to the community.

## The Settlement and its History: Listed Buildings

Some of the oldest houses in the Parish are now registered as listed buildings. Developments should take account of the special features of the listed buildings shown on the map below and their settings (see Planning Policies DM29 and DM30). Developers should consider the potential for further undesignated heritage assets that may be of local significance, when preparing development proposals



Brambridge House, Kiln Lane



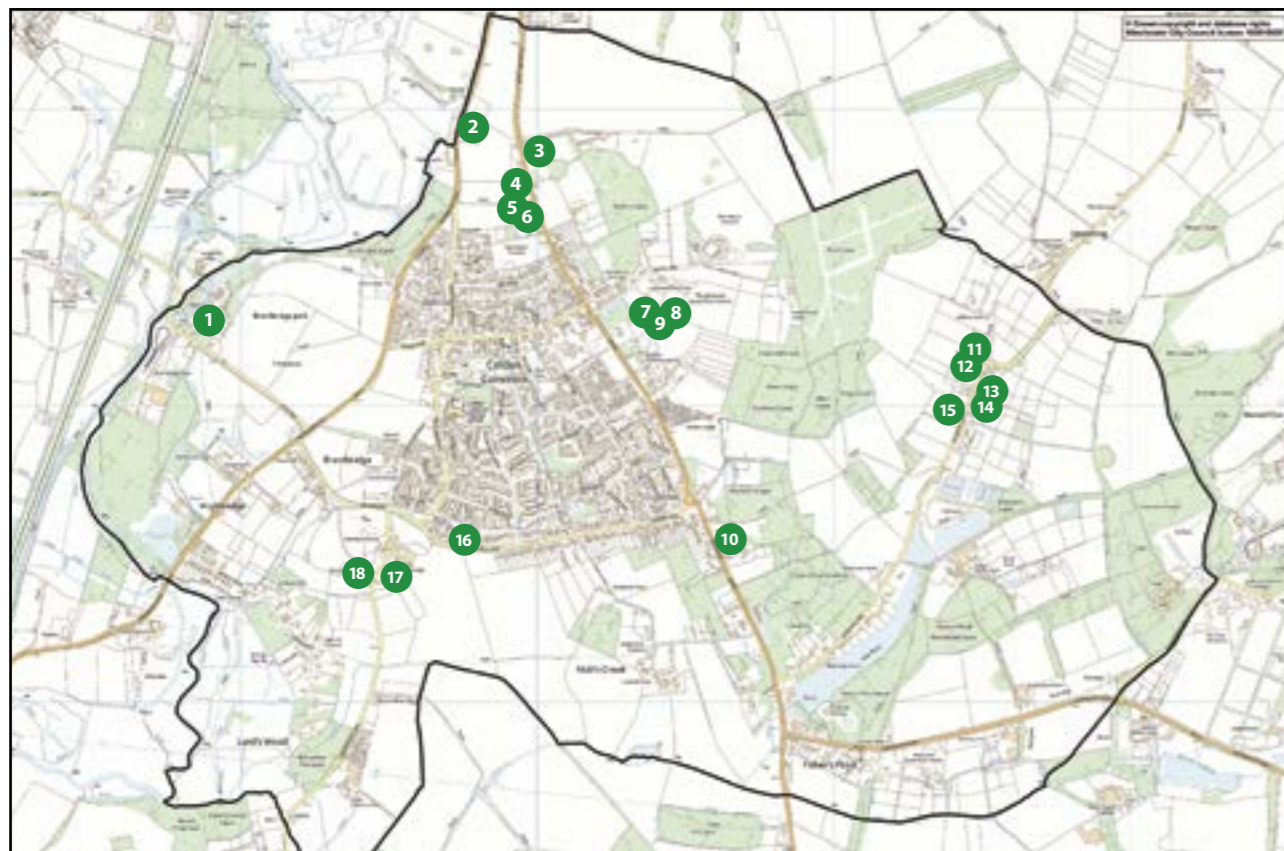
The Malt House, Main Road



Woodcroft Cottage, Bishopstoke Lane

### Map A: Parish Boundary and Listed Buildings\*

(\*indicative only)



- |   |  |
|---|--|
| 1 Brambridge House, Kiln Lane             | 10 Church of the Holy Trinity          |
| 2 The Moors, Highbridge Road              | 11 Elm Farmhouse, Hensting Lane        |
| 3 The Dell, Main Road                     | 12 Barn south of Elm Farmhouse         |
| 4 The Malt House, Main Road               | 13 The Thatched Cottage, Hensting Lane |
| 5 King Charles Cottage, Main Road         | 14 Hensting Cottage, Hensting Lane     |
| 6 Yew Tree Cottage, Main Road             | 15 Kennel Farmhouse, Hensting Lane     |
| 7 Granary, off The Manor House, Main Road | 16 Keepers Cottage, Church Lane        |
| 8 The Manor House, Main Road              | 17 Hill Farmhouse, Bishopstoke Lane    |
| 9 Barn, off The Manor House               | 18 Woodcroft Cottage, Bishopstoke Lane |

## The Settlement and its History: Hamlets

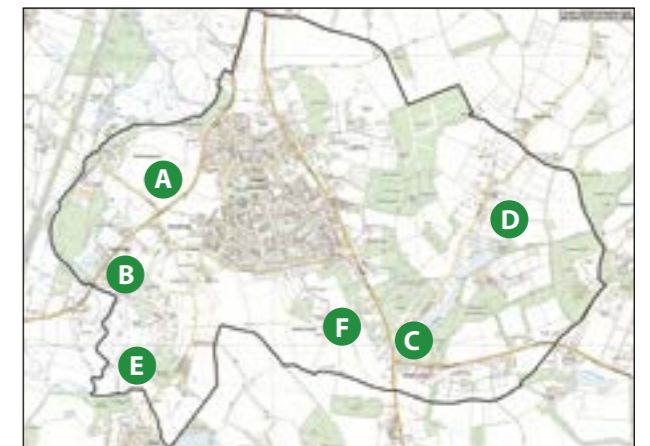
The ancient hamlets of the Parish that surround the Colden Common settlement area have remained almost unaffected by the large developments at the centre of the Parish. Pathways from the centre of the village lead to the open countryside these hamlets provide, allowing much valued space to breathe and a sense of well-being for all. It is highly important to local residents that these hamlets remain rural and secluded, and development continues to be refused in the countryside.

### Brambridge (A)

This large sprawling rural hamlet encompasses the important rich farmlands, ancient woods and fishing waters that were once part of the original 17th century Brambridge House Park. It stretches from the southern tip of the Parish, starting at Bowlake stream on Bishopstoke Lane (an ancient trackway with steep-banked hedgerows that follows the bendy contours of the land) with the Ideal Home Park, a well-hidden cluster of 30 mobile homes set along its way, as well as Hill Farmhouse and Woodcroft Cottage, 17th century grade II listed buildings with wattle and daub walls, ancient herringbone brickwork and leaded windows that have far reaching scenic views. The hamlet continues north, where the ancient track crosses Church Lane into Upper Moors Road, with expansive landscape views across the western edge of the Parish and beyond, and a network of well-used pathways leading across hillside meadows to riverside walks below. The western end of Church Lane includes the Crescent, a hairdresser's and a pub. West of Highbridge Road and North of Kiln Lane the hamlet lies within the SDNP and the lower Itchen Valley, a SSSI. A Garden Centre and Brambridge House are located here. The current house is a large 18th century listed building, converted into apartments in the 1950's. Its parkland includes a magnificent avenue of veteran Lime trees. A scattering of houses and an antiques business extend along the B3335 towards Highbridge. Bordered to the West by the River Itchen the hamlet comprises well-established homes of varied age, style and size.

### Highbridge (B)

In the southern part of the Parish, Highbridge borders the River Itchen and runs along Highbridge Road (B3335) to what was once a 'High' bridge over the river. The hamlet includes older properties of varying sizes. Wardle Road is an unadopted road that leads into Lordswood. Here, a mixture of bungalows and houses back onto either the riverbank or open fields. Linked-up riverside pathways lead to the south or north to Winchester.



Map B: Hamlets in the Parish

### Fisher's Pond (C)

The Hamlet includes a small cluster of properties on B2177 Portsmouth Road at its junction with the B3354 and also on Hensting Lane where properties overlook the ancient man-made lake that gives the hamlet its name. There are two Pubs/restaurants and a small complex of rural businesses. Properties vary in size and border ancient woodland, open farmland or the pond.

### Hensting (D)

The many ancient listed agricultural buildings (some thatched) stand as proof of the historical farming importance of this small rural hamlet on Hensting Lane, adjoining the SDNP. Properties vary in age and size. All are surrounded by rich farmland.

### Lordswood (E)

This hidden woody hamlet is found at the eastern end of Wardle Road, along an unadopted lane that winds gently uphill through protected ancient woodland. There are larger houses here with secluded gardens. Lordswood has no 'through' road, with ecologically important natural bog meadows separating it from nearby Bishopstoke. An important footpath link to the village allows residents of both Lordswood and Highbridge to safe, non-motorised access to the nearby local amenities.

### Nob's Crook (F)

South of the village with tracks leading to it from both the B3354 and Church Lane, Nob's Crook has a small variety of buildings of different design and age, in a very rural setting. There are some dwelling houses and a few small business units. Many residents see this as a vital entrance to open countryside and the popular rights-of-way paths that lead from Nobs Crook across green, woody meadows to Crowd Hill, Upper Barn Copse, Stoke Park, Bishopstoke Woods, Brambridge and Lordswood are much used by walkers.

# The Natural Environment

**Colden Common is located predominantly in the Durley Claylands Landscape Character Area identified in the Winchester District Landscape Assessment 2018 as a ‘Varied landscape of arable and pasture agriculture; copses (including ancient woodland) and scattered settlements, historically relating from the clearance of the Forest of Bere woodland’.**

To the west, it includes part of the Lower Itchen Valley Character Area and at its northern edge part of the South Winchester Downs Character Area.

Some areas outside the settlement area, but within the Parish boundary lie within the South Downs National Park (SDNP).

The WCC LPP1 2013 required up to 250 new homes to be built in the Parish. Of these more than 200 have already been built or are under construction. The community engagement group established that to protect our natural environment, rural views, and street scene, most of the homes should be built on brownfield sites available at Dunfords, Finches, Sandyfields and Clayfields, predominantly along the B3354 Main Road area of the village. WCC adopted the strategy that the required development should take place in those areas, supporting the community’s views.

As a result, in 2016 the Colden Common settlement boundary was widened to accommodate the increased housing required to 2031 and to best protect the Natural Environment surrounding it.

## Biodiversity

Colden Common has many areas which are noted for their natural beauty and biodiversity value whose protection is much valued by local residents. These areas also support a wide variety of species and habitats and form an important part of the network of biodiversity sites within the wider environment. They include the Itchen Valley, chalk river and navigation channel. The importance of these areas is recognised by statutory protection afforded currently through European Directives Special Areas of Conservation (SAC), Special



Walkways Along River Itchen

Protection Areas (SPA), and Ramsar wetland sites and National legislation Sites of Special Scientific Interest (SSSI). Plans or projects proposing development that is not directly connected with the management of these sites, but that is likely to have an effect on them, will require Habitats Regulations Assessment (HRA) to ensure that effects are avoided or adequately mitigated. If adverse effects on site integrity cannot be avoided or mitigated, then reasons of overriding public interest must be demonstrated and compensation measures provided.

Chapter 9 of the Local Plan Part 1 contains policies established to protect the natural environment including CP15 Green Infrastructure and CP16 Biodiversity.

9.21 states river corridors and valleys, such as found along the River Itchen are of considerable biodiversity, landscape and recreation value.

9.27 states that sites supporting important natural assets, such as ancient woodlands, grasslands and chalk rivers will be protected. The city council has a Biodiversity Action Plan (BAP) and development proposals should have regard to the habitats and improvements listed therein. Important designated biodiversity sites are shown on map C1 (see pages 8-9).

The uninterrupted views across the Itchen Valley to the west and agricultural, woodland, and pasture land surrounding the designated settlement area of Colden

Panoramic Countryside Views and Footpaths



Common are all subject to the countryside policy of the adopted Local Plan and must be retained. They maintain the rural atmosphere and sense of well-being which provide the village with a particular character.

Gardens, allotments and areas of established woodland, hedgerows, grassland, open spaces and water meadows within and surrounding the settlement area highlight the character of the Parish, affirm the rural character of the village and provide linked-up habitat for a diverse ecosystem encompassing many varied, sometimes protected, species of wildlife that add aesthetic and green amenity to the community.

It is highly important these areas of natural environment and countryside, especially those contributing to local landscape views and those providing important breaks between settlements are preserved and, wherever possible, enhanced for future well-being, enjoyment, relaxation and recreation.

## Landscape and Local Distinctiveness

(See Map C2, pages 10-11)

Policy DM15 states developments should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area. Proposals which accord with the Development Plan will be permitted where they conserve or enhance:

- i the landscape and townscape framework, including the ‘key characteristics’ identified in local Character Assessments and adopted Design Statements;
- ii open areas and green spaces that contribute to the special qualities of the townscape or the setting of buildings, including heritage assets;
- iii recognised public views, features or skylines;
- iv the special qualities of Conservation Areas and historic landscapes;
- v trees, hedgerows, water features and corridors which contribute to local distinctiveness.

Horses by the River Itchen



Bluebells in Colden Common Park



Common Orchid

Regard will be had to the cumulative effects of development on the character of an area.

Policy DM1 states that ‘residential development or redevelopment will be permitted within the defined settlement boundary of Colden Common’.

## Outside the development boundary:

The setting of the village allows natural gaps between the Parish of Colden Common and neighbouring settlements of Twyford, Owslebury, Fair Oak, Bishopstoke and Otterbourne that must be maintained to protect the identity and character of our Parish.

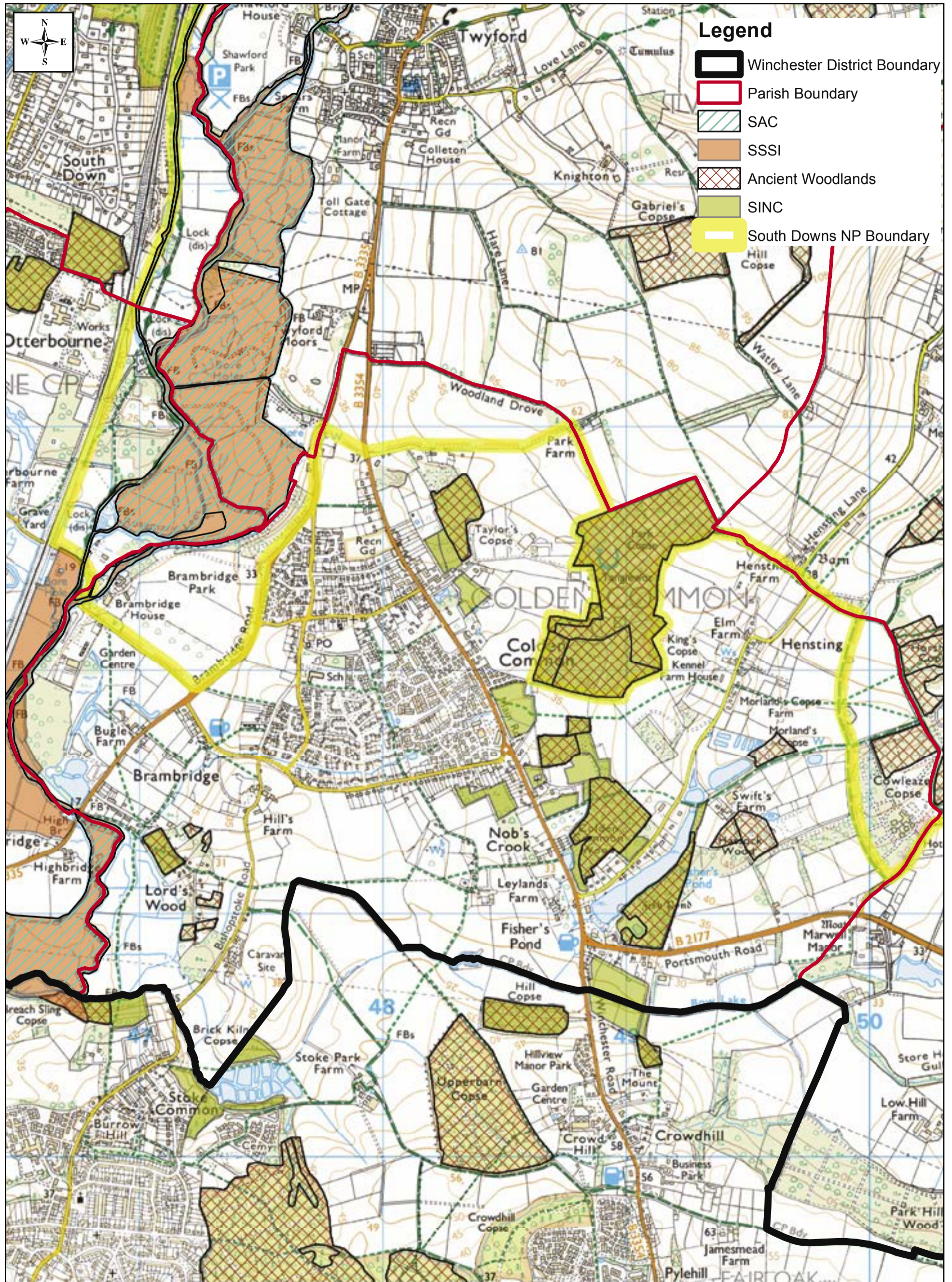
The local community place a high value on the rural views along Parish roads and rights of way.

The protection of the surrounding hedged meadows of open countryside, straddled with 29 well-used rural rights of way footpaths and bridleways which sit outside the settlement boundary forming a natural strategic gap between villages, is of absolute importance.

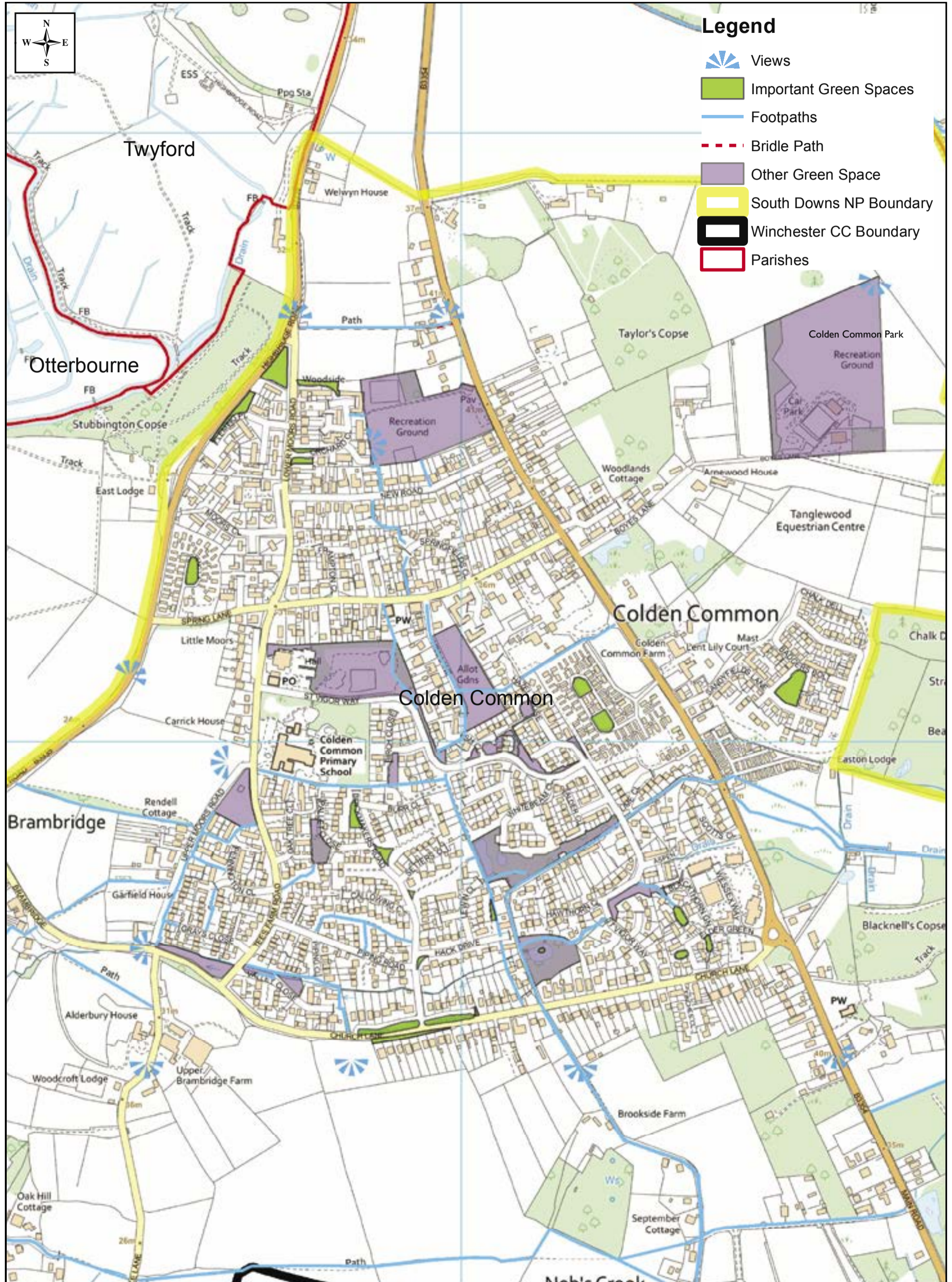
Aspects of these areas important to residents include treelined hedgerows and meadows such as those in Upper Moors Road, Bishopstoke Lane, Highbridge Road and Main Road that mask local housing development and form a natural green gap between Colden Common and Twyford, Owslebury, Crowd Hill, Bishopstoke, Allbrook and Otterbourne.

The ‘Sledging Field’

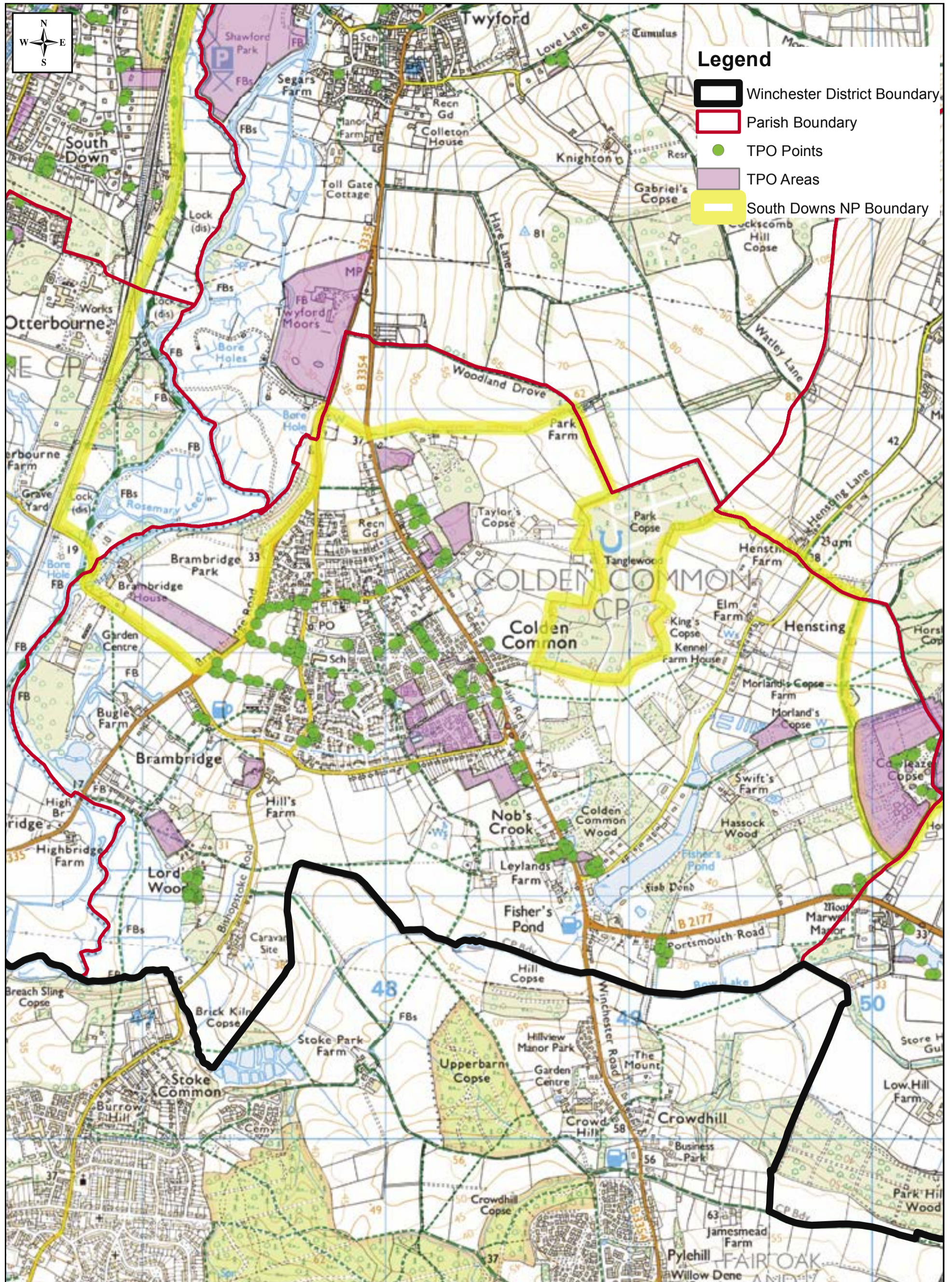




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**Some of the key local landscape features are:**

- The **wildlife-rich waterside and meadows** alongside the B3335 Highbridge Road and the many ancient pathways that are part of the River Itchen flood plain - a highly significant protected site of special scientific interest SSSI and of European importance, designated as a Special Area of Conservation (SAC). The river, which forms the western boundary of the Parish, is managed by a water bailiff based in the hamlet of Highbridge and monitored and supported by the Environment Agency. It forms an **important informal recreational area**, with many people enjoying walks along its banks, and is an **internationally renowned area for fly fishing**.
- The fields and woodlands which rise to the east around Colden Common Park, including ancient woodland which lies within the boundary of the South Downs National Park. This is an area of significant **ecological and archaeological interest**.
- The high, uninterrupted panoramic views look West and South from Upper and Lower Moors stretching out over hedged meadows across the Itchen valley (SDNP) to Otterbourne woodland beyond and include the **historic avenue of lime trees** leading to Brambridge House. The Park is used predominantly for grazing horses.
- The **rural meadow-side view** looking north from Colden Common Recreation ground.
- The far-reaching views of green fertile farmlands with ancient woody hedgerows to the South of the settlement as they rise to Stoke Woods as seen from Church Lane, Nobs Crook and Bishopstoke Lane and also **enjoyed by many ramblers** using the interconnecting rights of way that run through it.
- The hillside views looking down to Hensting and the medieval Fisher's Pond, south-east of the Parish.



The River Itchen, Sustaining Local Wildlife

**The local community places a high value on:**

- the rural character of the area outside of the development boundary.
- the need to protect, preserve and enhance the green, natural patchwork of fields and woodland within the Parish.
- retaining the semi-rural nature of the village, whereby those travelling through the Parish remain unaware of the proximity of the large area of housing contained within the development area.

**Roadside Views**

**The local community places a high value on the roadside views:**

- north from Crowd Hill to the woodland bordering the southern part of the Parish.
- of trees, hedges and fields along the B3335 through Highbridge, Brambridge and the village settlement.
- of the tree lined rural aspect along the B3354, between Colden Common and Twyford.
- of the willow trees on one side and the open fields on either side of Church Lane.
- Travelling north along Main Road (B3354) are small areas of housing barely visible behind mature trees and hedges. The road passes several ancient listed buildings and wooded meadowland before entering the South Downs National Park.
- The properties on Church Lane are set back from the road behind mature gardens and lines of trees and hedges. At the western, Brambridge end, fields and lines of trees and hedges predominate.
- Some houses are to be found along the length of the B3335 Highbridge Road at the Western edge of the village. Trees and hedges edging open fields are the dominant features, enhanced by the proximity of the Itchen flood plain and Brambridge Park, for which the B3335 provides the eastern boundary.



B3335 towards Twyford



B3335 Highbridge Rd River Bridge



North from Crowd Hill



Colden Common Park



Recreation Ground



The Green



The Triangle



The Allotments



Church Pond

**Open Spaces**

The most important recreational open spaces in the parish are:

**Colden Common Park**

This 17.5 acre tree and hedge-lined park, surrounded by open countryside, is owned by the Parish Council and includes a small area of ancient woodland within the SDNP, a rural view point, and equipped play and picnic areas. The open space and pavilion provide facilities for Cricket, Bowls and Football, and the fully equipped hall is available for hire.

**The Recreation Ground**

With play and picnic areas located among shady trees, this area is partly owned by the Parish Council and a charitable trust managed by the Parish Council. The northern boundary abuts countryside which enhances the rural character. It is the home of CC Tennis Club who manage 3 excellent tennis courts.

**The Green**

Adjacent to the community car park and built on a decommissioned refuse site, The Green is owned by the Parish Council and has paths connecting to the school, community centre, shop, surgery, and Methodist Church. Part of the open space houses play areas for different age groups. The area is surrounded by trees which enhance the rural features of this important facility.

**The Triangle**

An area of land owned by the Parish Council at the junction of Tees Farm Road and Upper Moors Road. Screened by trees and hedges, it provides a sheltered environment with a play area for young children.

**The Allotments**

Bordering Hill Lane, Ash Close, Hazel Close and Spring house with a connecting pathway to Main Road, these allotments are held by a charity, of which the Parish Council are the sole trustee. They are a popular facility available only to Parish residents and have a constant waiting list. Trees and hedges surround the area, promoting a rural aspect and separation from adjacent housing.

**Church Pond and North Pond**

These are working balancing ponds, owned by the Parish Council, that help provide localised flood management. Both are located in wooded areas accessed by pathways through the southern area of the settlement. Church Pond benefits from work undertaken by the environment agency and local volunteers.

**Bluebell Wood**

A small area of protected woodland owned by the Parish Council, Bluebell Wood has footpaths linking Oaktree Close and Pallet close.

**Pathways and Small Green Spaces**

A significant feature of much of the developed village are the many inter-connecting paths and small areas of green space that add to the open character of parts of the settlement and should be protected. Future development should mimic these features and include similar linked pathways and green spaces.



## Trees and Hedges

Trees and hedges are an important part of the Parish landscape both inside and outside the development boundary. Many of the local woodlands and copse once sat on the edge of the ancient Forest of Bere. Plants growing in these areas provide a natural food supply and habitat for a range of flora and fauna, including endangered, often protected species of plants, butterflies, bats, birds, moths and invertebrates.

Trees enhance the quality of the open spaces, screening them from surrounding development and contributing to green wildlife corridors which are a characteristic feature of the village. This type of relationship is particularly evident at the Recreation Ground, the Green, the Triangle and the Allotments.

Upper Moors Road leading on to Bishopstoke Lane is one of the oldest thoroughfares in the village. Where they still exist, the trees and hedges which line this rural road, grow on high banks - a characteristic of ancient trackways.

Many hedgerows in the Parish separate housing from traffic, helping to counter sound, sight and air pollution and maintaining a green perspective for those travelling through the Parish. All roadside hedgerows are important to retain the rural character of the area and should be protected where possible. Replacement and new hedging should generally use native species.

## Tree Preservation Orders

Large swathes of Colden Common have Tree Preservation Orders (TPOs) in place. An order prohibits any cutting down, topping, lopping, uprooting, wilful damage or wilful destruction without prior permission from WCC. Individual trees, woodlands and areas in Colden Common which have TPOs are shown on Map C3 (pages 12-13), and can also be viewed online at: [www.winchester.gov.uk/planning/trees/view-protected-trees-on-a-map](http://www.winchester.gov.uk/planning/trees/view-protected-trees-on-a-map)

Upper Moors Road, with trees and hedges on high banks



There are a significant number of important, ancient trees in the Parish that deserve protection, many of which have TPOs, acknowledging their ecological importance. The ancient hollow Oak at the northern end of Lower Moors, the 'Veteran' Oak on Upper Moors near the school entrance and the ancient boundary Oaks at the junctions of Upper Moors, Lower Moors and Spring Lane are but a few examples that are of particular historic importance.

Parts of the Parish are protected with blanket woodland TPO status, including North Pond, Bluebell Wood, Taylors Copse, Finches Copse and Lordwood. A Woodland Preservation Order means that no saplings can be removed without an application made to WCC so that the woodland can naturally regenerate itself.

In 2019 the Parish facilitated planting in excess of 250 new native British trees to help counter the effects of climate change, air pollution and loss of environment.

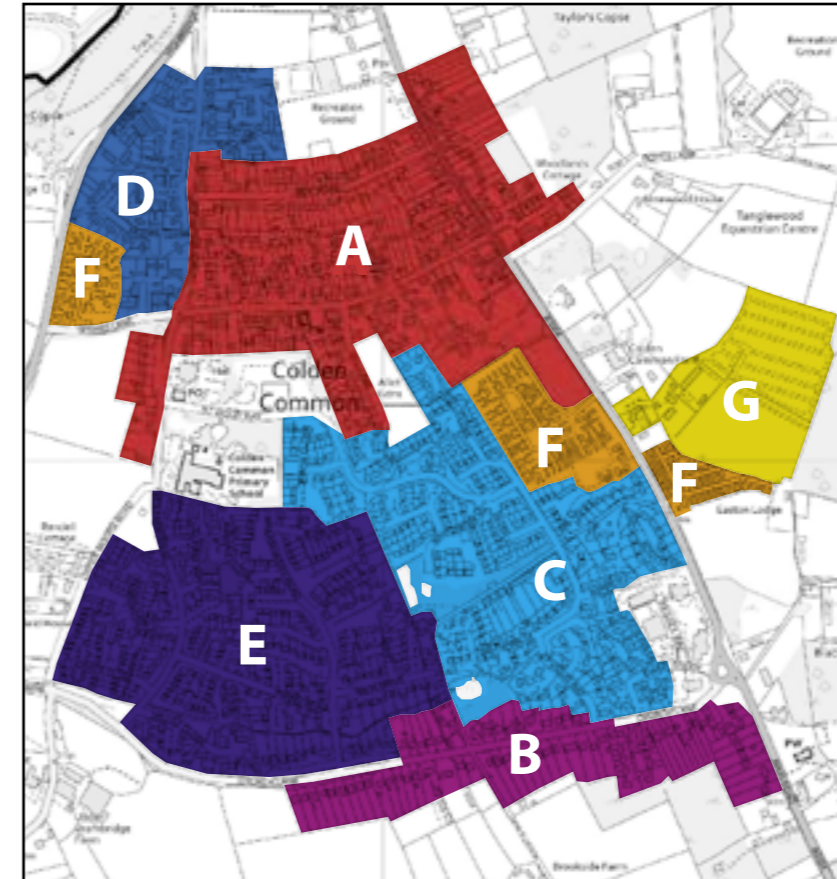
### Planning Guidance

- Future developments should conserve the important local views shown on Map C2, pages 10-11. *Supplements Local Plan Policy DM15.*
- Future developments should retain the important existing trees and hedges which contribute to the character of the village. *Supplements Local Plan Policy DM15.*
- Open spaces which are important to the character of the village or for recreation are identified on Map C2, pages 10-11. These should be protected and retained as important features of the environment. *Local Plan Policies DM5, DM15 and DM23.*

Old Oak



## Current Settlement Pattern



**Map D:**  
**Current Settlement Pattern**

**Within the existing development boundary, it is possible to identify several distinctive areas.**

### Area A

The earliest housing in the settlement area can be seen along Main Road, Spring Lane, Hill Lane and New Road. Since the 19th century, many of these earlier properties have been redeveloped and additional houses built, providing the widest historical range of housing within the village.

Main Road and New Road do not have a dominant style. Both roads feature a variety of architecture, including small rows of red brick Victorian villas; bungalows and houses built before WWII, and in the early post-war period; and more recent infill developments.



Spring Lane was an unsurfaced thoroughfare when the earliest houses were built, mostly post-WWII. Originally separated from the Lane by long gardens, there has been some infill development, creating a considerable variance in proximity to the road. Not all the recent infill sites incorporated 'green' landscaping, an issue that should be considered in all future developments.

Frampton Close and Springfields Close are cul-de-sacs of modern houses and bungalows, north of Spring Lane. On the south side, set back from Spring Lane, Spring House Close is an area of flats which currently provides housing primarily for senior citizens.

Adjacent to this is Fountain Court, a more recent development of two-storey flats.

This area incorporates a section of Upper Moors Road, where there is a row of modern bungalows set back on a service road. Throughout the area, most houses are built of red brick with tile roofs. Although there is a variety of building styles and layouts, a green and leafy aspect prevails, with mature gardens, trees, and hedges, supplementing what remains of the original landscape.

Footpath links should be provided, and any development should take account of the topography of the area.

Housing density approx 20 dwellings per hectare.

### Planning Guidance, Area A

- Whilst there is no predominant development style, new development should have regard to the form, scale and nature of its surroundings, typical building materials (often red-brick and tile) and retain mature hedges and trees wherever possible. *Supplements Local Plan Policies DM15 and DM16.*
- When considering new development in an area previously used as garden the plot should

be protected from over-development and insensitive or inappropriate infilling to allow reasonable levels of privacy and amenity to remain for occupiers of neighbouring properties. *Supplements Local Plan Policy DM17.*

- Any development in this area should be capable of being served by local roads, some of which are restricted in width and compact in nature. *Supplements Local Plan Policy DM18.*

### Area B

The area along Church Lane is characterised by bungalows and two-storey houses, predominately red brick under tile. Built in the 1960's-80's, they feature regular, substantially sized frontages, with mature gardens.

Brambles Close, a small development of detached houses built in the 1980s, is on the corner with Main Road, contrasting with the larger, older detached houses located there.

Recent housing developments in this area include a very small development on a former brownfield site in a cul-de-sac off Vears Lane, and a terrace of small houses



called Dimon Cottages, Church Lane - again on what was a brownfield site. The most recent development in this area was for 10 homes in Finches Close, also on a disused brownfield site.

Hedges, trees, and green verges line the roads in much of this area and, despite the varied building styles, the building line is largely consistent. There are far-reaching views from the fields in Church Lane across to Bishopstoke which have been protected within the most recent Local Plan. A Right of Way from Church Lane winds across some of this open area, passing Leylands Farm, Nobs Crook, dwellings and small light business units, and joins the Main Road. This open countryside area is well-used by walkers and forms an important buffer between Colden Common and Bishopstoke/Fair Oak and is critical in avoiding coalescence between these settlements.

Housing density approx 10-15 dwellings per hectare.

### Planning Guidance, Area B

- This area is characterised by a mix of single and two-storey housing, usually set at a regular distance back from the road behind front gardens, hedges, trees or verges. New development should respect the typical building line and should not be disproportionate in height to its neighbours. *Supplements Local Plan Policy DM16.*
- New development should reflect the building materials, boundary treatment and landscaping used in nearby development. *Supplements Local Plan Policy DM16.*

### Area C

During the 1980s and 1990s there was a large-scale development in the village consisting of two-storey houses which are red brick under tile. St Vigor Way is the main thoroughfare which curves through the whole of this area from Church Lane to Upper Moors Road; the minor roads curve away into cul-de-sacs, many of which have several branches.

Properties are of varying architectural design. Gardens tend to be enclosed with fences and hedges. In many places the gap between the property and pavement has been filled with shrubs and small trees.

Garages are normally accessed from the main entry to properties, which tend to have space for off-road parking of more than one car.

There are areas of social housing within this area. The largest of these is located adjacent to Church Lane, and the Wessex Business Park, which is separated by mature trees and hedges of native species. The houses are of a uniform design and surround a series of 'greens'. The area is enhanced by generous planting, with a variety of trees and shrubs throughout.

Other areas of social housing are adjacent to the allotments and at the end of Hill Lane. The area benefits from large areas of green verges. Significant stands of mature oak trees have been retained and incorporated into the layout. It also incorporates two areas of environmental significance, Church Pond and North Pond.

Housing density approx 25 dwellings per hectare.

### Planning Guidance, Area C

- This area features cul-de-sacs of development, with some housing along the streets and containing various green spaces, pre-existing landscaping and pedestrian areas which should be retained and reflected in any new development. *Supplements Local Plan Policy DM15.*
- New development should reflect the building materials, style, and landscaping used in nearby development and maintain or improve footpath links where possible. *Supplements Local Plan Policy DM16.*
- Church Pond and North Pond, off Vears Lane, and the small areas of trees and hedges in which they are located, should be protected and retained. *Supplements Local Plan Policy DM15.*



### Area D

Initially developed during the post-war period, the local council built a small estate of two-storey houses of a uniform design, with substantial gardens. Moors Close curves back from Lower Moors Road, where green verges separate the houses from the road. Later council developments adjacent to this site included bungalows for senior citizens and, in Fleming Place, maisonettes and houses. This was followed by the Orchard Close estate on the opposite side of the road, which consists of small terraces of two-storey houses and two-storey blocks of flats.

Trees, grass verges and gardens have been incorporated throughout to enhance the area.

Housing density approx 25-30 dwellings per hectare.



### Planning Guidance, Area D

- The layout of this area is characterised by areas of open space and wide verges, which should be reflected in any new development. *Supplements Local Plan Policies DM15 and DM16.*
- The small triangle of green at the junction of Highbridge Road and Lower Moors Road (shown on Map C2, pages 10-11) should be protected and retained. *Supplements Local Plan Policies DM15 and DM16.*

## Area E

Area E was the first large scale housing development built in the 1960s-70s. The main thoroughfares through the area are Brickmakers Road and Tees Farm Road, and consists of two-storey houses of varying sizes, in a variety of architectural designs. The layout avoids geometric lines with the use of small cul-de-sacs. Houses are often at angles to the main thoroughfare or adjoining footpath. An open plan approach was adopted for front gardens. Many properties were designed around trees, grass areas, or landscaping, and accessed by footpaths. Garages were frequently built around cul-de-sacs at the rear of properties; limited off road parking was provided.

The area benefits from the protection of native trees and hedges as well as additional planting in the area. The maturing of these and the gardens of houses form a leafy prospect throughout the area, especially in the earlier developments of Brickmakers Road. The grass verges which separate the boundaries of properties from the roads are an important element in providing a rural aspect to the area. The weeping willows at the junction of Tees Farm Road and Church Lane are a much-loved landmark.

A pattern of footpaths was incorporated into the design of the area, giving priority to pedestrian movement through the village, avoiding the traffic with the aim of limiting car use.

Housing density is approx 20-25 dwellings per hectare.



### Planning Guidance, Area E

- With distinctive forms of development, often grouped around traffic-free greens, this area features housing groups set at right angles to streets and contains various green spaces, pre-existing landscaping and more recent planting. New development should not disrupt the form or rhythm of an area with such a distinctive character or result in the loss of the focal greens or landscaped areas. *Supplements Local Plan Policies DM15 and DM16.*
- New development should reflect the building materials, style, and landscaping used nearby, including open-plan layouts where existing, and maintain or improve footpath links where possible. *Supplements Local Plan Policy DM16.*
- The Triangle play area and Church Lane verge with the willows, as shown in Map C2 (see pages 10-11) should be protected and retained. *Supplements Local Plan Policies DM15 and DM16.*

## Area F

Caravans first appeared in this locality after WWII, when there was a great shortage of housing. Over the years they have been replaced by four well-cared-for sites offering over 200 single-storey homes with small gardens. Three of the sites are within the development boundary - Avondale Park, Sunningdale and Glen Park.

Avondale Park is masked from Main Road by trees and hedging. The homes are arranged around a central area of grass, and most residents have converted the areas around their homes into gardens.

Sunningdale, at the western end of Spring Lane, is masked from Highbridge Road by trees and hedging. These homes are also arranged around a central area of grass.

The Glen Park, located east of Main Road, borders the SDNP and an environmentally sensitive SINC site.

The Ideal Home Park, situated outside the settlement boundary, is a very peaceful, rural site of 30 homes surrounded by open countryside and ancient hedgerows on Bishopstoke Lane.

### Planning Guidance, Area F

- The areas of park homes are typically well-screened and centred around small green spaces and these characteristics should be retained and reflected in any new development. *Supplements Local Plan Policies DM15 and DM16.*



## Area G

Sandyfields is the newest area of development within Colden Common, to the east of Main Road, B3354.

The site consists of 172 dwellings which are a mixture of 2, 3, 4 and 5-bedroom houses and low-rise flats set around a central green area with play facilities. It borders the southern edge of Colden Common Farm and open fields to the north and east; and Strattons Copse/Chalk Dell to the east where an open amenity for all residents of Colden Common is planned.

A boardwalk through the copse, which is in a SINC site within the SDNP is proposed so that the area can be enjoyed safely by all.



Apart from the few houses that immediately adjoin the entrance, Sandyfields is hidden from view. Care has been taken to ensure that the architecture and materials used are in sympathy with the rest of the village.

Housing density is approx 30 dwellings per hectare.

### Planning Guidance, Area G

Common characteristics of this area:

- Most homes have front and rear gardens, which should be retained.
- Some mature trees have been retained in the development and must be protected.
- Areas of green, including grass verges, have formed part of the design and layout, and should be retained and enhanced.
- Adequate space must be given for trees and hedges to mature.

*Supplements Local Plan Policies DM5, DM15 and DM16.*

## All Character Areas

### Planning Guidance, All Character Areas

- New development should be of a scale and massing which is in keeping with the character area within which it is located (see Map D, page 17). *Supplements Local Plan Policies DM15 and DM16.*
- New developments of houses should normally include gardens to the front and rear of properties. Flats/maisonettes should provide residents with access to private or shared amenity spaces where practicable and feasible. *Supplements Local Plan Policy DM16.*
- Existing native trees and hedges should be retained and incorporated in new developments and space should be provided for the planting and growth of new trees and hedges. *Supplements Local Plan Policies DM15 and DM24.*
- The provision of smaller homes with space for expansion to meet the needs of young families will be welcomed. Single storey homes would be of benefit to assist demographic movement within the village. Independent accommodation or schemes with various degrees of support should also be considered. *Supplements Local Plan Policy DM2.*
- Existing paths and bridleways should be protected and maintained, and new development should link to, and extend, footpaths and bridleways wherever possible. *Supplements Local Plan Policy DM18.*
- In new developments provision should be made for onsite parking in accordance with Winchester City Council's Residential Parking Standards *Supplementary Planning Document Policy DM18.*
- New developments should propose an appropriate ratio between hard and soft landscaping, having regard to the character of the area. *Supplements Local Plan Policy DM16.*

## Highways and Traffic

The major route through the Parish, the B3354 (Main Road), leads north to Winchester and the M3 and south towards the M27. The majority of the village lies to the west of this road but is largely concealed by the trees and hedges. Feedback from residents indicates that this is a highly valued feature, enhancing other rural aspects of the village. A matter of some concern is the amount of heavy traffic using this road and the congestion which develops at peak periods; also, substantial disregard for speeding restrictions.

The B3335 Winchester to Eastleigh Road (Highbridge Road) meets the B3354 north of the village. For most of its length through the village, it is lined by trees, hedges and fields - equally valued by residents. Speeding traffic along this road is a matter of concern and safety issues are currently being reviewed.

Church Lane links these two roads south of the village. The heavy traffic at peak periods and the disregard of speed limits is a major concern of residents. Its junction with B3335 and Kiln Lane is the subject of regular accidents causing on-going concerns.

To counteract speeding, the Parish Council has, with the aid of volunteers, introduced Speed Watch equipment which is rotated between various locations within the village. Speed limit signs are also being erected to delineate the entrances and exits from the village.

Measures have recently been taken in Church Lane to improve the waiting area at the bus stop used by children to catch the school bus to Winchester so that they are better protected from the traffic. Another recent addition to Church Lane has been the introduction of lines and bollards, led by the Parish Council, which give the impression of road narrowing and is intended to encourage drivers to slow down.

Kiln Lane, a narrow hedge-lined lane, has a junction with the B3335 at Brambridge, and experiences increased traffic at peak periods. A recently built pathway parallel to the lane, from its junction with the B3335 to the River Itchen, offers a safer route for pedestrians and cyclists. A crossing on Highbridge Road gives access to the new path.

Bishopstoke Lane, a narrow, ancient tree and hedge-lined lane off the Brambridge area of Church Lane experiences increased 'through' traffic at peak times as drivers seek to avoid congestion.

From its junction with the B3354 at Fisher's Pond, Hensting Lane provides a narrow route towards the South Downs National Park, lined with trees and hedges. A 30mph limit applies at its western end. It is much used by walkers, cyclists and equestrians for recreation and to access the adjacent National Park. The national speed limit throughout the lane is a cause of some concern to residents and users.

Some of the earliest roads in the village lack sufficient off-road parking spaces for current needs. Improvements, where possible, have been made by the Council to parking provision within the village so that fewer cars are parked on the roadside. Some parking restrictions have been



Increased Parking Needs



Safer Bus Stop, Church Lane

established, especially around the School, but there are still locations which many residents regard as hazardous e.g. restricted passage for local buses in New Road and Spring Lane. Improvements led by the Parish Council resulted in the introduction of bus cages at stops in New Road and Spring Lane. Additional parking has been achieved at the junction of Spring Lane and Lower Moors Road, within Moors Close and at the junction of Lower Moors Road and the Highbridge Road. This affords better visibility for drivers and pavement access for pedestrians. This should provide important access improvements for emergency vehicles.

Consideration should be given to safety issues on rural lanes where the needs of pedestrians, cyclists and equestrians conflict with those of other users.

### Footpaths and Bridleways

Inside the settlement boundary, a network of paths is established which enable residents to travel through the village avoiding roads and traffic. These have become important wildlife corridors and supplement a pattern of historic pathways and bridleways. To the East, these pathways continue into the SDNP. The Parish Council would welcome the opportunity to provide, direct from the village, improved footpath access to more of the countryside within the SDNP.

To the South the pathways continue into open countryside leading to protected land owned by the Woodland Trust, and to the West the pathways lead onto the Itchen SSSI flood plains.

The countryside access plan for the South Downs has identified the following issues affecting the enjoyment of the countryside in this part of Hampshire.

- High reliance on cars and availability of car parking to access the countryside in the SDNP.
- Limited supply of easily accessible, inviting routes.
- Countryside access users forced to use or cross busy roads to link up off-road access routes.
- A need for more circular recreational routes.
- A need for better information about countryside access routes.



Safe Crossing Point at Highbridge



Footpaths Recently Upgraded

### Planning Guidance

- New development within the Parish should preserve and, where possible enhance access to the countryside. This should be taken into account where new development takes place, subject to the need to protect the privacy of existing and new householders, and improve access to the SDNP. *Supplements Local Plan Policies DM16, DM18 and DM23.*
- Green spaces within the village should be protected from parking issues, where practicable and feasible. *Supplements Local Plan Policies DM15 and DM18.*

# Infrastructure

The infrastructure of a community i.e. those services and amenities which are considered essential to normal community function can significantly affect the quality of life of its inhabitants. Future housing development in Colden Common must take into account the capacity of the existing infrastructure to meet the needs of additional homes.

## Enforcement

A WCC enforcement plan has been established to improve control and monitor enforcement.

## Drainage

Extensive work was carried out on drainage in Church Lane and Spring Lane in 2010. However, heavy rains still produce short-term flooding on Main Road, north of the roundabout in the vicinity of the underground stream which eventually flows into Church Pond. There is persistent flooding at the junction of Spring Lane and Highbridge Road and the Brambridge end of Church Lane is prone to slow drainage in heavy rain.

Church Pond and North Pond are both functional balancing ponds, which are currently managed by the Environment Agency, a volunteer Pond Warden and a local environmental group, and are much appreciated environmental features. Roadside drains from the St Vigor estate run into the pond. Since the development of the Sandyfields site, a marked increase in water draining into Church Pond from Main Road has been noted. Run-off from Church Pond enters the brook that ultimately runs into the River Itchen at Highbridge. Chemical and sewage spillage entering the pond can be fatal to its wildlife, and disastrous to the well-being of the River.

## Street Lighting

Views on street lighting needs were widely varied with the balance in favour of no excess light pollution, which would be out of character for the village. Those parts of the village where lighting is controlled by Hampshire County Council are currently extinguished for part of the night, and upgraded using energy-efficient lamps, and dimmed to reduce carbon footprint.

Church Pond: one of two functional balancing ponds set within the community.



Run-off water from Church Pond ultimately ends up in the River Itchen.

## Electricity

Local responses regarding electricity services were mostly satisfactory.

## Internet/Mobile Phone Access

Responses to queries regarding these services varied considerably but, on balance were found to be unsatisfactory. Residents working from home felt that they were badly served by these forms of provision. It is a situation which most businesses would not find acceptable. New developments should incorporate the latest technologies to accommodate community needs.

## Colden Common Primary School

In recent years the capacity of the Primary School has been increased and further upgrading of its facilities will be completed during 2020 to increase admission numbers to meet the demand with the expansion of the village.

Any additional developments should ensure that the capacity of the local school and other social and physical infrastructure is adequate and, if not, contribute to appropriate and timely improvements as necessary. *Supplements Local Plan Policy CP21.*

## Shops and Services

The Parish is currently served by the Co-Op (convenience store and post office) adjacent to the Community Centre. Other retail or service businesses are to be found on Main Road, Spring Lane, Fisher's Pond and Church Lane, Brambridge e.g. garages, hairdressers, antiques, restaurant, garden centre and pubs.

## Medical Services

The Twyford GP Practice has a small satellite surgery in Spring Lane. However, some residents are registered with the Stokewood Surgery in Fair Oak. There is an independent pharmacy in Spring Lane and a private dentist located on Main Road. These services are highly valued by residents, and should be retained.



Local Shop and Post Office



Colden Common Primary School



Wessex Business Park

## Community Facilities

Community meeting places are available at the Community Centre, Holy Trinity Church and Church Rooms on Main Road, the Methodist Church in Spring Lane, and the pavilions on the Recreation Ground and Colden Common Park both of which support indoor and outdoor activities.

## Public Transport

Currently the village is served by the E1, 69 and X9 bus services. Colden Common bus services have been reduced over several years, and roads are increasingly congested.

This leaves communities cut off outside of peak times, with some residents unable to access jobs, and leisure facilities.

The lack of public transport leaves some residents relying heavily on volunteer care groups. The nearest train stations are Eastleigh and Shawford. Bus services to Eastleigh are irregular, and there is no service to Shawford.

## Commercial Development: Business Parks and Light Industrial

Within the Parish are several areas of commercial development.

- Leylands Business Park in Nob's Crook lies outside the development boundary and is located in converted farm buildings incorporating six units which do not intrude on the rural environment.
- A variety of small rural businesses are located at Swifts Farm in Hensting Lane which have minimal impact on the local rural environment, and it lies outside the settlement boundary.
- A small industrial estate on the south side of Portsmouth Road generates significant vehicle traffic - some of which is heavy.
- Small business units are based in Boyes Lane and Clayfields Park, Main Road.



Colden Common Community Centre

- The Wessex Business Park comprises five two-storey buildings of a modern design, which are located off the roundabout at the junction of Church Lane and Main Road. Natural hedges and trees on three sides of the Park serve to minimise the impact of the buildings.
- Off the B3335 in Highbridge, there are two industrial buildings.
- There are several home-based industries in the Parish, but these suffer from poor mobile coverage, and internet speed connectivity.

## Agricultural and Equestrian Enterprises

Within the Parish are several farms and stables of varying sizes and types. They mostly provide permanent grassland for grazing cattle. Horses grazing in fields and being ridden throughout the Parish are a common sight.

### Planning Guidance

- In future developments the provision of street lighting should be assessed based on safety and environment. *Supplements Local Plan Policies DM15, DM17 and DM23.*
- Future development in the village should be served by Sustainable Drainage systems rather than traditional piped drainage where this is technically feasible. *Supplements Local Plan Policy CP17.*

# Consultation Process

The consultation process was severely disrupted by the advent of Covid-19, which made it impossible to hold the sort of face-to-face discussions with residents that the Parish Council has conducted in earlier consultation exercises. By the time the Village Design Statement (VDS) draft was ready for consultation, lockdown had begun.



To overcome this difficulty, the VDS was made available to download from the Parish website, and the pre-submission consultation was advertised:

- on the village Facebook page (with 257 followers), and the Parish Facebook page (with 2,699 followers)
- via the Parish Council e-mail information service (with 500 subscribers)
- in the Parish magazine (which is delivered to every household within the village).

Printouts of the VDS were also displayed in the window of the Community Centre and were viewable from outside.

Every communication offered, on request, a free printed copy that could be delivered.

To reach as many people as possible, especially those who might not read Facebook, the Parish Clerk targeted the organisations within the village such as the WI, the Churches, Youth Organisations, etc. with a consistently worded message pointing them towards reading the draft pages on display, reminding them that hard copies could be provided on request and asking them to let the Parish Council have their comments.

After 4 weeks, only a handful of replies had been received; so reminders were sent out asking for residents' help and reminding them of the importance of their contributions to the updated VDS.

At the end of the consultation period, 25 responses had been submitted and comments were logged onto a spreadsheet. The Parish Council Planning Committee met and went through each comment, making changes to the draft VDS where appropriate.

The amended version of the draft VDS was put before the Full Parish Council on 7th September 2020, and full approval was given to pass it to Winchester City Council for adoption as a Supplementary Planning Document.

Residents' comments were anonymised and published in a spreadsheet with the Parish Council's responses to provide feedback.

As a result of discussions with Winchester City Council, some further amendments were made to the draft VDS and agreed by the Parish Council Planning Committee on 20th January 2021. Following this, the final draft was submitted to the City Council for consideration.

Winchester City Council undertook a formal public consultation on the draft VDS between 10th May & 20th June 2021, as required by the 2012 Planning Regulations. Modifications made following the consultation can be found within the report to the Cabinet Member for Built Environment Decision Day meeting on 7th February 2022 (DD35).

**The VDS was adopted by WCC as a Supplementary Planning Document on the 7th February 2022, following the Decision Day meeting.**



**The original VDS document has been updated in 2021 and 2022 to take into account changes relating to the adoption of:**

**Winchester City Council LPP1 2013 and LPP2 2017.**

**South Downs National Park - SPL0020-02686LP 2019.**

**Hampshire Minerals and Waste Plan 2013.**