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The Village Design Statement is available on the Compton and Shawford Parish Council website

www.comptonshawford-pc.gov.uk

Introduction

Compton & Shawford Village Design Statement

The Village Design Statement (VDS) is a document, formally adopted by Winchester City Council on **date to be inserted**, which gives advice directly attributable to the statutory planning system for any development in the Parish of Compton and Shawford. It will act as a supplementary planning document and should influence developers and be reflected in decisions on individual planning submissions.

It is produced by the local community and describes the visual and distinctive character of the village. It records the special features of the Parish and gives guidelines to be followed for any development. It helps to ensure that all development maintains or enhances the character of the village.

It is relevant to all forms and scale of development. It does not prevent development; that is an issue for the Parish or Local Plan. It is about managing change in the Parish, not preventing it.

The Need

Compton and Shawford is widely regarded as an attractive area in which to reside. It has embraced considerable development over the last few years. The density of housing on and around Otterbourne Road has dramatically increased and infilling of large garden plots is becoming very attractive to developers. The increase in density has already caused concern that the valued local environment, such as low density of traffic, limited street lighting, lack of footways and high tree density, will be permanently changed.

The expanding population in the South of England is creating a pressure for yet more development. This, combined with the Local Development Framework (Local Plan) for Winchester, demands that guidelines be in place for any further development within the Parish, so that it can reflect the views and concerns of the Parishioners.

A VDS is a material consideration for the Planning Authority when decisions are made on planning applications, and for Planning Inspectors or the Secretary of State, when decisions are made on appeals.

The VDS is one of the documents consulted by developers, designers, planners and land/householders to give an indication of what form of development is acceptable. It also offers guidance for residents considering changes or extensions to their properties.

Change is inevitable, but it must not compromise the character of the various sectors of the Parish.

The Extent of the Coverage

The VDS covers the whole of the Parish of Compton and Shawford, with the exception of the two small areas of land on the east edge of the Parish now in the South Downs National Park, where additional policies apply.

The settlement pattern has been influenced by differing demographic and topographic characteristics of the area. The settlements split into four fairly well-defined sectors and different guidelines will apply.

For reference the sectors are shown below:

- Compton Village (includes a Conservation Area)
- Shawford
- Compton Down
- Southdown including Otterbourne Road

The remainder of the Parish is in the Outlying Areas which comprise mainly farmland, downland, woodland and some small settlements.

Topics Included

The VDS has a number of sections which outline the character of Compton and Shawford. There are design guidance notes where applicable. These sections are:

- Parish History
- Settlement Pattern
- The Parish Environment
- Building Form and Planning
- Agriculture And The Surrounding Countryside
- Transport And Traffic
- Environmental Issues

Appendix 1 on page 14 sets out the Design Guidelines for the Parish.

Parish History

The original heart of the Parish and main initial settlement was Compton, but there was also a hamlet at Silkstead. Combe-Tun is loosely translated as the “settlement in the valley”, a name that crops up frequently in the geography of England. The Parish was one of a dozen Parishes of the manor of Chilcomb, later known as Priors Barton. Silkstead Lodge, originally the Pigeon House, owes its origins to a structure built in 1307, housing 238 birds to supply the Prior’s table. A wooden Saxon church (1015) was almost certainly on the site of the present Norman Church (1155), much of which survived the 1905 extension. The role of incumbents goes back to 1288. The village had a pub, The Chequers, which used to stand on the corner of Compton Street, and was reputed to be the oldest inn in Britain. It was closed in the 19th century but a cottage on the site bears its name. Drove Cottage in Carman’s Lane was built in the 15th century. It was formerly a thatched medieval Hall house. The Manor House in Place Lane is one of the older surviving buildings; built in 1632 it includes remains of a Tudor structure from an original building of 1205.

The ruins of Compton Place, the garden wall of which is in Place Lane between the railway bridge and the Lock, was the home of a devout Catholic family, the Phillpots, whose son John (1516-1555) was Protestant Archdeacon of Winchester Cathedral. He was burnt at the stake on the orders of Mary Tudor. The present area of Compton Street, Place Lane and Carman’s Lane has been designated a Conservation Area.

Silkstead was a church farm originally worked by St Swithun’s Monastery in Winchester. The houses within the Parish to the east of the track in Silkstead are the remains of Priory Farm dissolved in 1539. There was also a Manor at Silkstead. In 1603 the Manor was used by Winchester College to house boys displaced by the entourage engaged in the trial of Sir Walter Raleigh in the Great Hall. They returned in 1625 to escape the plague in the City. In 1688, it became a secret Roman Catholic boarding school. The Manor has since been demolished. Silkstead now has only eleven dwellings with slight evidence of its past.

Change to the Parish began with the opening of the Itchen Navigation in 1710. Known as the Barge River, its main purpose was to transport coal from Southampton to Wharf Hill in Winchester. Shawford – Shouldow-Ford - had previously been very small. Apart from the Mill, possibly going back to the 14th century, the first settlements in Shawford resulted from the opening of the Itchen Navigation canal in 1710, which added accommodation for a lock keeper and bargees, but this was not until 1795. A ‘Poor House’ was established in 1795 on the site now occupied by Bridge Terrace. A spark from a train in 1898 burned it to the ground. The Village School was founded in 1838, on land leased by William Heathcote, a landowner and benefactor living in Hursley, who controlled most of the land around Compton.

However, it was the arrival of the railway that brought the changes which have forged the modern basis for the parish. The railway eclipsed the canal, which carried its last cargo in 1869. The railway from Southampton to London was cut through the village by a gang of Welsh navvies in the 1830s. The first train went through in 1839 but it was more than forty years before a station was opened – initially known as Shawford & Twyford.

Cathedral architect, John Colson, acquired land from the Chamberlayne-MacDonald estate and seized this opportunity to create an integrated settlement between the Down and the Railway comprising houses, the Parish Hall and the station, all built at the same time and in the same style. Something this complete is rarely found in the 21st century. The Parish Hall was the first to be erected in Hampshire under the Local Government Act in 1896.

A new leisured class had now arrived in the Parish; its members could live in the heart of the countryside enjoying such modern facilities as gas lighting but be only ten minutes away from their city offices. Plots around Pearson Lane were auctioned at the Bridge Hotel, as the station opened. Houses were built along the bank of the Itchen Navigation and even grander houses were built on the other side of the track in Hunt’s Lane, named after the Doctor who lived at the end of it, now more prosaically called Bridge Lane. This new settlement required services, which saw a row of shops developed opposite the Bridge Hotel. The Mission Hall – now converted into a private house, was built for evangelical worship in 1892 by the Soldiers’ Home Mission. Shops were constructed at the same time. In the Great War the Hall did duty as a Red Cross Hospital and latterly a Soldiers’ canteen.

Ten years later, a syndicate of property owners bought 135 acres South of Shawford Down from the Ecclesiastical Commissioners, thereby creating the Southdown Estate. At the same time a few houses were established overlooking Compton, which was the start of the fourth settlement that grew through the 20th Century into Compton Down. The last thirty years have seen continuing changes in the Parish. During the late 1980s the southern part of Southdown was built on with large houses on large plots, completing a natural development of this area, in keeping with the original development plan. In the 1990s the M3 motorway was built through the Twyford Cutting, splitting the parish. Some

traffic has been removed from Otterbourne Road, although the former A33 trunk road is still a busy major road. Since 2000 housing density along the Otterbourne Road has considerably increased, whilst in other areas, notably Southdown, larger individual houses have been developed on smaller plots

Road names are largely faithful to the geography of the last 800 years. Red Lane was so called by 1418 and alleged to be the route along which William Rufus' body travelled from the New Forest to Winchester. Sparrow Grove, Clease and Hurdle Way, Place Lane and Poles Lane are all to be found on ancient maps. The Roman Road from Southampton to Winchester served the Parish until the end of the 17th century. It was replaced by a Turnpike in 1783. Further road changes continued, leading to the Winchester bypass, A33, and then the final opening of the M3 in 1995.

Settlement Pattern

The boundary of Compton and Shawford Parish, starting from the north east corner, runs from the bridge of the M3 as it crosses over the Itchen Navigation, southwards down this waterway to Shawford and past the Malms to the Southern Water Pumping Station in Otterbourne. Then it turns west in an irregular pattern to Silkstead in Poles Lane. Here it turns north between the houses in Silkstead and continues on to reach Yew Hill Reservoir and then High Cross in Oliver's Battery. It turns east and crosses Badger Farm Road, takes in some of Bushfield Camp and then down to the old redbrick railway viaduct and the bridge of the M3 at the Itchen Navigation.

A noticeable characteristic of the Parish is two areas of rural land to the north and south; these are now designated in the Local Plan for the area as important 'Local Gaps'. They not only provide a clear separation between the City of Winchester and the Parish of Otterbourne, preventing a collection of houses that would join Winchester to Southampton, but also preserving the original natural fields, with the views across them, that the residents and visitors treasure. The retention of these two areas is crucial to the local character of the village environment with natural flora and fauna.

The Parish is located at the very edge of the South Downs National Park and the chalk on which the South Downs sit starts within the Parish. The Parish also includes the Hursley Scarpments, an area designated in the Winchester District Landscape Assessment as one whose character must be maintained. Running the full length of the Parish to the East, alongside the Itchen navigation, are the water meadows, a protected area where many birds and animals flourish. These meadows are recognised as a Site of Special Scientific Interest and supported by Government bodies such as DEFRA and Natural England. To the south is Sparrowgrove, which is part of an important green gap between the Parish and its Otterbourne neighbour. Sparrowgrove, together with Oakwood Copse, both previously in private hands, have been acquired by the Sparrowgrove and Oakwood Copse Conservation Trust (SOCCT). The Trust was enabled and funded by the individuals in the local community and both the Parish Councils. It has as its objective the maintenance and enhancement of the natural environment in Sparrowgrove and Oakwood Copse for the benefit of the local Community. Sparrowgrove and Oakwood Copse are protected TPO areas. They lie, respectively, just north and just south of the boundary with Otterbourne Parish.

The Parish straddles the Itchen corridor which has dictated the growth and settlement over the last millennium. Before the canal, the railway and the motorway, Silkstead and Compton Street were the only inhabited areas and agriculture was the only occupation. Silkstead has now only eleven dwellings with slight evidence of its past. The main residential areas now being:

- Compton Village (includes a Conservation Area)
- Compton Down
- Southdown including Otterbourne Road
- Shawford Village

The 2011 census indicated 629 households, of which 533 occupied houses, the remainder occupying flats and maisonettes apart from 34 unoccupied residences

The 1881 census shows the Parish population at 275, a figure which had hardly changed over the previous 80 years. By 1891 it had nearly doubled to 480 with new properties built in Shawford and has continued to rise ever since. By 1931 the figure was 1162 and in the last census in 2011 the figure showed an increase of nearly 50% to 1729. The Parish continues to attract people of all ages and the 2011 census indicated that 272 of the 629 households include children.

The conversion of larger houses to flats, in-filling throughout the Parish and the construction of starter homes, flats, maisonettes on and off Otterbourne Road have added to the numbers.

The nature of the Parish makes it necessary for residents to travel to most facilities, such as shops, schools, doctors, dentists etc. as these lie outside the Parish. Increased traffic levels in the area have increased risk to pedestrians, cyclists, older people and horse riders. Further increase in traffic movements may require the addition of street lighting and footways, modifications to road junctions and removal of natural fences. These changes would significantly alter the character of the Parish and are considered to be detrimental. Future development proposals must be carefully evaluated to ensure that they preserve and enhance the character of the Parish and avoid creeping urbanisation. The village continues to offer a wide range of different types of housing. About half of the parish population lives in larger settlements of detached accommodation with good sized gardens in Southdown and Compton Down

The parish is a relatively stable community with approximately half of the residents having lived there for well over 15 years

The Parish contains one residential care home for the elderly, and in Compton there is a home providing accommodation for 10 adults with learning disabilities and another on the same site for young people. Also within the community there is a Special School on Shepherds Lane that supports children with a wide range of learning needs.

At the time of the census in 2011, 25% of all households were occupied by a single person. The average size was 2.75 persons per household, compared to 20% and 2.52 in the 2001 census, indicating both a trend of increasing single person households as well as increasing numbers of persons per household.

The settlement guidelines are set out as “A. Settlement Pattern Design Guidelines” on page 14. Guidance takes into consideration the Winchester District Landscape Assessment and current Local Plan.

The Parish Environment

Landscape Setting and Open Views

Compton and Shawford Parish is situated to the south of Winchester and the South Downs National Park runs through and along the eastern boundary of the Parish. The undeveloped area of the Parish, about 80% by area, comprises an eclectic mix of woodland, farmland and downland. Within the Parish there are major open spaces which are highly valued as they provide public access for walkers, horse riders and attract tourists. Shawford Down is an area of downland, comprising 57 acres, and is owned and managed by Hampshire County Council. The Down commands extensive and impressive views of the Itchen Valley. The Memorial Playing Field, located in Compton Down, plays host to the much-used Parish cricket, football and tennis clubs and it is essential that they are not encroached upon by building.

In addition to the open spaces there is a large network of public footpaths through the Parish providing good walking. Yew Tree Walk, separating Compton Village from Compton Down, is an ancient way lined with yew trees along which King Rufus' body is said to have been carried many years ago. These walks provide fine views, notably from Hurdle Way, with its wonderful skyline of trees when viewed from the North, the Village of Compton when seen from the Butterfly Reserve and the vistas along the Itchen Navigation. In the area to the west of the M3 there are extensive farm tracks providing public access to the picturesque farmland within the Parish

There are some fine views in the Parish which are considered to be a fundamental part of the rural nature of the village.

Geology and Landform

The landscape of the Parish has been influenced by the underlying geology. The chalk downland, striking East/ West through the Parish, results in the rolling countryside. The River Itchen Valley is thinly covered by clay and consists of alluvium plus river gravels. There are clay deposits on top of the chalk ridges. The porous nature of the chalk ensures that there is little surface water within the landscape. The Itchen Navigation is located on the eastern edge of the Parish and is part of an Special Area of Conservation (SAC) The South Downs National Park includes a strip of land on the eastern edge of the parish.

Woodland and Trees

Compton and Shawford Parish has an abundance of woodland and trees. All residential areas, both gardens and roads, have many evergreen and deciduous varieties of tree. There is the magnificent avenue of mature beech trees on land owned by the County Council bordering Otterbourne Road between Compton Street and the Bushfield roundabout. There are four very similarly sized modest areas of woodland in the Parish. The privately owned strip of woodland on the East of the Bridleway from Silkstead to Hurdle Way; the hangars of mature woodland on the bluff north of Compton Down with their ancient yews and mature beeches; the woodland encircling Shawford Down to the East, South and West (these two being on Hampshire County Council land) and Sparrowgrove, which includes an area designated as semi

ancient woodland with many mature oaks and coppiced hazel understorey (resplendent with magnificent bluebells in Spring). The three last areas are all threaded with footpaths (permissive in the case of Sparrowgrove) enabling them to be enjoyed throughout the year by the community. Only Sparrowgrove has a management plan designed to maintain and enhance the natural environment. The first-mentioned privately owned strip is managed primarily as a shelter and breeding belt for game birds. There is no publicly visible management plan for the County owned woods. The Parish Council is encouraged to actively pursue management plans for all of the above areas of woodland to ensure their continuance as important environmental and community assets in the Parish.

It has previously been identified that the mature trees and hedgerows are a major feature of the Parish and any development should preserve and maintain these features.

Shawford Down

Hampshire County Council introduced Highland Cattle to graze on Shawford Down to control the growth of vegetation, rather than mechanical cutting, to maintain the existing natural appearance and to follow opportunities of being “green”

The Parish Environment design guidelines are set out in B Parish Environmental design guidelines on Page 13

Building Form and Planning

The Parish is characterised by the rural nature of its countryside, within which four distinct, but small, settlements have become established at

- Compton Village
- Compton Down
- Shawford Village
- Southdown including Otterbourne Road
-

Buildings in the Parish reflect styles and construction that have taken place over the last 600 years. In general, new developments have been carefully constructed to blend in with the existing buildings. This is welcomed and is an important factor that to maintain. The Village Design Statement identifies the values and qualities that the residents consider to be important.

The settlements occupy no more than 20% of the Parish land area and are generally characterised by larger houses on large plots in keeping with the pastoral open character of the Parish. The four areas are all of a similar population/ dwelling size.

Houses are generally set back from the road, in a linear aspect, with smaller front gardens and larger rear gardens. Within each settlement there are examples of smaller houses with small gardens; these are generally clustered together rather than dispersed within the larger houses. Many dwellings have open frontages, others have hedging and there are only a few walls; this combination has maintained and added to the natural character of the Parish.

Compton Village

In the Winchester District Local Plan Review (2006), Compton Street is designated as a settlement within the countryside as well as being the original road of the Parish and is a designated Conservation Area. This stretch of road is one of the few where there are front boundary walls within the Parish. These are constructed of brick and flint that blend in with the local environment. The large houses all sit on large plots. Houses are characterised by being of two-storey construction with pitched roofs that are hipped or half-hipped with orange/red plain clay tiles and the occasional thatched roof. Those on the south side face across a valley looking across wet pastures and up towards Compton Down, as shown in the wider view 2 inside back cover. Towards the end of Compton Street on the North side are a group of bungalows built in 1938 that offer affordable housing.

At the very end of Compton Street is a farm, leased from Hampshire County Council. This is an enterprise that truly reflects the agrarian roots of the area that is set within arable and animal farmland.

Off to the north side are two cul-de-sacs that comprise an original small council estate, many houses of which are now privately owned. This estate generally consists of semi-detached two storey dwellings, some of which contain four apartments. They are of pre-war construction, built of brick/render with pitched roofs and have very little off-street parking. Within this group are the Reeves Scout Hall and the grass area for football and general recreation. The main Otterbourne Road divides Compton Street from Place Lane, which include the buildings that were the Manor House and the Vicarage.

It is a characteristic of houses throughout the village that they are two storeys and in a linear configuration following the

shape of the road. This configuration is maintained throughout the settlement, even though the plot sizes differ between Compton Street and Martins Field/Attwoods Drive.

Compton Street, especially near the junction with Otterbourne Road and adjacent to the school and the church can suffer from local congestion during school times and when there are church services. Not only is it potentially hazardous for pedestrians, cyclists and horse riders, it makes the junction dangerous due to the narrow opening onto a busy road.

Compton Down

Shepherds Lane and Hurdle Way are the two roads providing the south and north boundaries for Compton Down. Hurdle Way has houses only on the South side and these overlook a valley and have outstanding views that extend over the City of Winchester and neighbouring Hockley. Between these two roads there are about 100 dwellings, mostly built after 1950; some of those at the entrance to Hurdle Way were built at the start of the 1900s. Generally the houses are on large plot sizes and comprise bungalows as well as large detached two-storey houses. Physical barriers between dwellings are hedges of hawthorn, blackthorn, yew, hazel and laurel and holly. Many frontages are open to the road, others have low hedges. Roads in this area are narrow, without footways and there is no street lighting. As a consequence, people, including children, bicycles and cars, all share the use of the road.

Shepherds Lane, on the south side of this settlement, comprises mainly older, larger two-storey houses that sit on large plots. This is a private narrow, single-track road that leads to the Hursley Scarpment. In the southwest corner of this settlement is Shepherds Down School providing for young children (under 11) who have special needs and a residential building for the sixth form college at Eastleigh.

A large area of this settlement in Compton Down is given over to the Memorial Playing Fields that supports three tennis courts, a cricket pitch, two football pitches and a pavilion. Both Shepherds Lane and Hurdle Way are the two roads in Compton Down that residents must use to enter or leave this area, both exiting onto Otterbourne Road. At the ends of both Shepherds Lane and Hurdle Way there are footpaths that lead across the Hursley Scarpment and also to the extreme north and south edges of the Parish. To the north side adjacent to Hurdle Way lies the Yew Hill Butterfly Reserve that occupies ten acres. Crossing the reserve is a modern track, and parallel to it run a series of wide ditches which are thought to be of medieval origin. These ditches mark the Parish boundary in this area.

Shawford Village

The Parish railway station is located in Shawford village. The railway was responsible for forming Shawford's initial character. The cottages, dating back to 1836, built along the side of the Itchen Navigation, were homes to railway employees. Further down the Itchen, towards Southampton, and between it and the railway is the Malms Farm which contains a renovated farmhouse and an Edwardian house. 17 luxury flats, known as "The Malms", were built beyond the farm and have proved popular with commuters. Beyond the Malms is one further house.

In the middle of the 19th Century, at the same time as the railway workers' cottages were built, houses were erected opposite Shawford Down. These were for the affluent members of the local business community. They consist of large, red-bricked, tiled, two-storey houses standing in spacious gardens, one of which has been converted into a rest home. This development, known locally as 'The Island', has a unique character of individual large Victorian houses on enclosed garden sites that are adjacent to each other and follow the road form. Here is the residential care home sited on a road that was originally very quiet but which now suffers from cars parking for the railway station.

Between the two World Wars houses were built between the railway and the Itchen Navigation; these stand high but with gardens leading down to the river, and have views over the water meadows to the village of Twyford. These, together with some later development, provide an eclectic mixture of styles, characterised by individual houses on large plots maintaining the linear planning layout which is typical throughout the Parish.

Shawford village is also home to the Parish Hall at which not only local events and Parish meetings are held but also where social groups meet, often from outside the Parish. Alongside the Parish Hall are half a dozen modern terraced houses. Shawford also has the few shops contained within the Parish. Alongside the railway, opposite the cottages, is a storage depot. Opposite the shops is the only public house to be found in the Parish.

The Village has narrow roads with pavements on one side, no street lighting and the exit onto Otterbourne Road suffers, like others, from a reduced sight line that can make crossing it dangerous.

Shawford Down rises above the Village and provides not only an open space for dog walkers, horse riders and children to play (especially in the winter if there is a significant snow fall) but for a wide range of wildlife, flora and fauna. From the top of the Down are superb views over the Itchen valley and the water meadows to Twyford. The railway, a few commercial buildings and some cottages that lie at the foot of the valley and in front of the river are discreetly hidden by trees.

The East boundary of the Village and Parish is the Itchen navigation canal. This is a protected area (SAC). It hosts a number of habitats for nationally and internationally important plants and animals. These require certain water levels with little variation over the course of a year, and fast flow rates. The community of plants that grow in the river is particularly important. Species such as the water crow-foot support a numerous and diverse community of invertebrates. These provide food for brown trout and salmon. Eels, lamprey and bullhead are also key species of the diverse and important fish fauna. Otters roam the catchment.

Recent developments in the Village have been well designed to maintain the open views which can be seen from the footpaths and footways that run through the Village, and do not encroach onto open land.

Southdown and Otterbourne Road

The Down leads up from the village towards Southdown which comprises two areas, the dwellings on the main Otterbourne Road and the Southdown enclave set off the main road.

The main Otterbourne Road area has experienced some change in character with large 3-4 bedroomed houses, with small gardens, being developed in gardens of existing houses of similar size; and lower cost homes and flats have been built off side roads that abut the motorway. This is the only part of the Parish which provides modern affordable housing, comprising purpose-built flats and town houses. None of these dwellings have garages but have one assigned parking place. As a consequence, this area has a range of different housing designs and no clearly defined characteristics. However on the main road, houses are all two-storey, and there are also a significant number of mature trees that maintain the “green” character of this area that is so typical of the Parish as a whole.

The main road also has a large nursery, whose grounds form part of a local gap, all again adjacent to the motorway. The main road has footways on both sides and is unlit, despite the high volume of through traffic that uses this road.

The Southdown enclave, accessed to the east of Otterbourne Road, between Sparrowgrove Copse and Shawford Down, comprises about 130 dwellings and these are in contrast to the main Otterbourne Road. Nearly all are large two-storey houses standing in large gardens and in a linear relationship to each other. The houses on the south side face Sparrowgrove Copse, part of the Local Gap between the Southdown and Sparrowgrove settlements, purchased in 2009 by public subscription to ensure it remains accessible to the public and is not developed.

To the east the houses of Southdown look out over the Itchen valley and the water meadows. To the north, the houses back onto Shawford Down. This orientation of the surrounding countryside combined with the large gardens result in a particularly strong sylvan environment. This environment is maintained throughout as the roads are unlit and, apart from the southern end, have no footways. Physical barriers are usually from bushes and trees, as in Compton. With the existence of a high number of beech, holly and conifer hedging, it provides a natural habitat for a wide variety of wildlife. The general impression is of a pastoral nature. Development in Southdown has resulted in a change to the character of some of the roads. There is no lighting or footways and people (especially school children), bicycles, horses and cars share the use of the road.

General Design Guidelines

All the different areas of the Parish contain a mixture of dwellings, reflecting the history and recent development of the Parish. Consideration of any new developments, conversions or change of use should reflect and respect the character of the local area

Apart from Otterbourne Road, the roads within the village areas, where most residents live, are generally narrow, without footways and in only a few cases with street lighting and are used as footways by children and the elderly, young cyclists and horse riders. These features reflect more than any other the semi-rural nature of the Parish and are the major reason for the popularity of the area, especially for families.

It is these very features that should guide new development. Higher density housing, such as flats and courtyard developments, may be undesirable where they would damage these features and should be limited to where access to

the main roads is safer. Moreover there are few buildings of more than two storeys in height.

Any future proposed business development in the area should not be detrimental to these characteristics. At the same time, given that main road access is often through residential areas on roads unsuitable for heavy or long vehicles, only light engineering, market gardening, small shops, farming or office service functions would be considered suitable. Applications for uses outside these areas should be refused unless they can demonstrate that they have no detrimental impact on the environment, sustainability or local safety.

Currently there are only a few 3-storey houses in the Parish, two courtyard developments and three blocks of purpose built flats; these are, therefore, not typical of the building forms found within the Parish. 2018 has seen a substantial increase in the planning approval of 3 storey houses built with greater density. Possibly further development of this nature should be discouraged if the existing character is to be protected. Future such developments should avoid increases in traffic movements which cannot be accommodated, especially at peak times, and should provide garden or recreational space that reflects the nature of that already found in the Parish.

The developments that dominate the Parish are large houses set in large plots. These houses are usually placed in a linear configuration to each other and adjacent to the road. The 1989 WCC leaflet characterised the Compton Street Conservation Area as *“a linear village [which] lies on an ancient east/west route no longer usable by through traffic. It contains a number of attractive historic buildings including the Manor House, Manor Farm with its impressive barns, the Church, 19th century school and a few 17th and 18th century cottages, which intermingle with more modern houses.”*

Another example of this is shown on Map 20 of Southdown in the Winchester District Local Plan Part 2(2013). This applies to most of the Parish. This linear development has been very beneficial to wildlife as the combined gardens, being adjacent to each other, act as corridors between the natural habitats that dominate the Parish.

Parts of the Parish still have electricity and telephone supplied by way of overhead cables; it is felt that these should be replaced by underground cabling and therefore the aim should be for all new developments to have all service facilities buried

To achieve the above objectives, the “C. Building Form Summary of Design Guidelines” on page 13 should be applied to future planning proposals.

“Appendix 3 Bushfield site” on page 16 covers the Bushfield site that has been considered for various forms of development in recent years. The Church Commissioners are seeking a development partner to develop the site with research, life sciences and low key employment, with the remainder of the site being kept as managed chalk downland.

Agriculture and the Outlying Areas

Introduction

Current farming practice includes diverse activities such as arable, sheep, beef, dairy, and horse livery being carried out on the surrounding farms; namely, Copse Farm, Itchen Farm, Bushfield Farm, Yew Tree Farm and Attwoods Drove Farm. The five farms all form part of the HCC-owned Compton Estate, with an average field size of approximately 3 to 5 hectares for the fields close to the village, with larger fields further out on the chalk downland. Ancient hedge lines and trees run along historic boundaries between tracks and downland fields and new hedges are being grown to identify current farm boundaries in conjunction with livestock-proof fencing. The former Four Dells Farm has been turned into a Biomass plant which is being closely monitored by Hampshire County Council, especially for noise and dust pollution.

There are also areas for wildlife preservation, namely Shawford Down and the Butterfly Reserve. Along the eastern Parish borders are the water meadows associated with the River Itchen and Navigation which need to be protected and conserved.

Conservation and Biodiversity.

Existing good practice in environmental management have had a beneficial effect on the farmed landscape. There are strong European and National incentives towards conservation and land management rather than for promoting intensive systems. Care of natural habitats is an important part of farming, but it is accepted that farms need to be ‘working’ and productive in order to survive. Farmers are encouraged to manage natural habitats on their land such as hedgerows, meadows, field margins and woodland. For example, in Compton village area, farmers are leaving un-cropped field margins, providing beetle banks and skylark plots, leaving crop stubble to over winter and only trim hedgerows at certain

times of the year, all to provide habitats and food sources for birds, in particular grey partridge, skylarks, lapwings, yellow hammers, buzzards and red kites. In doing this, other more general wildlife such as deer, badgers and foxes are also thriving; not to mention a more varied flora too.

Farmers have a duty of care to protect archaeological and historic sites. In this area examples are the Bronze Age tumuli found on Attwoods Drove Farm and the historic water meadow systems found on Itchen Farm.

Most of the farmland is in a designated Nitrogen Vulnerable Zone and also in a Water Catchment Sensitive Area; farmers have to work by regulations set by The Environment Agency and Natural England to protect water quality. This requires managing man-made and natural manures more sensitively. Pesticide usage should be recorded and used carefully. Waste disposal should be strictly controlled and limited use must be made of bonfires. Close to the River Itchen and Navigation, farmers are encouraged to keep their pasture as permanent grassland using low inputs of chemical fertilisers to prevent deterioration in water quality and to improve habitats for voles and otters.

Farm Buildings.

Sometimes it becomes important to expand or replace farm buildings. The HCC Compton Estate was established in the 1950s and many of the buildings are dated. A few have become redundant; many are used as stables for livery. In recent years farmers have had to diversify in order to survive and also to make use of otherwise redundant farm buildings. New animal welfare rules are being continuously updated, sometimes leading to a decision that a new building/barn needs to be erected. A new farm building can be viewed positively by the village as it shows the farm has committed itself to continue farming, which in turn keeps the village surrounded by countryside. However, it should still comply with the usual planning rules and careful siting.

For new or refurbished farm buildings there are planning policies set out in national guidelines and the Local Plan. There is also informal advice (although now dated) in the document 'Farm Buildings – A Design Guide for Hampshire', published in 1995 by the Hampshire and Isle of Wight Chief Planning Officers Group. Farm buildings should blend into the countryside in order to conserve and wherever possible enhance the landscape. There are two important factors:

- The siting of the building
- The design of the building

It is accepted that farming activities change which can result in buildings/farm facilities becoming redundant. However, it remains crucial that any reuse or redevelopment of redundant facilities should maintain or enhance the character of the Parish. New facilities should relate to the character of the local environment and previous usage. Change of use to industrial or large commercial activities should maintain the character of the area and avoid an increase in the volume of heavy goods traffic that could not be accommodated by the roads, many of which are not suitable for such vehicles.

Equestrian Development

It is recognised that horse riding is a popular activity within the Parish. This is reflected in the increased use of farmland for equestrian facilities. Farmers are providing these facilities to supplement their businesses. It is important that any development involving horses should minimize the effect proposals will have on the appearance of the countryside. Advice on equestrian development can be found in the document 'Equestrian Development Supplementary Planning Guidance' published by Winchester City Council.

Farming and the Community.

It would be welcomed if the farmers were offered the opportunity to sell their high-quality food to the local population. Farms can also provide useful links with the community, maybe with the provision of an annual open day as encouraged by the organisation LEAF (Linking Environment And Farming), and particularly with the local schools, a hugely valuable learning resource on the "door step"

Land Management Practice

Good practice that is valued by residents of the Parish includes:

- Good access to countryside
- Diverse farm enterprises.
- Farm and woodland conservation work and biodiversity
- Restricted use of chemicals and disposal of the latter
- Re-use of redundant farm buildings
- Visual separation between settlements

Silkstead

Silkstead is a small group of dwellings to the southwest of the Parish, generally positioned along a narrow, unlit, poorly surfaced, hedge-lined lane without footways. Only the east dwellings are in the Parish, but the settlement should be considered as a whole. The dwellings comprise farmhouses, cottages and converted barns.

The cottages are brick with tile roofs and generally have a ground floor and conversions in the loft space to increase living space. The dividing fences are open wood with yew and beech. The converted barns are a mix of wood and brick buildings with tiled roofs and generally have brick walls between the dwellings. The buildings and gardens still reflect the original farming character, and the history, of this part of the Parish.

Recent attempts to reuse redundant farm buildings for small business use has been extended to a large industrial application that has created both noise and air pollution. This type of development has met with considerable adverse opinion and objections from residents and is being constantly monitored.

Poles Lane, which runs along the edge of the Parish boundary at the Silkstead hamlet, currently has the problem of significant HGV movements supplying the Veolia recycling plant in the adjacent Otterbourne Parish.

The Agriculture and Rural Buildings design guidelines are set out in “D. Agriculture and Rural Buildings Design Guidelines” on page 15

Transport and Traffic

Traffic

The Parish does benefit from good traffic links, with M3, Railway and Southampton Airport. However there are three main areas where traffic issues need to be taken into account. Each area may have individual features that need to be considered when approving further development but it is clear that :

- At busy times of the day traffic levels, in association with increased on street parking, can lead to localised congestion and a potentially dangerous situation for non-car users. This is particularly exemplified at the school, church and railway station.
- Several road junctions within the Parish opening onto the main Otterbourne Road appear to have inadequate sight-lines for side roads joining a main road with a speed limit of 40mph.
- The narrow roads within the settlement areas, especially with soft verges, have these damaged by vans and lorries with the result that the roads fall into disrepair. See photo.

Any non-domestic developments should consider the impact of the new traffic they will attract and the impact on safety, the roads and environment. As a pre-requisite to further development approval, consideration of the impact on safety must be paramount.

Compton Down

This area comprises narrow, unlit roads with few footways. It has two exits, Shepherds Lane and Hurdle Way, onto the Otterbourne Road, both with restricted sight lines. Following extensive studies by the WCC and considerable debate with the local residents' group (the Compton Down Society), it was accepted by Government Planning Inspectors and WCC that both junctions have inadequate sight lines. This has limited the approval of any additional dwellings in the Compton Down settlement to date.. See “Appendix 2 Compton Down LADS” on page 16. Winchester City Council are keen to see a refresh of the LADS, which is currently being investigated.

Compton Village

Within this area the roads are narrow but with some footways and lights. The exit onto Otterbourne Road suffers from being in a dip that encourages drivers to exceed the 40mph limit.

The village Primary School is also located close to this junction; when children are arriving and departing vehicles accumulate around this junction and on the footways along Compton Street and Hurdle Way, thereby increasing the possibilities of an accident.

Compton Street has regularly been used by agricultural vehicles travelling to the farms at the end of Attwoods Drove which has caused some congestion. Hampshire County Council have constructed a farm road from the livery stables on Otterbourne Road direct to the farm road which will reduce the heavy traffic considerably.

Shawford Village

Shawford Road runs through the village and has three roads that exit onto it; all with restricted sight lines. All the roads are unlit and only Shawford Road has a footway on one side There has been some work on kerbs and pavement in Pearson

Lane which has improved the access.

This road exits onto Otterbourne Road and also suffers from a restricted sight line. Following accidents, a traffic island was installed before the junction, forcing traffic to slow down round the corner and make it easier for the turn to be made into Shawford Road from Otterbourne Road.

Shawford Road not only carries through traffic to Twyford but is also the road used by cars parking at the bottom of Shawford Down and by commuters who use the railway station. The latter cause a narrowing in the surrounding roads.

Southdown

The internal roads are unlit, narrow and without footways, but have wide grass verges that give good visibility. However, these are frequently encroached upon by cars and lorries that pass when travelling in opposite directions, or by delivery lorries parking on them. As a consequence pedestrians, including walkers coming off Shawford Down, are forced to walk in the road. There are two exits onto Otterbourne Road. Southdown Road to the north suffers a restricted sight line and has a bus-stop opposite it that is used by the local school buses. To the South is Grove Road, where a recent independent survey has found restricted sight lines to the south and that those to the north are also restricted by street furniture and regular overgrowth of hedging. In addition this junction is opposite the entrance to a site that will be redeveloped.

Otterbourne Road

Otterbourne Road carries local through traffic from Winchester to Eastleigh, Chandlers Ford and Southampton that does not use the motorway. When the motorway is closed or congested this road carries all the diverted traffic. Throughout most of the Parish there is a speed restriction on the main road of 40mph but a survey by Hampshire County Council in 2010 showed that less than half of vehicles adhere to this.

Apart from the exits from Southdown onto the Otterbourne Road there are two other small roads that also service low-cost accommodation and flats. There are sometimes parked delivery lorries which can narrow the road and cause short-term inconvenience for road users.

Roads and Footways

The east end of Shepherds Lane was resurfaced and potholes filled in 2011. Otterbourne Road south of its junction with Southdown Road was resurfaced in 2010, and the upper half of Compton Street was resurfaced in October 2011. In 2018 all roads in Southdown excluding Crossway were resurfaced. Elsewhere there has been deterioration in the road surfaces recently due to lack of maintenance.

Noise Pollution

M3 traffic noise and aircraft noise were identified as being factors in influencing quality of life in the Parish.

Motorway Noise

The M3 motorway bisects the Parish north to south and despite resurfacing with noise-reducing asphalt, still represents a source of noise pollution. The proposed upgrading to a 'smart' motorway from 2020 to 2022 will result in four running lanes in each direction, thus bringing the source of the noise closer to the motorway boundaries on either side. In addition, the need for more overhead gantries may result in increased light pollution.

In addition, with the building of Mountain Ash flats off Otterbourne Road, Shepherds Down School report an increase in reflected motorway noise back to their area on the opposite side of the motorway.

Aircraft Noise

The Parish suffers some noise pollution from aircraft flying in and out of Southampton International Airport. Adherence to Flight Rules is monitored by Winchester City Council's Officer for the Environment. The Parish also relies on WCC to ensure that any future changes in Flight Rules do not result in an increase in noise pollution. Currently there are proposals to increase the runway length to enable larger aircraft to use the airport

Public Transport

Train

The Parish benefits from a railway station with an hourly direct service to London. The convenience of the service and free car parking has resulted in commuters' cars causing local parking congestion. The detrimental effect on local residents has been limited by restricted on-street parking measures and other options are being discussed with the operator.

Bus

The Winchester to Southampton bus runs every 15 minutes during the day. Special buses are used to take children to school. Occasionally, problems occur when other vehicles temporarily park in the bus laybys.

Bridleways/Cycle ways/Footpaths/Towpaths

These crisscross the Parish and attract many walkers and riders from outside the Parish. They are usually in good condition and, with one or two exceptions, visitors with cars use the designated parking areas.

Opportunities should be taken in development proposals, especially where new uses are being proposed for redundant farm buildings, to supplement and increase the rights of way network through public path creation orders or new permissive paths.

The Transport Guidelines are set out in “E. Transport and Traffic Design Guidelines” on page 15.

Environmental issues

Sustainability and climate change are becoming increasingly important issues in today's world, the aim being:

- to minimise damage to the environment
- to use resources which are capable of being replaced at the same rate as they are being used

The need to conserve resources and energy is crucial and should be an influential factor in the design of new buildings. Present-day building regulations determine appropriate standards to be attained on such items as high thermal capacity, insulation and thermal efficiency. The orientation of the development should be arranged to optimize the heat and light from the sun and obtain the benefit from passive solar heating. The use of renewable energy resources, for example solar panels, photovoltaics, high efficiency boilers and ground source heat pumps is to be encouraged. There are, however, further steps which should be considered in all new development.

Recycling is now globally recognized as a positive contribution to sustainability. For example, appropriate arrangements should be made when planning new buildings, which should include rainwater collection, storage and reuse. New buildings should consider the collection of used domestic water and recycle the grey water for use in toilet systems. Safe operation and maintenance of such systems will need to be secured.

In support of the Dark Skies Initiative and in line with the 2009 report of the Royal Commission on Environmental Pollution on “Artificial Light in the Environment”, all residents are encouraged to install and operate external lighting and floodlighting in accordance with best practice advice so as to avoid light nuisance and minimise light pollution. General lighting should use low energy luminaires for both internal and external use.

Sustainable development should be a target for all new development in the Parish. All should be achieved whilst maintaining the existing character of Compton and Shawford. In particular new facilities such as telephone and electrical cables should be buried, and the impact of any wind turbine proposals on the highly valued views both into and out of the Parish would need careful consideration.

The Environment Design Guidelines are set out in “F. Environmental Issues Design Guidelines” on page 15.

Appendix 1: Design Guidelines

This appendix summarises extracts from the Winchester District Local Plan Parts 1 and 2 (LPP1 and 2). LPP1 was formally adopted in 2013 and LPP2 in 2017. These are likely to be revised by 2020. The LPP2 boundary maps show that the term ‘Southdown’ includes both sides of the Otterbourne Road but excludes Beckett’s Nursery; ‘Compton Down’ excludes properties beyond the end of Shepherds Lane, Hurdle Way beyond Navaho, and Shepherds Down School .

A Settlement Pattern Design Guidelines

1. Any new development within Compton Down or Southdown should be contained within the Winchester District Local Plan Part1 Policy Boundary. Limited infilling may also be permitted in Shawford and Compton Street. **Policy MTRA3.**
2. The existing Conservation Area should be conserved and where possible enhanced and any development should maintain the form and height of existing properties (in general no higher than two stories). **Policy DM16, DM27**
3. The existing form of linear development such as that along Compton Street, within Compton Down, Southdown and Shawford) should be maintained. The linear character of the housing distribution can be seen in the map on the centre pages. Other forms of development should only be permitted where they would not adversely impact on the character of the area. **Policy DM15, DM16**
4. All new development should take into account density and plot sizes and should not appear disproportionate to the plot size relative to neighbouring properties. Plots should be adequate in size to retain important trees. **Policy DM15, DM16, DM24**
5. Any new Social or Affordable Housing should be carefully and appropriately integrated within the Parish to maintain the existing character of the area. **Policy CP2, DM2, DM15, DM16**
6. New Development should respect the significance of the settlement gaps between Southdown and Otterbourne and between Compton Street and Winchester. **Policy CP18.**

B Parish Environment Design Guidelines

<ol style="list-style-type: none"> 1. New development should not impair the impact of the views from the South Downs National Park nor the valued open vistas within or into the Parish, as indicated on the map on page 6 and pictures shown on the final pages. Policy CP19, DM1, DM15, DM17 2. The highly valued open spaces, i.e. the Memorial Playing Fields, Shawford Down and Compton Street play area should maintain public access and should not be encroached upon by buildings. See map on page 6. PolicyDM5 3. New development should where possible use native species to provide hedge boundaries, especially in areas where hedgerows and trees are currently used. PolicyDM15, DM24. 	<ol style="list-style-type: none"> 4. Planning applications for new build that will remove locally important established hedgerows should be resisted. Policy DM23, DM24. 5. No significant commercial or industrial development should be permitted within, or adjacent to, residential development unless it meets the requirements outlined in the relevant Local Plan policy. Policy DM1. 6. TPOs should be used to protect visually or historically important trees or groups of trees, especially those that might be threatened by development. It is the responsibility of the Parish Tree Warden to keep this under review. Policy DM15, DM24.
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C Building Form Summary of Design Guidelines

<ol style="list-style-type: none"> 1. New buildings should not be disproportionately higher than neighbouring property, most of which are two-storey buildings. Policy DM15, DM16. 2. Planning designs should show in the accompanying design and access statement how the development will conserve the leafy character of the Parish, which is one of its defining characteristics. Trees are essential to the integral character of the built development of the Parish and in assimilating the settlement into the wider landscape, particularly in which skyline trees are a prominent feature as shown in the map on page 6. PolicyDM15, DM16. 3. In order to maintain the open views and countryside character of the Parish, all services to new buildings should be buried underground where possible. Policy DM22. 	<ol style="list-style-type: none"> 4. Building materials should be sympathetic with neighbouring properties and be in harmony with the character of the area. Policy DM16. 5. New development should adopt and incorporate so far as is possible and with due regard to its surroundings, sustainable construction standards and techniques. Policy DM16 6. New proposals should not have a permanent irreversible effect on the on the important biodiversity features if the area, particularly the River Itchen Site of Special Scientific Interest/Special Area of Conservation (SSSI/SAC). Policy CP16. 7. Appropriate provision should be made for parking and access to any new developments, including during the construction phase. Policy DM18.
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D Agriculture and Rural Buildings Design Guidelines

<ol style="list-style-type: none"> 1. Farmers and Landowners are encouraged to continue to manage the land, woodland and field boundaries to the benefit of the landscape, wildlife and heritage. Policy CP16. 2. The important archaeological and historic sites, identified as scheduled monuments on the centre page map, should be protected. Policy DM26, DM27. 3. Development which would generate excessive pollution, e.g. noise, dust, excessive traffic movement should be resisted. Policy DM19, DM20. 4. Provision of new or refurbished farm buildings should consider the visual impact, particularly from the critical viewpoints in the surrounding landscape as shown on the map on page 6, in order to maintain or enhance the character of the Parish. Use of topography can reduce the apparent bulk and height. Sensitive grouping and orientation should be achieved to lessen conspicuousness. The areas around the buildings, including yards, walls and access roads, should follow the lie of the land to integrate the whole development into the landscape. Planting of species native to the area should be used to soften hard outlines. The views are shown on the back cover. Policy DM15 	<ol style="list-style-type: none"> 5. The design of agricultural buildings should consider the use of simple forms, appropriate colours, and coordinated fittings to give an acceptable appearance. Buildings should be set sympathetically into the landscape. The design should aim to break the up the mass of large buildings. Careful attention to detail, selection of materials and colours, should be given to allow buildings to complement existing buildings and the local landscape and not harshly contrast with it. Policy DM 17, DM23. 6. Change of use of farm buildings to commercial or industrial use should not create localised pollution or cause material harm to the appearance of the landscape or the tranquillity of the area. Policy DM15, DM17. 7. All equestrian development should be in accordance with Policy DM12.
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E Transport and Traffic Design Guidelines

<ol style="list-style-type: none"> 1. Development should be designed so as to avoid damage or adverse impact on the management and conservation of hedges and verges. Policy DM15 2. Sight lines as recommended by the Highway Authority should be provided at entrances to new development and at junctions with existing roads, whilst maintaining the character of the locality. The removal of important hedges should not be permitted. Policy DM15, 24. 3. Any new development built adjacent to the M3 motorway should seek to use cladding materials which dampen reflected traffic noise from the motorway. Policy CP13. 	<ol style="list-style-type: none"> 4. New bus shelters should be constructed of natural materials in harmony with the Parish character and should be aesthetically pleasing. Policy DM15. 5. Street furniture should be traditional and aesthetically pleasing. Signage clutter should be avoided. PolicyDM15. 6. Opportunities should be taken in development proposals, especially where new uses are being proposed for redundant farm buildings, to supplement and increase the rights of way network through public path creation orders or new permissive paths. Policy DM13.
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F Environmental Issues Design Guidelines

<ol style="list-style-type: none"> 1. The use of renewable energy resources, for example solar panels, photovoltaics, high efficiency boilers and ground source heat pumps is encouraged. Policy CP11, CP13. 	<ol style="list-style-type: none"> 2. Rainwater harvesting and grey water recycling are also encouraged. Safe operation and maintenance of grey water recycling systems will need to be secured. Policy CP13.
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Appendix 2 Compton Down LADS

A Local Area Design Statement was produced for Compton Down and was adopted by Winchester City Council in 2007 <http://www.winchester.gov.uk/EnvironmentAndPlanning/Planning/LocalPlan/PlanningPolicyGuidance/DistrictGuidance/DesignStatements/ComptonDownLocalAreaDesignStatement/>

Appendix 3 Bushfield site

It is appropriate to include reference to the Bushfield site as it lies within the Northern boundary of the Parish and poor development of this area could have a significant detrimental impact on the Parish's environment. Over recent years it has been considered for differing types of development.

The Site

Bushfield in total is 63 hectares, 39 in Compton and Shawford Parish, 24 in Badger Farm Parish. The land to the north-west of Whiteshute Ridge is held on a very long lease by Badger Farm Parish Council, given when the Parish was formed for use as open space and this can only be used for recreation. Thus, when considering Bushfield's long term future, the area can be considered as bounded by three differing transport routes; the very ancient and historically important Whiteshute Ridge, the relatively modern Badger Farm Road and the main Southampton/London railway line. This area is split into steeply sloping dense scrubland, terminating in a field at the bottom, giving poor grazing, with difficult access from Stanmore. The site of Bushfield Camp, formerly a military barracks, was abandoned in 1973 and as such is classed as a "brownfield site". The vehicular access to the site is only from Badgers Farm Road.

Development

There have been numerous proposals to develop the old camp area, but all have been fiercely opposed by Winchester City Council and Compton and Shawford Parish Council due to being visually intrusive. An application in 1980 for residential use reached the Secretary of State but was rejected; another in 1984 for commercial development, including a running track and extensive landscaping, was also rejected by the Secretary of State stating as follows: *"the appeal site would interfere with the natural contours of the landscape, and notwithstanding the proposed planting and earth-works would inevitably intrude into views of the area. ... accepts in the Inspector's view that Whiteshute Ridge should continue to form the boundary of urban development.... the same Conservation policies apply to adjoining sites"*.

A site visit to the highest point of the camp not only gives spectacular views all round, but demonstrates just how prominent this site is and why any development would be very visible and would affect the backdrop to Winchester to the north, St Cross to the east and Compton and Shawford to the south.

Future Development & Maintenance of the Natural Gap

The Parish Council accepts that the site cannot remain in limbo for ever. It is vigorously opposed to major residential development for various reasons, the main ones being the inevitable visual intrusion and light pollution that would result. It therefore supported WCC's Core Strategy (Preferred Option 2009) suggestion for the use of the area as a high tech/science/knowledge park, proposed 20ha, with the balance of the area being designated as Open Space. The commercial buildings would have to be carefully designed and screened, some even built into the site, and extensive landscaping and planting carried out to preserve the "green" nature of the existing area. It is possible the field could be partially developed, provided access problems could be overcome.

Since then, the owners of the site, the Church Commissioners, have more recently been seeking a development partner for a campus-style development.

Appendix 4 Listed Buildings

1. 1 to 3 Upper Silkstead Cottages, Silkstead Lane, Hursley. Grade II
2. Silkstead Lodge, Silkstead Lane, Hursley. Grade II
3. Upper Silkstead Barn, , Silkstead Lane, Hursley. Grade II
4. New Barn Farmhouse, Shepherds Lane, Compton. Grade II
5. Judds Barn and Granary, Shepherds Lane, Compton. Grade II
6. Flint Cottage, Shepherds Lane, Compton. Grade II
7. Four Winds, Cliff Way, Compton Down. Grade II
8. Little Cranford Cottage, Bridge Lane, Shawford. Grade II
9. Shawford Cottage, Bridge Lane, Shawford. Grade II
10. Goldfinch Cottage, Place Lane, Compton. Grade II
11. The Manor House, Place Lane, Compton. Grade II
12. Compton Manor Farm Buildings, Compton Street, Compton. Grade II
13. Cherrycroft, Compton Street, Compton. Grade II
14. Meadow Cottage, Compton Street, Compton. Grade II
15. Parsonage Barn, Compton Street, Compton. Grade II
16. Thyme Cottage, Compton Street. Grade II
17. Century Cottage, Compton Street. Grade II
18. Linden Cottage, Compton Street. Grade II
19. Yew Tree Cottage, Compton Street, Compton. Grade II
20. Barn 20m N of Compton End, Compton Street, Compton. Grade II
21. Compton End, Compton Street, Compton. Grade II STAR
22. Gazebo 15m South Of Compton End, Compton Street, Compton. Grade II
23. St Patricks, Compton Street, Compton. Grade II
24. Church Cottage, Carmans Lane, Compton. Grade II
25. All Saints Church, Compton Street, Compton. Grade II STAR
26. 7 Tombchests in Churchyard of All Saints Church, Compton Street, Compton. Grade II

Appendix 5: Protected Trees

Space does not allow all the protected trees to be listed, but readers who need the latest information about TPOs can use the WCC local view website at <http://map.winchester.gov.uk/lvinternet>. After finding the property of interest on the map, click on “View Map Layers” then scroll down to select TPO or TPO Areas. Note that this service is not available 24 hours a day.

References

This document can be found in the Parish Plan section of the Parish Council’s website at <https://comptonshawford-pc.gov.uk/Parish-council/Parish-plan-and-vds/>

Clerk to the Parish Council

Any questions about the Village Design Statement should be sent via

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