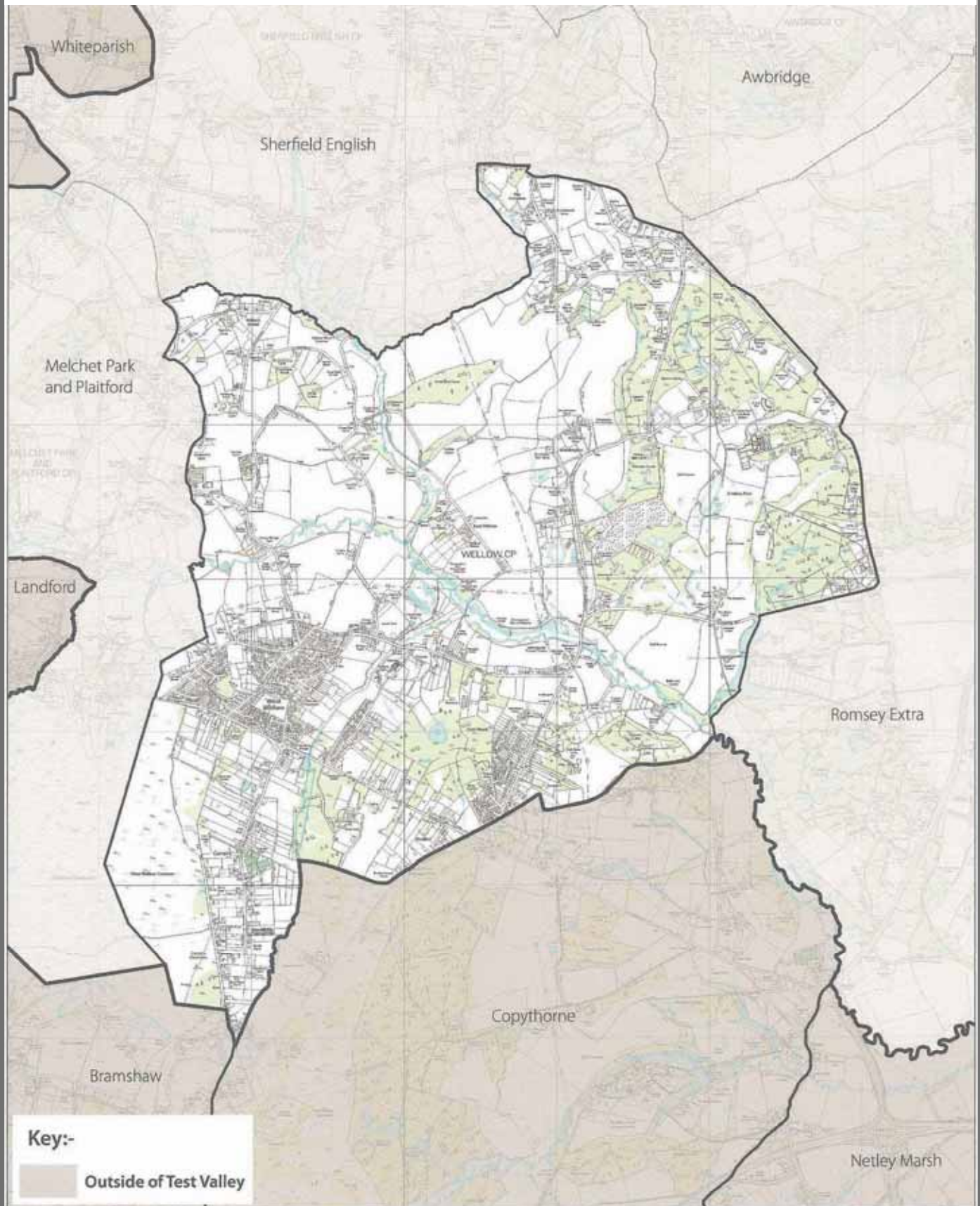


Wellow Village Design Statement-2010



THE PARISH OF WELLOW



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Jean Clarke
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Michael Sleigh
Alan Fowler (Treasurer)
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1. INTRODUCTION

What is a Village Design Statement?

A Village Design Statement (VDS) provides a means of ensuring that the views of the local community are heard within and outside the formal planning process. It is not designed to prevent change taking place but to enable local people to influence any future development by ensuring that any such proposals, whether large scale or small scale, are in sympathy with, and contribute to, the conservation and enhancement of the local environment.

Why produce one for Wellow?

Change is happening all the time but it is important that future changes take account of the special nature and character of Wellow Parish as seen through the eyes of its residents. Therefore, by highlighting those special characteristics of buildings and the environment, residents can ensure that any new development is in harmony with its setting and makes a positive contribution to the local environment. It is the intention that the VDS will provide guidance for those proposing development work or alterations such as extensions, garages, walls or hedges – anything in fact, which may affect the character of the parish.

How was the document produced?

The residents of Wellow, headed by a Steering Committee, produced this Village Design Statement between 2007 and 2009. It is important to note that whilst the Parish Council instigated and supported this initiative, its members have not, at any time, led the process. The Council took this step so that the resultant guidelines truly reflect the views and wishes of the community.

Several public exhibitions were held where residents were able to discuss and highlight matters of concern. Also, a questionnaire was composed and delivered to all households in the parish. This took place in October/November 2008 and a response rate of 53% was achieved. This result and background information led members of the Committee to feel confident that the opinions and guidelines contained in this document reflect the opinions of residents.

The draft document has been submitted to the Parish Council, Test Valley Borough Council (TVBC) and the New Forest National Park Authority (NFNPA) for approval as a Supplementary Planning Document.

2. THE PARISH OF WELLOW TODAY

The parish has a current population of approximately 3500 and is effectively divided into three sections: The northern section between the A27 and the River Blackwater has remained very rural and largely agricultural, with the Parish Church, scattered farms and a few small clusters of houses including Embley, The Frenches, Shootash, and Wellow Wood, linked by narrow lanes.

The middle section between the River Blackwater and the A36 contains most of the housing development and population. This area includes the main existing settlement

areas of both East and West Wellow although the shops and other services are mainly located in West Wellow, close to the A36. The woodlands surrounding Ham Lake separate the built-up regions of Whinwhistle Road in East Wellow from those of School Road and West Wellow. These two areas of denser housing development form the core of the village.



West Wellow Common

Within the areas of denser housing are several designated green areas: Bridge Farm to School Road, Hatches sports ground, Maurys Mount, the Recreation area, Ham Lake area and Canada.

The main feature south of the A36 is Wellow Common, the southern part of which is known as Canada Common, approached through the hamlet of Canada. Ribbon development along the A36, including the Chatmohr estate and Blackhill Road are also included. Since 2005 all of this area has become part of the New Forest National Park.

The environment of the parish remains rural and there is limited opportunity for employment within the village. However, the road and rail network is such that most residents can commute to employment outside the parish boundary. The local market town of Romsey is four miles to the east, whilst the cities of Southampton, Salisbury and Winchester are within commuting distance.

3. A BRIEF HISTORY OF WELLOW

The story of Wellow dates back to Anglo-Saxon times. In his will written in 885 King Alfred granted Welwe to his eldest daughter. The Domesday Book entry in 1086 mentions Welwe and Emley as separate tithings, Wellow having two mills. Its Saxon holder, Agemund, retained responsibility to the new king for all of Wellow, although the King's huntsman, Waleran, moved West Wellow into the County of Wiltshire. The two parts were re-united within Hampshire at the end of the 19th century.

The Parish Church, consecrated in 1215, and some farms of Wellow were given to support the Abbey of Netley in the 13th century, and only returned to private hands in the 1530s. The first community centred on the lands around the church, the manor and the mill at East Wellow. Embley remained a separate part of East Wellow until the late 18th century.

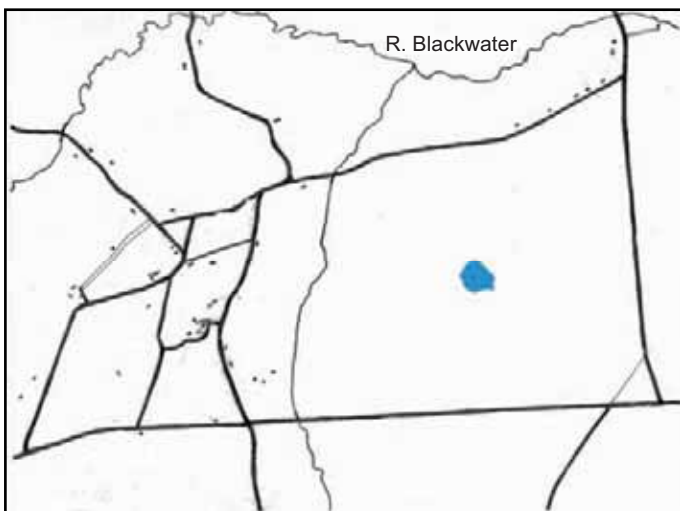
In the 17th century the main turnpike road from Southampton to Salisbury ran across the north of the parish (the A27) but when a new turnpike was made across the south of the parish in the 18th century the focus of village life shifted towards the new road (the A36). These roads have had a major influence on the development of the village, most of which lies between them. The settlement of Canada, to the south of the new turnpike was a 19th century development.

Wellow remained a small community until the mid 20th century. During the Second World War an influx of refugees from Southampton came here to escape the bombing. Further growth came in the 1950s, but the major expansion was after 1969 when mains drainage was introduced which allowed expansion of the village.

Historic Settlement Pattern

In the past the parish earned its living through agriculture. Scattered farms developed across the areas of more productive land to the north of the River Blackwater. These were linked by narrow lanes, most of which persist to this day. The less productive parts remained as uncultivated, rough grazing land and became, in time, the "Commons" of the parish, the main parts of which were enclosed in the 18th and 19th centuries.

It was along the margins of these areas of common land that labourers' and tradesmen's dwellings first developed, close to Romsey Road in both East and West Wellow, at Wellow Wood, Woodington and The Frenches. Another settlement developed to serve the needs of the Embley estate, but little is known of its early history.



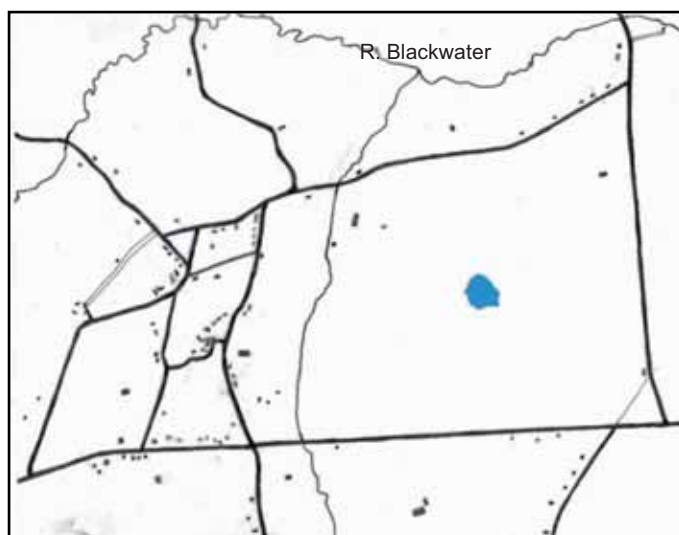
Houses between the River Blackwater and (A36) in 1800

The passing of the Inclosure Acts put much of the common land into private ownership, permitting legal new development. Encroachment upon the Great Common of West Wellow had extended southwards as far as the present Gazing Lane by 1800.

The 1811 Inclosure Award for West Wellow allocated the remaining land south of Romsey Road to individuals, except for the area reserved for general use of parishioners—that still remains as West Wellow and Canada Commons.

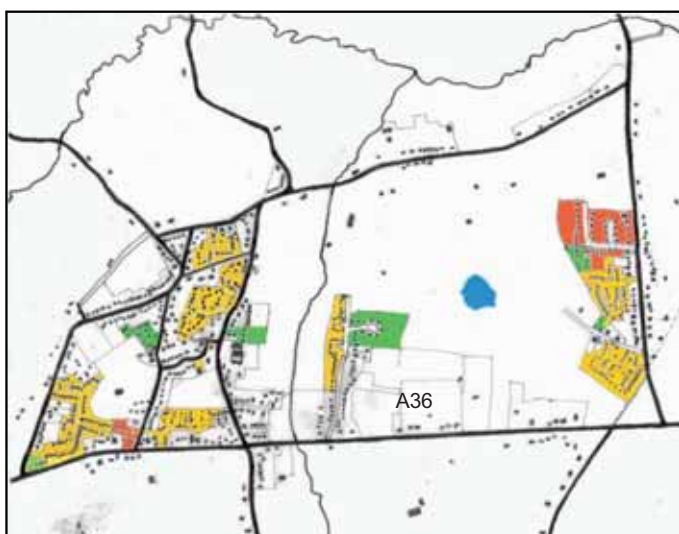
The allocated properties on the A36, were initially developed as smallholdings or cottages for tradesmen. Progressively many of the smallholdings were reduced in size as plots were sold for further building along the existing roads.

In East Wellow the only new houses built in the 19th century between the A36 and Romsey Road were Hamdown and Wind Whistle Farms along what is now Whinwhistle Road and a few houses near the school. Some individual houses were built later along Whinwhistle Road and along the A36.

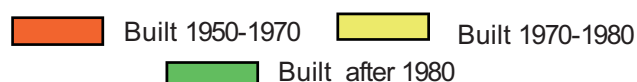


Houses between the River Blackwater and (A36) in 1900

In this way the population grew slowly, severely restricted by a lack of mains services. Whilst parishioners benefited from the arrival of mains electricity and water in the 1950s, it was not until the adoption of the "West Wellow Area Village Plan" by Hampshire County Council in 1969, and the resultant agreement to install a mains drainage and treatment system to serve Wellow, that higher density housing developed.



Houses between the River Blackwater and A36 in 2000



This development was concentrated in the central parts of West Wellow, together with the Whinwhistle Road area and School Road in East Wellow. This rapid growth, combined with a lack of local employment has caused Wellow to be described by some as a 'dormitory'.

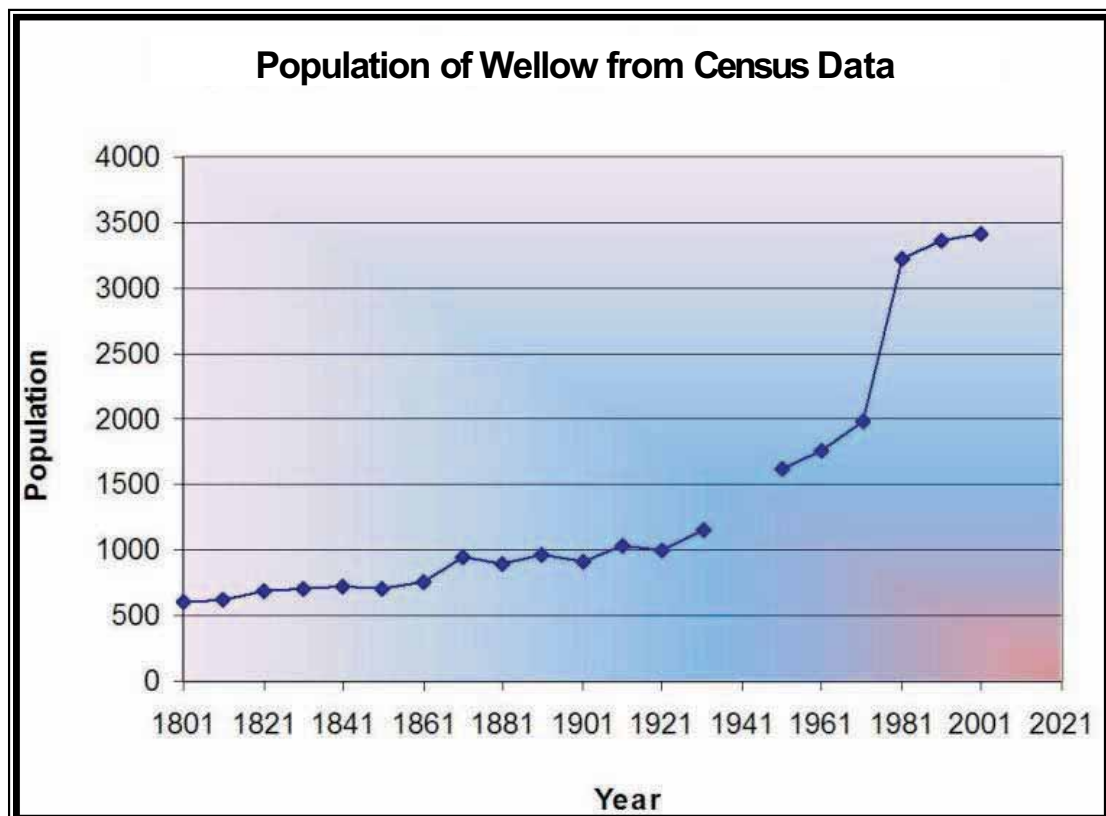
Tree planting took place south of the main A36 road after 1811, creating a plantation of 320 acres. This plantation was sold in 1847, and most of the trees were harvested between the late 1850s and 1870s. The east part of the East Wellow section was cleared and sold off for smallholdings which were situated along the south side of the main road and along the west side of Blackhill Road - an area known for some time as New London.

The rest of the East Wellow section has remained mainly as woodland, Chatmohr House was built there early in the 20th century. In West Wellow the land along the road through the plantation and along the edge of Canada Common was sold off as plots for housing or smallholdings. As a result the hamlet of Canada grew rapidly, with some 60 households, several shops, three

churches and a brickworks listed in the 1901 census. Since that time there has been some infilling but little further development in this area.

Development to the north of the River Blackwater has been limited during the last two centuries. Only a handful of new houses have appeared in this part of Wellow. In East Wellow the main new development has been the building of houses along the north side of the A27 at Shootash since its realignment in the mid 19th century.

Other than replacements of existing houses, there have also been a few additions in The Frenches, a larger number in Embley Lane and along Gardeners Lane (above Embley Park), but few others to compensate for some losses. There were always some houses associated with the Embley Estate and while their disposition has changed, the total number probably remains about the same. The limited extent of mains drainage, particularly sewerage, severely restricted further housing development.



* No data was collected for 1941

4. THE NATURAL ENVIRONMENT

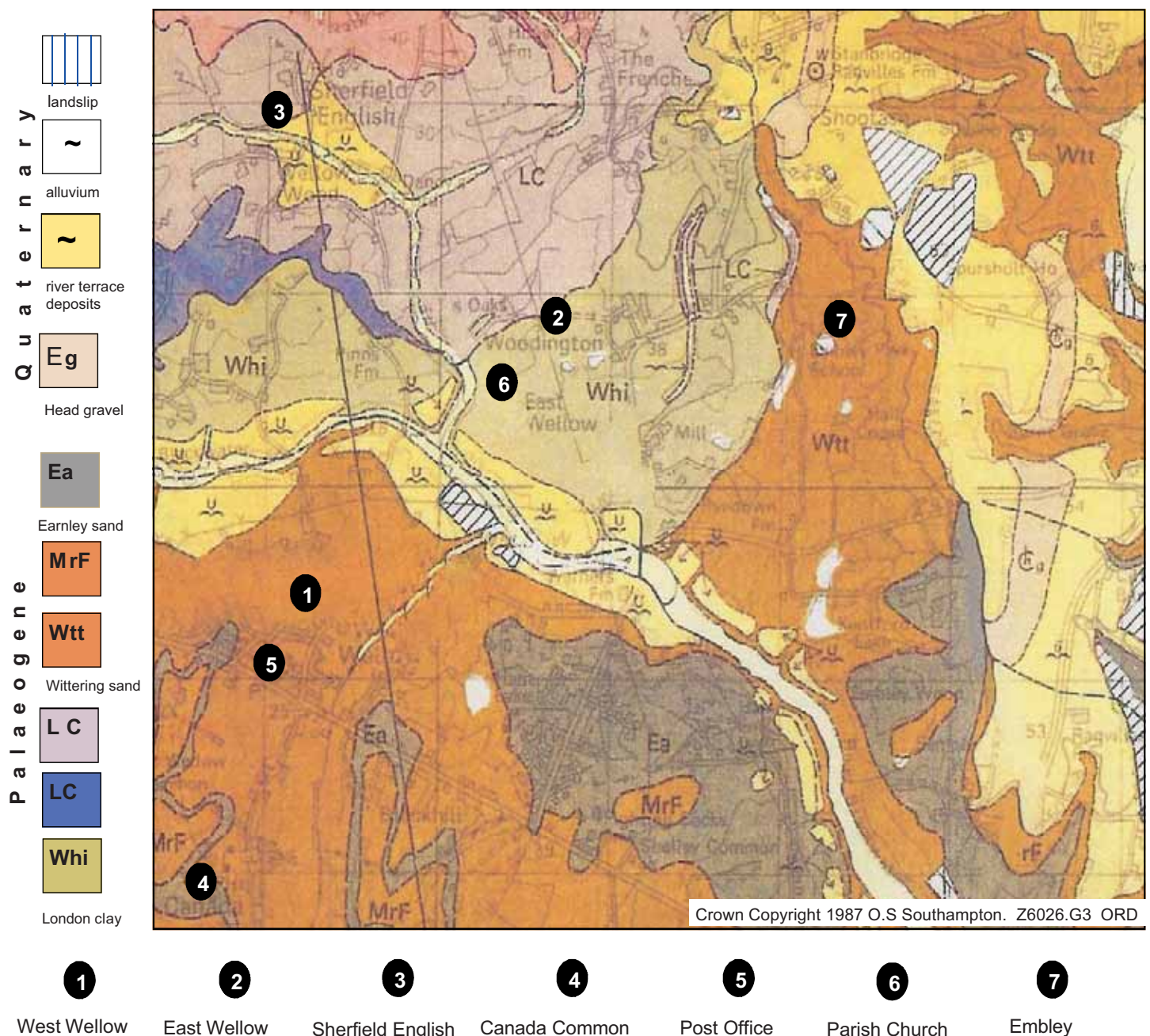
Geology and Landform

Wellow occupies part of the middle region of a lateral basin of the Test Valley, some 4 miles to the west of Romsey. The basin is drained by the River Blackwater, which crosses this area of the parish from west to east. In Wellow, the land rises from a height of only 15 metres above sea level at the river, to a height of 79 metres on Shootash Common to the north and 39 metres on Whinwhistle Road, and 46 metres on West Wellow Common to the south.

Two tributaries enter the River Blackwater near the centre of the parish; one drains the Melchet, Sherfield English and Newtown areas on higher ground at the north and the other drains the parts of Bramshaw at the margin of the New Forest to the south.

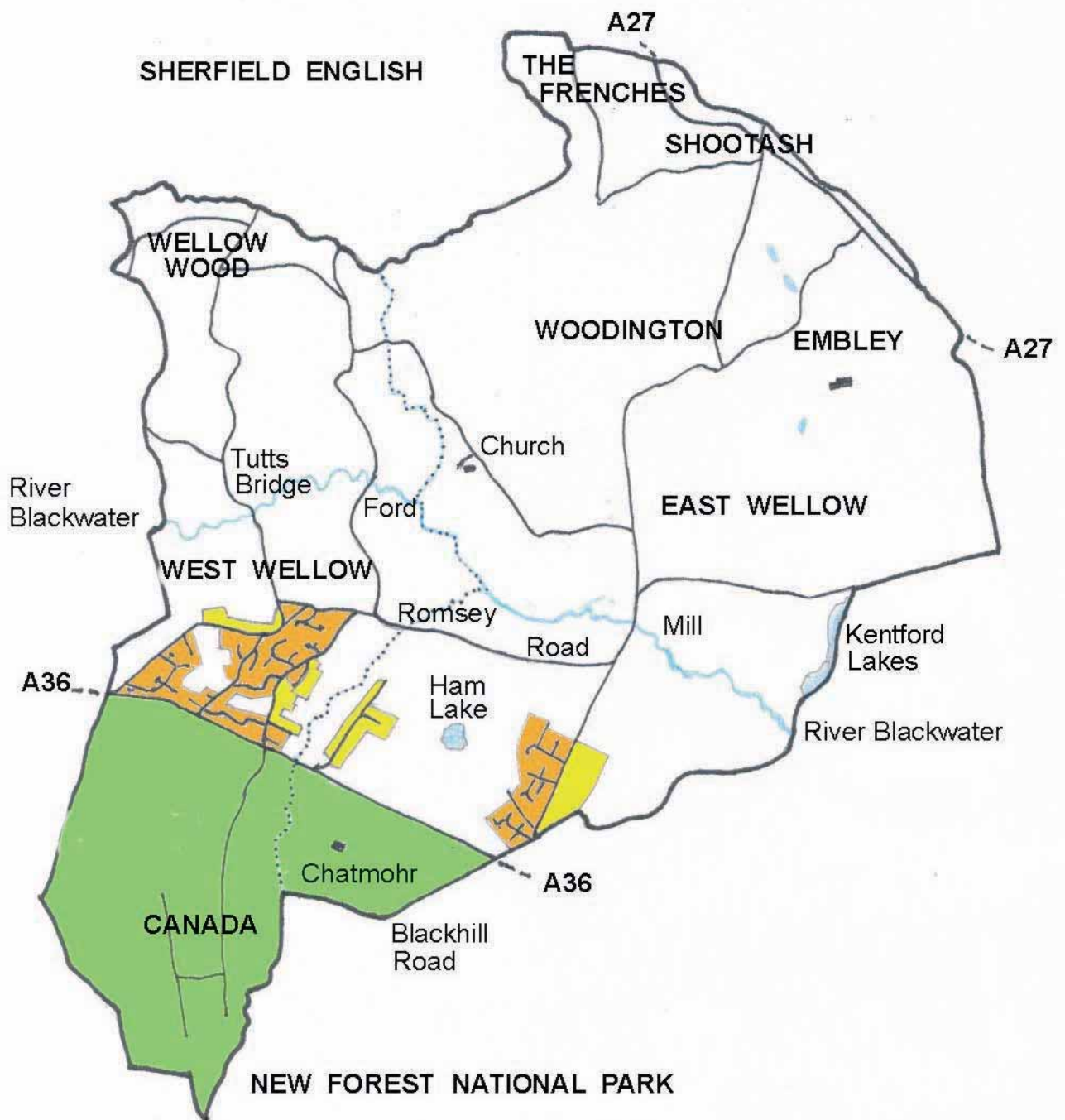
These two streams define the boundary between East and West Wellow.

The main part of Wellow stands on nutrient-poor acidic Bagshot Sands, which favour the development of heathland. More stony deposits in the north-eastern (Embley) part of the parish favour the development of acid woodland. This gives way to more recent gravel deposits along the northern ridge. The part of the parish to the north and northwest of the church has the best soils, more nutrient-rich and not acid, where the underlying London Clays come to the surface. This clay was extensively exploited in the past by several brickworks in the southern part of the parish. Mineral extraction is now the responsibility of the County Council under the Waste and Minerals Plan.



Geological Map of the Wellow Area. (not to scale)

Wellow Parish Map Showing Settlement Areas



Key



permitted settlement areas



'frontage sites' where development is restricted



New Forest National Park area

 boundary between East and West Wellow

Landscape Setting

The River Blackwater, with patches of woodland and low-lying damp meadows beside it, provides a ribbon of attractive countryside running across the parish, the mill being the only house close to the river level. It is crossed by three roads, (one at a ford), and three footbridges.

To the north of the river the landscape changes to undulating open farmland with hedgerows along the network of lanes linking the farms together. A number of copses survive here, breaking up the farmland. The views show a sprinkling of old, large farmhouses and clusters of cottages previously occupied by farm workers, as well as some new building. Here stands the picturesque 13th century Parish Church in an area of rich farmland which supports diverse crops, including soft fruit and grapes.

The Embley estate rises to the ridge running along the northern boundary of the parish at between 60 and 70 metres above sea level. This Estate provides views over Wellow from the groomed parkland surrounding the period mansion, Embley Park House which is now a school. A large part of the estate is woodland with other parts being used as school sports fields; a level part south of the school was used for farming and then was developed for a golf course. A stud farm is nearby.

South of the Blackwater there is a fairly narrow band of productive farmland before the land rises slowly to somewhat higher ground that was originally heathland before it was tamed to produce rough grassland. In two areas this has subsequently provided the main sites for housing development, Whinwhistle Road and around the centre of West Wellow with the adjacent School Road and Canada. Other parts of this southern section have remained as heathland or woodland.

The boundary of the NFNP follows the line of the A36 across the parish. This results in Blackhill Road, Chatmohr, Canada and West Wellow Common falling within the Park. The parish is therefore now answerable to two different planning authorities.

It is the very rural nature of the environment that residents find attractive and the prime reason why people choose Wellow as a place to live. A large majority of people, when asked to identify those aspects of Wellow that are important to them, cite the rural environment and the nearness of the New Forest.

This proximity to the National Park places a formal duty on both planning authorities to have regard for the Park when making planning decisions. This is contained in Section 11A of the National Parks and Access to the Countryside Act 1949 as amended by Section 62 (2) of the Environment Act 1995 and is designed to –

(a) “conserve and enhance the natural beauty, wildlife and cultural heritage of the park”

and

(b) “promote opportunities for the understanding and enjoyment of the special qualities of the Park by the people.”

In the event of any irreconcilable conflict between these two criteria then the former will take precedence. Therefore this characteristic is one that is highly valued and deemed essential to preserve.

Views and Open Spaces

Wellow, some 1500 hectares in all, is an area of contrasts - undulating countryside with wide vistas across the Blackwater Valley and Wellow Common. There are lines of trees on the higher ground fringing the eastern/southern parts.

Settlement in the lower parts of the village has naturally restricted the landscape views but a good proportion of the dwellings still give glimpses of the fields and open ground. These aspects are highly valued by residents.

The built up areas of East and West Wellow have well tended gardens and open community areas which complement the rural aspect of the areas.



Whinwhistle Road, looking north



Looking towards the hamlet of The Frenches from Lower Shootash Farm, this view has hardly changed over time.

West Wellow Common

This comprises some 230 acres of heathland, thinly wooded with birch or pine in parts, an area of valley mire at its western margin, and some other boggy areas. It is an undulating area with a good overview from the highest point, 'Monkey Jump'. The main vegetation is heathland plants, but gorse grows where it is allowed to and every year a section of the Common is cleared of gorse to allow recovery of the herbage. It continues with Plaitford Common to the west and the common lands of Bramshaw



West Wellow Common

to the south. These areas open onto the New Forest and animals can move freely between Wellow Common and the Forest. Large numbers of ponies, donkeys and cattle roam across Wellow Common, so that the grazing pressure is a cause of concern in some areas.

West Wellow Common, which was formally given to the parish in 1930, is designated as a Site of Special Scientific Interest (SSSI) under Section 28 of the Wildlife and Countryside Act 1981. It also forms part of an area designated as a Special Protection Area (SPA) under the EC Directive 79/409EC on the conservation of wild birds, a Special Area of Conservation (SAC) under the EC Directive 92/43EC on natural habitats, and as a Ramsar Site under the Ramsar Convention on wetlands of international importance. This area is managed by the Parish Council in consultation with Natural England.

Pylons and Overhead Cables.

Overhead electricity and telephone cables are used in many parts of the village. The pylon system for the high voltage electricity grid was erected across Wellow in the 1930s and whilst it is recognised that the pylons will remain the economic option for some time to come, they



View from Woodington towards Wellow Mill.

detract from the visual aspect of the environment-particularly at Wellow Common, Woodington and Carlo's Corner.

Therefore, should there be an opportunity at a future date to install these cables underground, this would be welcomed.

Recreation

On the northern side of the A36 in the central area of West Wellow between Slab Lane and Lower Common Road, lies the first of two recreation grounds. Over time this field proved inadequate to accommodate all sports as well as a toddlers' play area, so it became home to the Wellow and Plaitford Cricket Club along with other recreational facilities. The second recreation ground at Hatches Farm, adjacent to Foxes Lane and Romsey Road, now accommodates football as well as tennis courts and a "trim-trail".



Recreation Ground in Lower Common

Between Hatches Farm recreation ground and the road bridge adjacent to Wellow Mill are two neighbouring fisheries that occupy a band of low-lying managed land alongside the river, providing an effective nature reserve.

Rivers and Streams

The River Blackwater and its principal tributaries drain large areas of arable and wooded land which have a considerable capacity to absorb rainfall, but these watercourses will flood at times of heavy rain and overflow their banks onto low-lying land. Other than the mill, no buildings have been constructed in Wellow at a level which would be directly affected by flooding of the river or main streams.



Wellow Mill

Natural drainage is dependent on the existence of ditches and the streams into which they run. The soil in Wellow tends to be underlain by thick clays which act as basins or pond-liners, holding large volumes of water. Therefore ditches are of great importance to the village.

Several of the smaller streams have been dammed to create lakes. The largest of these are the two Kentford lakes on the former Embley estate and other lakes have been made, usually as fishing lakes, e.g. Ham Lake, one south of Embley House and two north of Embley Lane.

Fishing is available on the River Blackwater, in the former gravel pits beside Woodington Road and on other ponds maintained by angling clubs.



River Blackwater - upstream view from Woodington Road



River Blackwater - Nature Reserve, Romsey Road

In times of flood when the streams carry a lot of debris there is a danger of blockage at bottlenecks, such as low bridges, and vigilance is needed to keep these clear.



Woodington Pond Fishery

Some springs, locally known as 'spouts', emerge along hillsides, e.g. at Spouts Lane and Spouts Copse, as well as several areas on Wellow Common.

Trees and Hedgerows

Trees have always been a feature of the Wellow landscape and trees grow well here; ash, elm and particularly oak trees being important timber sources in the past. The area of woods or plantations has fallen over the last two centuries, but they still cover 25% of East Wellow and 3% of West Wellow. The trees in copses and field hedges are largely oak and ash although there are plantations of poplar and sweet chestnut. Willow and alder are found alongside streams throughout the farmed areas.

Many of the residential roadsides in the older built-up areas retain good fringes of trees of considerable diversity and various conifers and 'ornamental' trees have been planted for their decorative effects in the larger estates and in gardens e.g. Eastlands, Chatmohr.

The number of hedges has been reduced over the years, either to make fields larger or to replace them with easily maintained wire fences. However, there are many hedges in the parish that are more than 200 years old. There is a tendency to subdivide fields with ranch style fencing for horse paddocks which threaten the biodiversity of hedged fields.



River Blackwater at Rixes Ford



At Rixes Ford, 7ft flood

Flooding can also occur in the built-up areas where water runs off more quickly, partly because of poorer percolation and partly where subsidiary drainage ditches are not kept clear. Unfortunately many of these ditches have been allowed to fall into a state of neglect with some being filled. This has exacerbated the extent of localised flooding in some parts of the village after heavy rainfall due to the lack of a surface water drainage system.



Hedge cutting in Ryedown Lane

Many hedges retain some good trees and there are examples of saplings that have been allowed to survive. The hedgerows contain the usual shrubby species, generally dominated by the hawthorn, blackthorn, hazel and often elm suckers that survive for just a few years.

Flora and Fauna

A list of flowering plants and trees of Wellow, published by Wellow History Society in 2002 includes over 540 species found growing in the parish with generally some information on their distribution. It also lists 23 ferns and related plants.



Snowdrops in St Margaret's Churchyard

The distributions naturally reflect the different soils and habitats present across the parish, as well as the history of land use. Many hedgerows retain a good range of flowering plants and with the reduction in the use of herbicides in farming, field floras will become richer again.



Badgers in woodland

The parish has a wide diversity of animals, which reflects the varied range of habitats. Among mammals, roe and fallow deer are frequently seen; as are rabbits, grey squirrels, foxes, badgers and diverse smaller types, including the endangered water vole. Bats are regularly seen in the evenings, and are especially common around old trees along the River Blackwater.

The list of species of wild bird that can be seen or heard in Wellow every year exceeds a hundred. Herons and kingfishers are seen along the Blackwater and buzzards regularly nest at Chatmohr, Ham Lake and Embley. Grass snakes and slow worms are seen frequently in gardens, while adders and lizards are seen occasionally. Frogs, toads and smooth newts occur in garden ponds, and pike, tench, roach, brown trout and grayling are found along the Blackwater. There is also a wide diversity of insect life.

Rights of Way

When the Parish Church was built in 13th century the vast majority of people lived on scattered farms and around the common lands. A network of footpaths developed, radiating from the church to link it to those farms and places of work. Later, footpaths provided short cuts for people wishing to cross between the principal lanes, or even longer walks to the Forest and Romsey or to Ower via Shelley Lane.

Wellow has 24 Rights of Way over approximately 7 miles of footpaths within the parish boundaries. From many of these footpaths there are beautiful views over tranquil Hampshire countryside, contrasting natural features of the New Forest heathland, rivers, ancient woodland, farm meadows and farmland. They provide some notable walks and are well used by residents and visitors. Currently there are no bridleways in the Parish.



Riding group



Hampshire wood boundary-footpath 14

Footpath 14 is an excellent example of a traditional Hampshire wood boundary; a deep ditch with bank and fencing with trees along the top. It is rare to find an undisturbed footpath.

Hampshire County Council is responsible for the network of Rights of Way. There is also a local volunteer footpaths co-ordinator to monitor their condition and to attempt the clearance of seasonal growth with the aid of volunteers. The co-ordinator reports back to the Parish Council.

In a recent consultation exercise concerns were expressed over the accessibility of certain footpaths, with instances of neglect by some landowners and obstructions being cited.

Licensed Sites

In 2000 Wellow Parish Council acquired licences from Hampshire County Council to adopt and maintain certain highway verge sites around the parish with the intention of enhancing and improving the visual impact of these sites and adding amenity value. This was to include the replanting and addition of indigenous species of trees, shrubs and wild flowers. They also provide a resting place for walkers and cyclists.

The sites include areas of land at Carlo's Corner, Fielders Way, The Hollies, Slab Lane, Barnes Corner and Nightingale Close.



Carlo's Corner

Tending the Fielders Way site



Nightingale Close

The Parish Council's work on licenced sites has encouraged residents to maintain the verges outside their own properties for the benefit of all. One of these areas is the War Memorial site which always looks immaculate.



The War Memorial

GUIDANCE - ENVIRONMENT

1. When considering the scale and impact of any new development due regard should be given to the fact that part of the parish lies within and adjoins the boundary of the New Forest National Park and the application considered in that light..

(continued.)

2. Any proposed development should take into account the inadequacies of the surface water drainage system and the use of Sustainable Urban Drainage Systems (SUDS) is encouraged where appropriate. No work should be undertaken which would affect the maintenance of existing ditches and streams.
3. Where development is permitted it should always respect and safeguard the rural character and ecology of the parish
4. Any changes to buildings and/or land should respect and seek, wherever possible, to improve the setting of the parish and preserve important public views onto the countryside.
5. The rural character of the narrow country lanes should be protected.
6. Wherever possible, new development should provide sufficient space for the planting of native trees and shrubs.
7. Only trees native to the area should be planted. Guidance on suitable species can be obtained from the Arboricultural Officer of Test Valley Borough Council.
8. Existing hedgerows should be preserved and the creation of new hedgerows of native species should be encouraged.
9. Wherever possible new development should retain existing trees and hedgerows and respect Tree Preservation Orders where appropriate.
10. All existing footpaths and rights of way should be properly maintained, and provided with signing appropriate to their rural setting. In addition, consideration should be given to improving access for the elderly and disabled.
11. Any proposals to provide new footpaths and bridleways should be encouraged.
12. New development should not interfere with existing footpaths and rights of way.
13. Wherever possible the opportunity should be taken to transfer the existing overhead cables to an under ground network.
14. In order to limit the risk of localised flooding any proposed development should not adversely affect the existing natural drainage within the environment.
15. Renewable energy facilities should be considered favourably where these can be achieved compatible with conservation of the natural environment, local character and important features.

5. *Special Features.*

This section highlights aspects



St Margaret's Church

The Parish Church of St Margaret of Antioch, a largely flint and tiled Grade I building, consecrated in 1215, is famous around the world because Florence Nightingale is buried in the churchyard. The tranquil setting of the church is appreciated by the many visitors who come to visit her grave from countries throughout the world. Approximately a thousand schoolchildren visit the church each year as a requirement of the National Curriculum.

The ecclesiastical parish has always been in the Diocese of Winchester although the civil parishes were divided between Hampshire and Wiltshire at one time. Ancient wall paintings, some dating from the 13th century, were whitewashed over at the Reformation. They were revealed in the 19th century and have been restored.



Wellow Primary School

Wellow Primary School was gifted to the village in 1875 by the Nightingale family. It was a substantial replacement for the basic school at Warner's Farm a short distance away. The new school and Headteacher's house (seen in the background) were built by the local builder, William Newman Petty. Local materials were used.

The school bell required the latecomers to hurry every morning and its clanging was held in affection by the whole village as part of everyday life. Around the middle of the 20th century the clapper fell out of the bell and landed very close to one of the teachers in the playground. That was the last time the school bell was heard in Wellow. Over the years extensions have been added to the school to accommodate the children of families who moved into the housing estates that were built in the 1970s and 80s. The school roll trebled.



The Memorial Cross

A serious road accident at Canada Corner on February 9th 1911 was the first fatality in Hampshire involving a vehicle powered by an internal combustion engine. The inquest was held at the Red Rover Inn. The roadside memorial, a wooden cross, was provided by the people of Wellow to honour the memory of the passenger who was tragically killed in his friend's motorcar. The inscription on the cross reads 'Here died William Coope Walke on the ninth day of February 1911 in the thirty - sixth year of his age'

For many years afterwards, in springtime, flowers appeared by the cross thought to have been placed there, unseen, by his fiancée. This is a special little place in Wellow which is tended by the Parish Council.



The Red Rover Inn—1883

Situated on the turnpike Salisbury Road, the Red Rover was built in the 18th century as a small wayside inn. The innkeeper then was Nicholas Goddard and by 1837 it was owned by John Petty who had married into the Goddard family. On the death of John Petty the inn was inherited by his son, William Newman Petty, the local builder. When the local breweries owned it major extensions were built. Georges of Bell Street sold it to Strongs in 1896 until 1962 when Whitbreads bought it.

There was no Village Hall in those days so the Inn became a meeting place for the Court of the Ancient Order of Foresters. It was also used for auctions, inquests and often for political events. Today it is a popular pub well patronised by locals and visitors alike.

which contribute to the special character of Wellow.



Sketch, Embley Park House

Embley Park House is an imposing building, with original parts from the Elizabethan era in the 16th century. Modifications have been made several times since then, notably by W.E. Nightingale in the late 1820s. The estate covered 3,700 acres including Wellow and beyond, reaching into the New Forest. 1,300 acres were planted with trees and shrubs through which were many miles of gravel drives, 70 men were employed to look after the parkland. Florence lived here for the first 30 years of her life and returned frequently. After the death of William Nightingale in 1875, Embley had several owners during the following 70 years. Many tenant farmers bought their farms at estate sales in 1920 and 1941 and others bought plots as smallholdings. Today, Embley Park is known as Hampshire Collegiate School.



Carlo, 2nd right, 1975



Carlo's son, Tony 2009

When WW2 broke out Carlo Donnarumma, an ice cream maker in Southampton, used to come out into the countryside in the evenings to escape the ferocious bombing, as did many citizens. He would drive a bus here and return the next morning. When the war was over Carlo and Thora his wife established his business in Wellow. The secret ice cream recipe was given to Carlo by an American relative. Carlo's ices became very popular and a van was bought to get to a wider market. Carlo's proudest moment was being invited to the Queen's Garden Party in London in 1988—the villagers gave him a 'royal send off'. Gradually his son Tony took over running the parlour and today people come long distances to get a Carlo's ice cream or a tea and enjoy sitting in the garden.



Dinah Pares of Thornegate

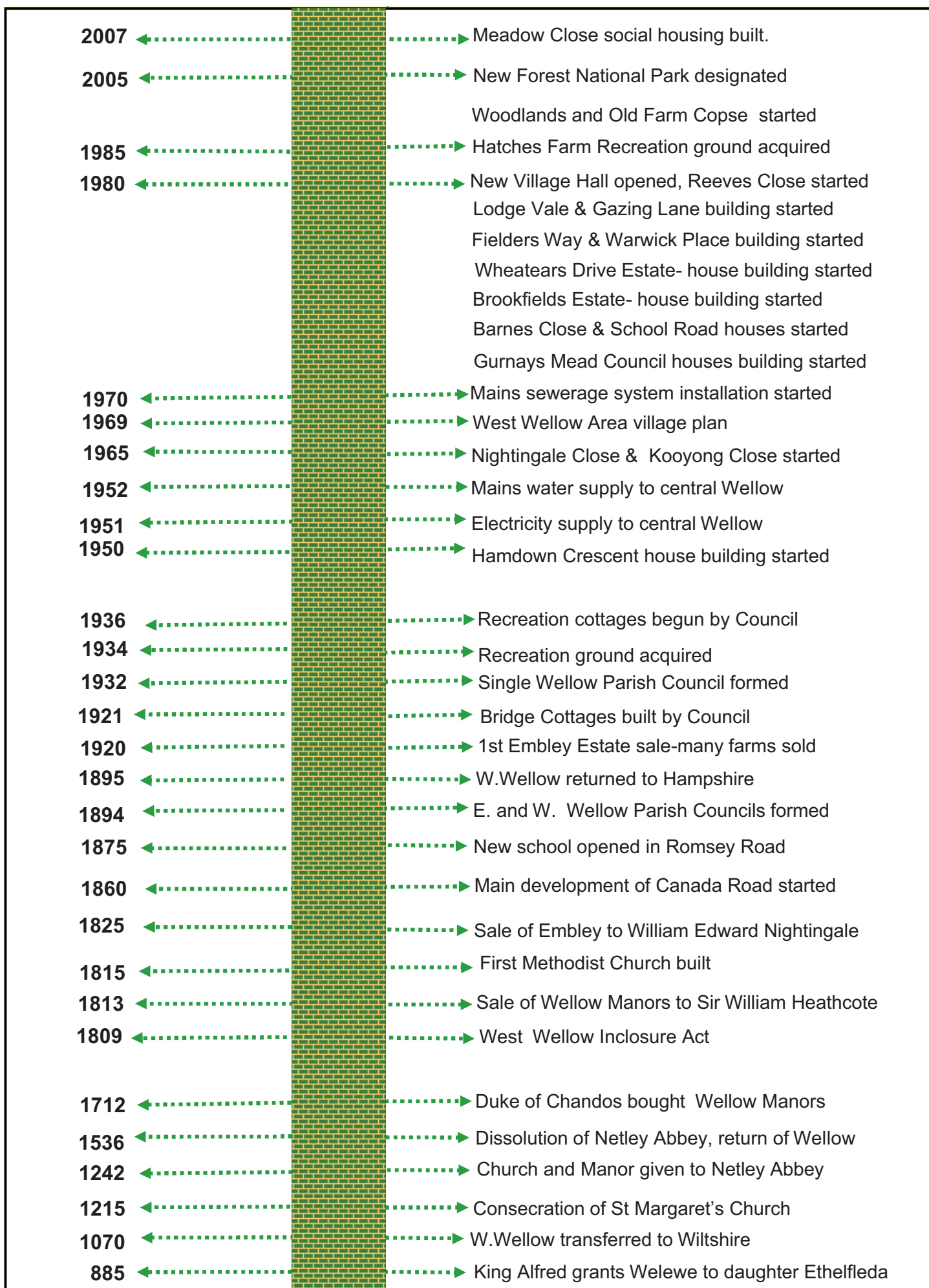
Dinah Pares, a remarkable character, was the youngest child of a very talented family which came to Wellow in 1936. Her father renamed his chosen house Thornegate after the Hundred in which Wellow is situated. After she left school Dinah gained experience of working with children, not only in England but in Europe too. Dinah was engaged with war work for the next few years, she returned to Wellow to be with her mother when it was over. Soon afterwards she opened a school at Thornegate. It catered for children from 4 years to Common Entrance at 13 years. The school thrived for over 40 years. Dinah was never defeated by any child's problems, believing that all children could shine at something. She never talked about her war work so few knew that she spent those years decoding information at Bletchley Park.



River Blackwater Valley

The River Blackwater flows west to east through Wellow and is supported by several streams from the south, west and north. The quality of the water allows rare species of fish to thrive here e.g the lamprey. Several lakes have been formed to cater for recreational fishing. The attraction of the river valley is due to the open flood plain between the river and the lakes. The area is rich in species of spiders, beetles and insects. These bring in flocks of birds to feed on them and the herbage brings in the seed eating birds. Together over 90 species of birds annually visit here. The blocks of ancient woodland are the jewel of the valley, providing shelter for deer and a background for spring flowers. Such a diverse treasure would take a lifetime to study.

6. THE BUILT ENVIRONMENT



Building Form and Development.

"The rich and varied character of rural settlements form an important part of the beauty and distinctiveness of the English countryside. This character is under increasing threat from standardisation and poor design. A mechanism for understanding and influencing rural design by focussing on regional diversity, local distinctiveness and the harmony between buildings, settlements and the wider landscape setting, is through the preparation of a Village Design Statement".

'Design in the Countryside', CCP 418, 1993 - Countryside Commission

In order to illustrate the development of local distinctive features in house building only one element of construction needs to be chosen. In this document the element chosen is windows as they will usually show the results of poor design before any other feature.

The inset houses in blue frames show the date and house design associated with the window type.

Buildings in the parish are of vastly different ages and styles. They are generally of single or two-storey construction under pitched roofs. The majority of the earliest recorded buildings were timber frame construction under straw thatched roofs. Most of these have subsequently been brick clad and are roofed with Welsh slates.

The development of different styles and alterations to houses within the parish boundary can be seen today, for example, in close proximity to the Village Hall are three old thatched properties with thick brick walls. The roofs are hipped and the windows are "New Forest" style softwood casements. Fire recesses are situated on an internal wall which maximises the heat gain for other rooms in the property.

Thatched cottage, 1780



'New Forest' style softwood casements

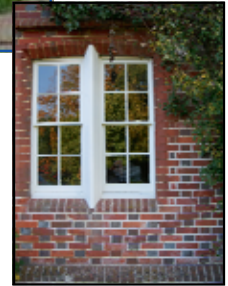
Adjacent to the Village Hall are two cottages of rendered brickwork construction under gable ended pitched roofs covered with slates. The windows are traditional softwood casements set well back in the recess with stone sills projecting beyond the rendered external finish so that any water from the windows drops to the ground and does not saturate the construction under the window.

Fire recesses are situated on the internal walls. These cottages and others like them in Wellow may have been built with silica lime bricks produced by a local brickworks

The bricks are of a dull white colour and the render may have been applied to enhance weather protection and appearance.



Wellow Manor, 1800



Original twin softwood double hung sashes.

In the parish are a number of larger houses dating from the early 19th century and some earlier than that. The majority were originally farm houses and others were built for the business community. A fine example is Wellow Manor. These houses were architect designed and exhibit carefully executed detailing. Some are constructed of faced brickwork while others have a rendered finish. The pitched roofs are slate clad, with dressed lead valleys, hips and ridges, or plain tile covered with swept valleys and bonnet hipped tiles.



Ornate bargeboard

Where gables occur the barge boards are deep and enhanced with ornate carvings.

Fire recesses are on internal walls, some back to back, with ornate chimney stacks. Windows are softwood openings with double hung sashes set back in rebated reveals with stone sills and turned brick arches at the head of the openings.

Ribbon development occurred along Whinwhistle Road and Romsey Road in East Wellow and Maurys Lane in West Wellow between 1930 and 1939. These dwellings show a noticeable change in design from previously built homes by an increase in window area. The softwood windows were set back in the opening recesses adjacent to the vertical damp proof course and consisted of both opening and fixed sashes and opening and fixed vent lights.

All of the roofs were pitched and a mixture of gables and hip covered with plain tiles or slates. During the Second World War further ribbon development occurred along Whinwhistle Road and School Road in East Wellow in the form of temporary shacks. These provided overnight and weekend accommodation for Southampton residents seeking to escape the bombing of the city. After the War these shacks were converted into permanent structures.



Bungalow, 1930



Softwood window with fixed and opening sashes and vent lights

Further development occurred after 1945 predominately constructed by local builders with the majority being bungalows. They were designed and built to high quality standards and examples can be seen in the lower part of Romsey Road, west of Carlo's.

When the infrastructure of the parish was improved by the installation of a mains sewerage system in the 1970s, the first housing estates began to appear – Gurnays Mead and School Road in West Wellow and then Fielders Way in East Wellow. This was the introduction of urbanisation into a rural environment. The houses were constructed to a limited number of house designs on extremely small plots in relation to the existing housing stock. The majority, if not all, were constructed with gabled pitched roofs covered with concrete interlocking tiles. The window to wall ratio was further increased and the "picture window" was introduced. This normally consisted of one side hung opening casement, one top opening vent and a large fixed light directly glazed into the frame.

These windows were of softwood construction but placed on the outside skin of brickwork in front of the vertical damp proof course and the actual sill of the window frame providing a small projecting drip.



Gable pitched roofs.1976



Badly positioned softwood window

The placing of the windows led to rapid deterioration because of water ingress to parts of the frame that could not be protected. The majority of these windows have been replaced with UPVC frames of varying designs, not

always being like for like. In some cases, the replacement windows do not provide a means of escape from a first floor room.

Large areas of vertical tile hanging were introduced into the designs which was a non-traditional form of covering and considered an inappropriate form in this sensitive area of natural beauty. Fire recesses were omitted and therefore chimneys were not needed.

During the next 20 years many more estates were developed with houses of varying styles and sizes. (see time line). In addition, a number of wardened flats were built at Kingsmead. Together, these estates facilitated a migration from the local towns into the village.

The buildings followed the previous trend i.e. a limited number of designs, uniform development, interlocking tile covered, gable ended roofs, bland areas of faced brickwork and areas of vertical tile hanging. Some houses incorporated a fire recess and chimney, usually on an external wall therefore not fully benefiting from the heat produced.

All of these estates were built in the designated areas which was defined by the "West Wellow Area Village Plan", adopted by Hampshire County Council in 1969 and subsequent planning policy. An exception to this policy has been the construction of 12 affordable/social dwellings at Meadow Close. These dwellings, a mixture of single and 2 storey houses, linked and semi-detached are of timber framed construction with a brick cladding, pitched gable roofs covered with interlocking tiles and also pitched partial dormer windows.



Social housing—built outside the village envelope

Recent development has mainly consisted of the demolition of a single property and the construction of two or more large houses. A survey of residents has highlighted concerns over this practice of high density infilling. These developments have been uniform and therefore no opportunity was taken to create differing designs with changes to facing brick colours and roofing materials, which would have enhanced the village scene.



Examples of decorative brickwork



The pitched roofs of a gabled or hip construction are covered with pairs of tiles, purpose built valley tiles and bonnet hip tiles. The majority of recently constructed houses have a reduced window area in relation to the wall area. The windows are of softwood construction set back into the opening recess. Vertical tile hanging is still being used as an external finish.

The survey of residents also highlighted some specific local needs in relation to housing development. These included Shared Ownership homes for the young people in the community. They could be constructed as terraces of five or six dwellings, each one set forward or back and/or stepped up or down, and incorporating architectural features to relieve a plain brick facade. Gardens and off road parking are essential.

Also considered necessary are developments comprising groups of three or four individually designed high quality bungalows, incorporated into the existing housing stock. These would enable older residents to downsize and remain in the village while releasing their existing large houses for occupation by families.

Two architect designed owner/occupier houses, recently completed are of face brickwork construction under pitched roofs, one covered with plain tiles and the other with colour-fast imitation slates. The windows are softwood casements set back in the recesses with arches at the head of the opening and reconstructed stone sills



with stooped ends below the frame.

A modern softwood frame with arch and stone sill. Built in 2008

Modern architectural house designs can often blend in with the natural environment. An example of this in East Wellow is a house built in 2007 with an unusual curved roof. Viewed from the road it appears to be a single storey dwelling but in fact it has 2 storeys. This illusion is created by an elevated location which has also been excavated. The living accommodation is on the first floor and the bedrooms and utility areas are on the ground floor. The



wood and glass construction provides heat gain, reducing the need for other fuels.

A modern design built 2007

GUIDANCE- BUILDING

1. Any new building should be contained within the existing Settlement Boundaries and not into the countryside subject to agreed exceptions.

(continued)

2. In advance of any development, the developer, and Southern Water as the sewerage and drainage authority, should ensure to the satisfaction of the Planning Authority that the existing drainage system is capable of meeting the resulting extra demand.
3. All development should reflect the inherent character of the locality, established by the size, scale, density and design of the surrounding buildings and should utilise materials to reflect traditional colour and texture.
4. Extensions and alterations to houses should use quality materials and components that match and blend with the existing construction and adjoining properties.
5. Future housing development should be sympathetic to the area and take account of the storey heights of neighbouring properties.
6. Subject to constraints as to style, density and design, housing development should allow for a mix of house sizes and tenure including provision for the needs of local people.
7. Future development should recognise the individuality of housing designs that give the village its unique appearance. The use of developers 'standard designs,' which create uniform suburban development should be discouraged.
8. Facades should incorporate distinguishing features such as; brick arches above openings, stone or reconstructed stone sills to window openings, and block bonded quoins in a different brick from the main body of brickwork.
9. Roof coverings should be a mixture of plain tiles, slates, colour-fast imitation slates, profiled and non-profiled interlocking tiles used in equal proportions on future developments as appropriate to the location. On replacement buildings they should complement adjacent dwellings.
10. Vertical tile hanging should be limited to small areas on individual buildings and if used, should incorporate scalloped and banded tiles so as to retain character.
11. The construction of large flat roofs should be discouraged in order to maintain character.
12. Natural materials should be encouraged in place of concrete, imitation stone, resins, fibre, aluminium or UPVC where practicable or suitable.
13. In order to maximise the energy and water efficiency of buildings, the use of sustainable construction, design and materials should be favourably considered where this can be achieved compatible with local character and important features.
14. Nothing contained here should inhibit innovative designs or the use of new materials providing that they blend with the adjacent properties and complement the natural environment.

In 2004, following the Stern Review, the Code for Sustainable Housing was introduced. More recently the Government has recognised the increasing needs of the elderly by the publication of a national strategy for housing in an ageing society entitled “Lifetime Homes, Lifetime Neighbourhoods”. Elements of the Lifetime Standards are also to be incorporated within the Sustainable Housing Code. Whilst not made mandatory across the whole of the house building sector, it is to be hoped that, whenever possible, opportunities are taken to incorporate elements of the Sustainability Code into future developments.

This brief study of the development of house building, through the detailed study of windows, reveals that many of the earliest dwellings that survive, still retain their original softwood window frames. Between 1960-1990 some poorly designed developments have often had the softwood window frames replaced by UPVC while some of the estates were designed with UPVC in place. Houses built since the turn of the century indicate that discerning owners prefer softwood window frames, providing that architectural detailing of the recesses prevents decay.

Boundaries

The traditional method of defining boundaries in the parish was by hedges of indigenous species – nowhere is there any indication that masonry walls were used before the Second World War.

The recent survey carried out amongst residents indicated concerns regarding the maintenance of existing hedges, the use of close boarded and panel fencing and the use of fast growing conifers as hedging.

This substitution for traditional hedges is partly linked to the culture of “privacy” where home owners desire high fences and hedges.



Post and rail fence with beech hedge



A close boarded fence cleverly screened with shrubs



A recently laid hedge



A close boarded panel fence

GUIDANCE- BOUNDARIES

- 1.Hedges should be kept trimmed so as not to inhibit the use of footways.
- 2.Ideally, boundaries should be defined by post and rail wooden fences backed up by dense mixed hedges of indigenous species.
- 3.The use of close boarded fencing should be strongly discouraged.

7. AGRICULTURE AND COMMERCE

Agriculture

Wellow possesses many Grade II listed cottages and farmhouses from the 16th and 17th centuries, principally in the older parts of the centre of West Wellow, around the former Wellow Wood Common and in Embley Lane, as well as isolated farms. In West Wellow, buildings with 16th century origins include the thatched farms named Lukes and Shorts, and thatched cottages named Buttons, Sinderkins and Wellow Wood Cottage. Hatches Farm is a tiled farmhouse of similar age.



Lukes Farm

These are timber-framed buildings with either brick infill or cob/wattle infill, and often painted. Many listed cottages of later origins are also thatched and painted, but the more prosperous farms like Pinns, Cross Oaks, Kings, Warners, Woodington and the Manor Farm are of brick with tile or slate roofs. By the mid-late 19th century even more humble houses and cottages were built of brick with slate roofs, local bricks being available. Most former farmhouses have become ordinary residences in recent times, following the amalgamation of farms.

The farms in Wellow were originally quite small, except for Manor Farm by the Church and Woodington Farm, but amalgamations of smaller farms and take-overs by large ones are evident from historical records.



Cross Oaks Farm

They were all mixed farms with a few cattle, pigs, poultry and sometimes sheep, whilst wheat, oats, barley, rye and root crops were all grown. As roads became more established, fruit and vegetable growing for sale in local towns increased, both on farms and in market gardens.

When the first sale of the Embley Estate occurred in 1920, many of the farms were sold to the tenants and subsequently were sold again often to neighbouring farmers. So began the amalgamation of established farms which thrived initially. These farms still produced an income from both arable crops and dairy herds with milk production being mainly for the local community.

Such mixed farming continued up to and throughout the Second World War.



Farm scene, 1906

The second sale of the Embley Estate in 1942 entailed most of the remaining farms being sold and the House and substantial grounds were turned into a boarding school.

The face of farming has changed dramatically in Wellow over the last two decades. Dairy herds were numerous in the 1960s and could be seen in every part of the parish. There were several reasons for the decline in dairying. The amalgamation of farms came at the same time as more mechanisation and therefore fewer workers were needed. Many families moved to the towns for work or bought smallholdings to make a living.



Standard Fordson 1948



Ford tractor– 2009



John Deere combine harvester
1964



John Deere combine 2009

Another factor was the rising power of supermarkets with the supply of food being turned into a demand for fresh food out of season which has to be imported. Today the big farmer has a contract with the supermarket to supply produce to exact quantity and specifications, this practice has cut out the small farmer.

Perhaps the most damage to dairy farming has been caused by the EU's introduction of the milk quota system in 1984. Growing regulation, changing initiatives and paperwork (as much as two days a week can be given over to paperwork) became an impediment for dairy farming while the increased cost and restrictions on the use of fertilizers on the fields became another problem.



Copses and maize field, East Wellow

Fields not used for pasture were required for producing winter feed for the cattle e.g. hay, silage, kale and maize; later wheat, oats and beans were also grown. Even as recently as 2000, farmers were still increasing their dairy herds and renting unused land to accommodate them or to produce hay or other winter feed.

So, more land was needed to grow winter feed, which meant that the same acreage could only support a smaller herd. Hence farmers have turned to raising beef cattle in sheds, buying the calves from market and selling them on for finishing before slaughter.



Free range pig rearing, East Wellow

An unexpected feature of agriculture in Wellow is that the soils and climate have been found suitable for viticulture. Several farms, including an organic enterprise, have turned entirely to the production of vegetables and strawberries, with extensive areas of poly-tunnels. Many residents feel the plastic spoils the outlook in some parts of the parish.



Grape vines at Merryhill Farm



Hamdown farmhouse built in 1817. Unchanged today



View towards Manor Farm from Hamdown Farm, the last farm to finish with dairying in Wellow

There is probably now a larger acreage of land in the Parish given over to the grazing of horses for leisure purposes than to any other single use, but one large arable farm and several intensive poultry enterprises survive; several farmers keep herds of beef cattle and flocks of sheep and there is also a small herd of alpacas.



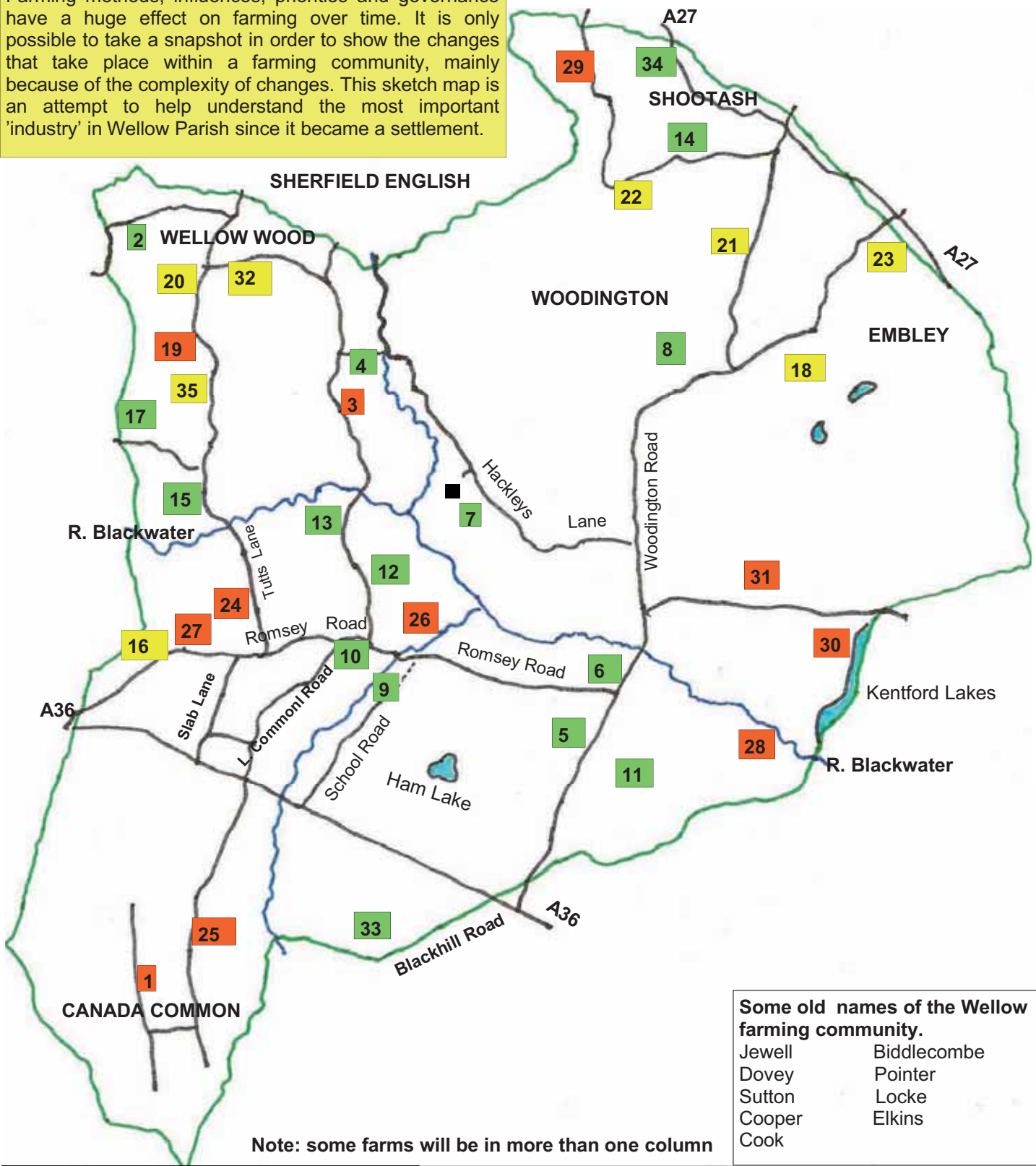
Pasture used for sheep rearing, East Wellow

Farmers are encouraged by Government policy to diversify, but much of this necessitates planning permission for "change of use" and often involves an increase in non - farming related activities.

Alpacas Noah and Bingley live with the rest of the herd off Romsey Road



Farming methods, influences, priorities and governance have a huge effect on farming over time. It is only possible to take a snapshot in order to show the changes that take place within a farming community, mainly because of the complexity of changes. This sketch map is an attempt to help understand the most important 'industry' in Wellow Parish since it became a settlement.



Some old names of the Wellow farming community.	
Jewell	Biddlecombe
Dovey	Pointer
Sutton	Locke
Cooper	Elkins
Cook	

Key to farming in the Parish

● Farms with dairying-1960

- 1.Hollybank Farm
- 2.Pilgrims Farm
- 3.Pinns Farm
- 4.Cross Oaks Farm
- 5.Hamdown Farm
- 6.Warners Farm
- 7.Manor Farm
- 8.Woodington Farm
- 9.Pottery Farm
10. Bridge Farm
- 11.Oakdene Farm

NO DAIRY HERDS TODAY

● Agricultural farms with other e.g. pigs, horses, sheep, beef. 1960

12. Hatches Farm
13. Kings Farm
14. Shootash Farm
15. Lower Bridge Farm
- 16.Lukes Farm
- 18.Home Farm, Embley
- 19.Shorts Farm
- 20.Paddock Farm
- 21.Merryhill Farm-grapes
- 22.Kitts Merries Farm
- 23.Embley Poultry Farm
- 25.Abbots Farm- gardening
- 28.Coopers Farm-goats
- 32.Sinderkins Farm
- 35.Sunrise Farm

● Farms which closed or amalgamated by 2005

1. Hollybank Farm-private house
3. Pinns Farm
19. Shorts Farm-industrial use
24. Upper Chapmans Farm-private
25. Abbots Farm
26. Headlands Farm-sport centre
- 27.Tarrants Farm-private house
- 28 Coopers Farm
29. Winacres Farm
30. Kentford Farm-private house
31. Ryedown Farm-golf course

Commerce

Wellow supports many varied commercial enterprises, both in the village itself and throughout the surrounding rural settlements.

Wellow's six main central retailers; Newsagent, Butcher, Hardware, Hairdresser, Chemist and Beautician and also the Post Office plus a mini Supermarket on the main road, are able to supply its residents with many of their day-to-day needs and services.



Wellow Post Office

Associated with the centre of the village there are two public houses, an ice cream parlour, a petrol station and several motor repair garages.



Jim Hatch's
Garage

The pipe works at Woodington probably employs the largest number of people, while Wellow Golf Course and Fitness Centre also engage a significant number of staff.

Business estates at Woodington and Chatmohr offer, amongst other diverse goods and services, aquarium supplies, animal feed and computer support. Similar small concerns can also be found at Shorts Farm, Tanners Lane and Maurys Lane.

Electricians, plumbers, gardeners, builders and other home based professionals can be found in all parts of Wellow. With the New Forest on its doorstep, it is not surprising that various timber, log and woodworking enterprises trade within, and just beyond the Parish boundary.

Whilst all planning proposals are considered on their individual merits, the consensus of opinion amongst residents is that the Planning Authorities should give very careful consideration to any proposal leading to a change of use so that this rural environment is not damaged. When survey respondents were asked to identify which type of business applications they would support, 95% of answers gave approval to activities relating to agriculture.

Similarly, in view of the proximity to the New Forest National Park other commercial developments relating to tourism and possibly small retail would find favour.

8. ROADS AND TRAFFIC

The level nature of the landscape at the southern boundary of the village encouraged the development of through roads and, where they were maintained, enabled trading to bring prosperity to the village. These thoroughfares were developed for pedestrians and horse-drawn vehicles and the pattern of roads, lanes and rights of way in Wellow reflect this. There are four roads leading north off the A36 that link up with Romsey Road, which is narrow and winding, and there is a lack of pavements in many areas. Most of the other lanes have high banks or narrow verges providing no refuge from the traffic.

It is clear that the development that has taken place within the southern part of the Parish during past years has led to a corresponding increase in traffic movements. Car ownership is widespread and public transport infrequent. This means that the majority of people travel to work by car and a recent survey shows that nearly 40% of residents work more than 6 miles away from their homes.

There has been an increase in HGV traffic through the parish in recent years not only on the A36 and A27 but also on the narrow country lanes. Many of these lanes are used as shortcuts between these two highways. The three most heavily used of these routes include two north-south links between the A27 and A36 and one diagonal link:-

- 1 From Shootash via Woodington, Wellow Mill Bridge and Whinwhistle Road
- 2 From Sherfield English via Scallows Lane, Tutts Bridge and Romsey Road
- 3 From Maurys Lane, Romsey Road, Wellow Mill Bridge, Ryedown Lane to Romsey

Street furniture and signage

As with other rural areas the installation of inappropriate and poorly maintained signage can detract from the character of the area. There is a general wish therefore that all street signs, bus shelters and signposts should reflect the rural nature of the parish. In addition, 77% of residents do not want any increase in street lighting. There is a strong view that the lack of such lighting on a widespread scale serves to maintain the rural feel of the area. Darkness encourages wildlife and also minimises light pollution of the night sky.

This small collection of street furniture provides an opportunity to consider an aspect of the village that may not previously have been thought important.



GUIDANCE- STREET FURNITURE AND SIGNAGE

1. The traditional character of parish roads and lanes should be preserved.
2. Street furniture such as signposts and bus shelters should be of good quality and design and should reflect the rural nature of the environment.
3. Street lighting should not be installed except where considered absolutely necessary in terms of safety.
4. Security lighting should be positioned so as not to cause a nuisance.

Local Authority Planning Strategies.

This document has been produced following lengthy consultation within the community. The guidance is consistent with and supplements relevant Core Strategy and Local Plan policies. However it should not be read in isolation from the agreed planning strategies of the relevant planning authorities.

Therefore, before embarking on any development proposals, interested parties are advised to consult the local plans and local development framework of Test Valley Borough Council and the New Forest National Park Authority.

APPENDIX 1

HOW THIS DOCUMENT WAS PRODUCED

In July 2007, a meeting was held at the village hall at which the preparation of a Parish Plan was formally launched and volunteers to sit on a Steering Committee were recruited.

At a later meeting in September 2007, the Committee agreed to extend their work by including the preparation of a Village Design Statement.

Subsequent to this meeting, advice was sought from, and given by, Community Action Hampshire and Planning Officers from Test Valley Borough Council.

Officers from Test Valley Borough Council have been kept informed of progress throughout the past two years and their advice and help has been highly appreciated throughout.

The Steering Committee have met regularly during the past two years – routinely every month and on a much more frequent basis as necessary to prepare for open days, questionnaire preparation and analysis, and preparing many drafts of the document.

A brief timeline of events –

July 2007 – launch of the Parish Plan project

September 2007 – decision to include preparation of a Village Design Statement.

November 2007 – public launch at village hall. A real positive feedback received from residents

February 2008 – “drop-in” day held at village hall. The display included a special section prepared by children from Wellow Primary School. Well over 300 residents attended and many comments and suggestions made.

October 2008 – a questionnaire, building on the results of the open days, was prepared and issued to all households in the parish. An excellent response received representing 53% of all households.

October 2009 – after analysing questionnaire results draft recommendations were produced and shared with residents at a second “drop-in” day at the village hall. Over 150 residents attended and all expressed agreement with the content of the displays and proposals.

January 2010 – document finalised and presented to Wellow Parish Council for its approval and ratification. Following this, document submitted to TVBC and NFNPA for consideration.

September 2010 – accepted by TVBC and NFNPA and adopted as a Supplementary Planning Document.

APPENDIX 2— SUMMARY OF GUIDELINES

ENVIRONMENT

1. When considering the scale and impact of any new development due regard should be given to the fact that part of the parish lies within and adjoins the boundary of the New Forest National Park and the application considered in that light.
2. Any proposed development should take into account the inadequacies of the surface water drainage system and the use of Sustainable Urban Drainage Systems (SUDS) is encouraged where appropriate. No work should be undertaken which would affect the maintenance of existing ditches and streams.
3. Where development is permitted it should always respect and safeguard the rural character and ecology of the parish
4. Any changes to buildings and/or land should respect and seek, wherever possible, to improve the setting of the parish and preserve important public views onto the countryside.
5. The rural character of the narrow country lanes should be protected.
6. Wherever possible, new development should provide sufficient space for the planting of native trees and shrubs.
7. Only trees native to the area should be planted. Guidance on suitable species can be obtained from the Arboricultural Officer of Test Valley Borough Council.
8. Existing hedgerows should be preserved and the creation of new hedgerows of native species should be encouraged.
9. Wherever possible new development should retain existing trees and hedgerows and respect Tree Preservation Orders where appropriate
10. All existing footpaths and rights of way should be properly maintained, and provided with signing appropriate to their rural setting. In addition, consideration should be given to improving access for the elderly and disabled.
11. Any proposals to provide new footpaths and bridleways should be encouraged.
12. New development should not interfere with existing footpaths and rights of way.
13. Wherever possible the opportunity should be taken to transfer the existing overhead cables to an under-ground network
14. In order to limit the risk of localised flooding any proposed development should not adversely affect the existing natural drainage within the environment.
15. Renewable energy facilities should be considered favourably, where these can be achieved compatible with conservation of the natural environment, local character and important features.

BUILDING

1. Any new building should be contained within the existing Settlement Boundaries and not into the countryside subject to agreed exceptions.
2. In advance of any development, the developer and Southern Water as the sewerage and drainage authority, should ensure to the satisfaction of the Planning Authority, that the existing drainage system is capable of meeting the resulting extra demand.
3. All development should reflect the inherent character of the locality, established by the size, scale, density and design of the surrounding buildings and should utilize materials to reflect traditional colour and texture.
4. Extensions and alterations to houses should use quality materials and components that match and blend with the existing construction and adjoining properties.
5. Future housing development should be sympathetic to the area and take account of the storey heights of neighbouring properties.
6. Subject to constraints as to style, density and design, housing development should allow for a mix of house sizes and tenure including provision for the needs of local people.
7. Future development should recognise the individuality of housing designs that give the village its unique appearance. The use of developers 'standard designs,' which create uniform suburban development should be discouraged.
8. Facades should incorporate distinguishing features such as; brick arches above openings, stone or reconstructed stone sills to window openings and block bonded quoins in a different brick from the main body of brickwork.
9. Roof coverings should be a mixture of plain tiles, slates, colour-fast imitation slates, profiled and non-profiled interlocking tiles used in equal proportions on future developments as appropriate to the location. On replacement buildings they should complement adjacent dwellings.
10. Vertical tile hanging should be limited to small areas on individual buildings and if used, should incorporate scalloped and banded tiles so as to retain character.
11. The construction of large flat roofs should be discouraged in order to maintain character.
12. Natural materials should be encouraged in place of concrete, imitation stone, resins, fibre, aluminium or UPVC where practicable or suitable.
13. In order to maximise the energy and water efficiency of buildings, the use of sustainable construction, design and materials, should be favourably considered where this can be achieved compatible with local character and important features.
14. Nothing contained here should inhibit innovative designs or the use of new materials providing that they blend with the adjacent properties and complement the natural environment.

BOUNDARIES

1. Hedges should be kept trimmed so as not to inhibit the use of footways.
2. Ideally boundaries should be defined by post and rail wooden fences backed up by a dense hedge of mixed indigenous species.
3. The use of close boarded fencing should be strongly discouraged.

ROADS AND TRAFFIC

1. The traditional character of parish roads and lanes should be preserved.
2. Street furniture such as signposts and bus shelters should be of good quality and design and should reflect the rural nature of the environment.
3. Street lighting should not be installed except where considered absolutely necessary in terms of safety.
4. Security lighting should be positioned so as not to cause a nuisance.



Canada Common, Willow

