



Gateway to the
New Forest

Village Design Statement

Revised and Updated January 2025

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1.0 CHAPTER ONE

Introduction to the Village Design Statement (VDS)

- 1.1. This Village Design Statement covers the Parish of Ashurst and Colbury, which lies almost entirely within the New Forest National Park. The boundary of the New Forest National Park follows the course of the A326 (see map on page 5).
- 1.2. A Village Design Statement cannot prevent change, but it can be used to help manage it. It may be adopted by the local planning authority as a Supplementary Planning Document, making the design guidelines it contains a material consideration - the guidelines will be taken into consideration by the National Park Authority when planning applications are being considered. This will assist residents, the Parish Council, the planning authority and potential developers
- 1.3. It can include guidelines that will influence the design of any new development that requires planning permission in order to retain the local character of the area. These guidelines are consistent with the New Forest National Park Authority's (NFNPA) Local Plan 2016-2036 and the updated National Park Design Guide (2022)
- 1.4. Identifying what makes Ashurst and Colbury special and distinctive supports the concept that changes to individual buildings, groups of buildings or the village as a whole, should be based on an understanding of the past and present character of the village. This would enable new development to make a positive contribution to the local distinctiveness of the parish.
- 1.5. Notification of an update to the current VDS was communicated to residents in the monthly Parish Magazine which is delivered to all households in the village. It was also included as an agenda item at Parish Council meetings which are advertised on the Parish Council website and noticeboards. A draft of the updated plan was made available for review and comment by residents via the Parish website. Following a review of all

comments by Parish Councillors the final version of the updated VDS was issued for publication.

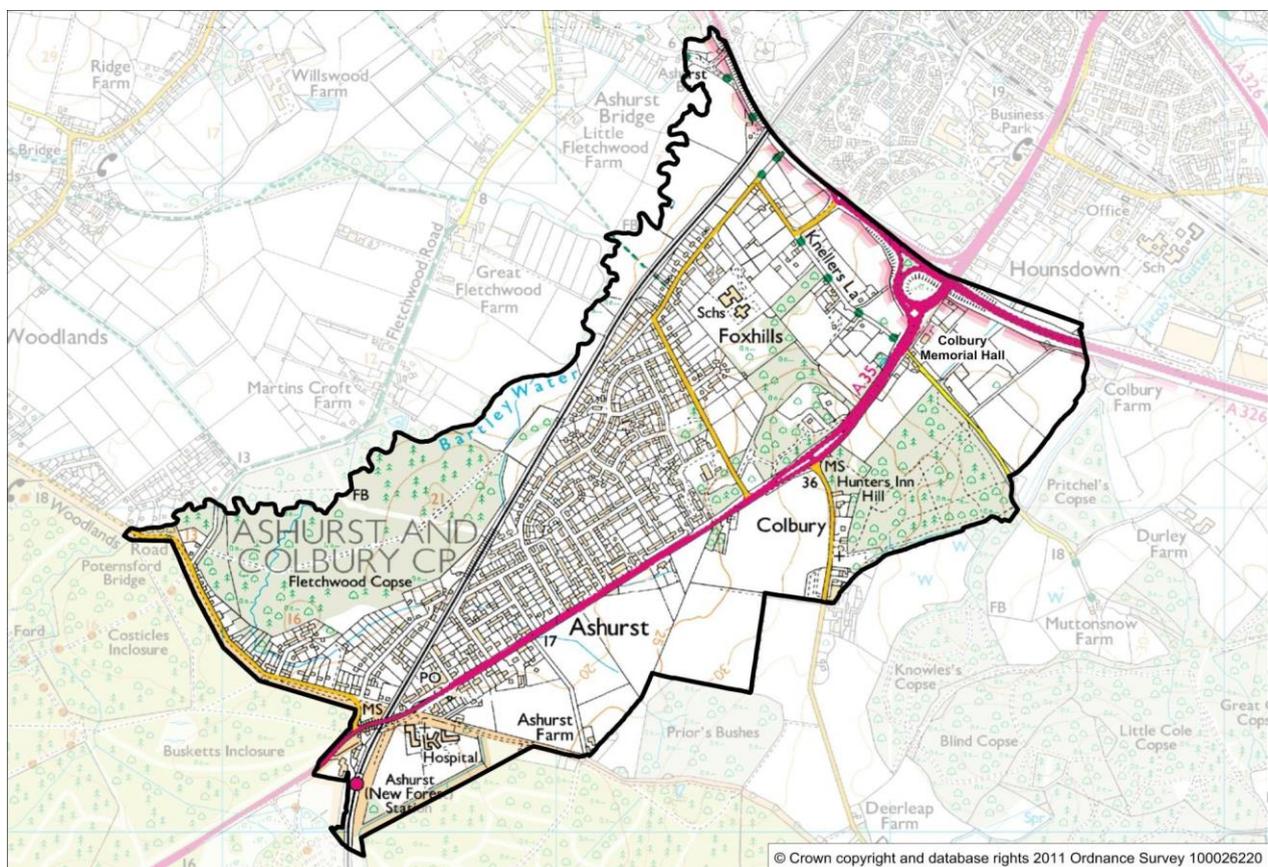
- 1.6. The VDS has been developed in liaison with the New Forest National Park Authority, and officer comments have been incorporated in this version. Following formal public consultation, the Park Authority adopted the previous version of the VDS as a Supplementary Planning Document in June 2013.

[Local Plan](#)

[Design Guide](#)

2.0 CHAPTER TWO A Brief History of the Parish

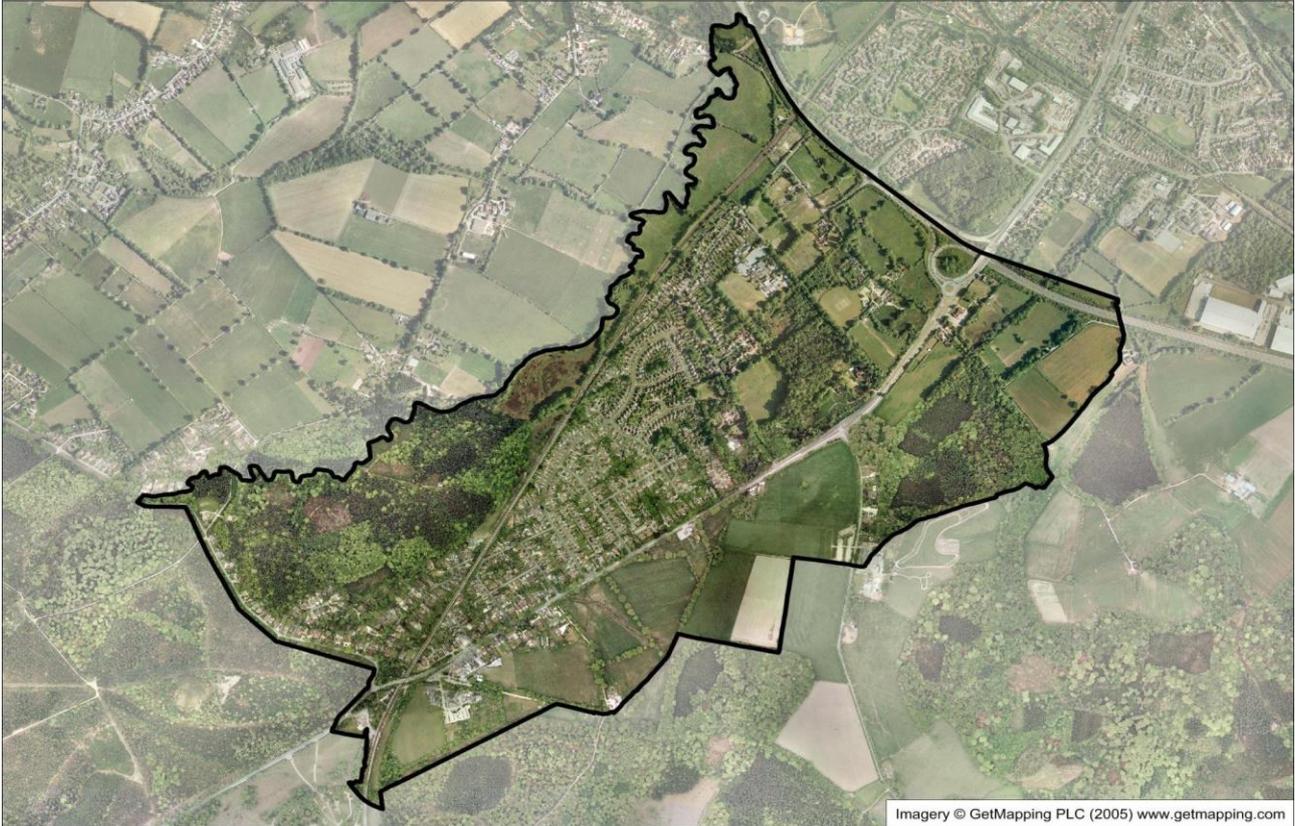
- 2.1. Ashurst and Colbury is on the edge of the designated New Forest National Park and is identified as one of the four defined villages within this area. Originally the three settlements of Colbury, Foxhills and Ashurst made up the Parish. Ashurst and Colbury became the parish name in the 1920's (previously known as Lyndhurst Road) with the parish council being formed in 1985. It is bounded to the west by Netley Marsh and Bartley Water, to the north by Totton and Eling, and to the south by Denny Lodge.



Ashurst & Colbury Parish Boundary

- 2.2. In 1875 the population of Ashurst was 750, in 1900 it was 982 and by 1931 it was 1247. According to the 2001 census the parish had a population of 2,011, increasing to 2,093 at the 2011 census and it has remained around 2,100 since then.
- 2.3. The parish lies on a mixture of sands, clays and gravels on the edge of Bartley Water valley which flows into Eling Creek.

Today a large percentage of the village is woodland, and mature trees are evident from wherever you are.



Aerial photo of the Parish

2.4. **Ashurst**

2.4.1. The name Ashurst appears in 1314 in court records, and this indicates the timber trade was already established here. Ashurst itself is an ancient name meaning 'ash wooded hill'.

2.4.2. At the beginning of the 19th century Ashurst was a community of working farms and a few houses with the large estate of Barker Mill at Colbury and Winchester College at Testwood. The railway opened in 1847 and this was followed shortly afterwards by "The New Forest Hotel."

2.5. **Colbury**

2.5.1. Reference can be traced back to the 1230's when monks at Beaulieu Abbey received a gift of land described as "some tenements" at Colbury. The Abbey built up the Manor of Colbury and this was confirmed by Edward II.

2.5.2. In 1535 John Mill, a merchant from Southampton, gained the lease of the Manor of Colbury. He was a direct ancestor of the current owner of the Barker Mill Estate [Amanda Barker Mill].

2.5.3. The parish of Colbury was created in 1894.

2.6. **Foxhills**

2.6.1. Foxhills has a number of Edwardian properties and bungalows. A proportion of the land and properties are owned or managed by the Barker Mill Estate. It is also home to the Allotment Gardens for Ashurst and Colbury Parish. These Allotment Gardens were established and completed by the Parish Council, with appreciation to the Barker Mill Trust.

2.7. **Some important dates**

- 1836 - the Poor Law Amendment Act of 1834 empowered parishes to be grouped into Unions and build workhouses for the able-bodied poor. The building later became Ashurst Hospital and was designed to house 200 people.
- 1847 - the Southampton and Dorchester Railway Company began operating and a station next to the Lyndhurst Road was built.
- 1868 - Colbury School on the corner of Pound Lane was built.
- 1870 - through the generosity of Frederick Ibbotson Colbury Church was planned, paid for and built.
- 1884 - Mrs. Vaudrey Barker-Mill inherited Langley Manor Estates and Colbury Manor.
- 1907 - David Lloyd George made a speech at Lyndhurst Road Station. He addressed a gathering of Liberal Party supporters as his position of President of the Board of Trade.
- 1914/18 - Indian Troops camp at Ashurst.
- 1940 - British Army from Dunkirk sent their wounded soldiers to Ashurst Hospital.
- 1967 - Foxhills Junior School opened.

- 1969 - the old School at Colbury closed after 101 years of service and reopened in the grounds of Foxhills Junior School.
- 1985 - Ashurst and Colbury Parish Council formed.
- 1997 - Lyndhurst Road Station changed to Ashurst New Forest.
- 1999 - consultation commenced for a New Forest National Park
- 2005 - area formally designated as a National Park, with the National Park Authority gaining full statutory powers the following year.
- 2006 - the Parish Council won the best Village in District award and were runners- up in the Building Community Life section of the Hampshire Village of the Year organised by HALC.
- 2008 - launch of the Ashurst and Colbury Parish Plan.
- 2012 - celebration of Queen Elizabeth II's Diamond Jubilee at Colbury Memorial Hall.
- 2022 - celebration of Queen's Elizabeth II's Platinum Jubilee at St Joseph's
- 2022 - awarded runner up in Best Outdoor Space category in the Hampshire and IOW Village of the Year competition.
- 2023 - celebration of King Charles III's coronation at St Joseph's.

3.0 CHAPTER THREE Important Historic Buildings

3.1. Nationally Designated Heritage Assets

3.1.1. There are currently five Grade II listed buildings within the Parish.

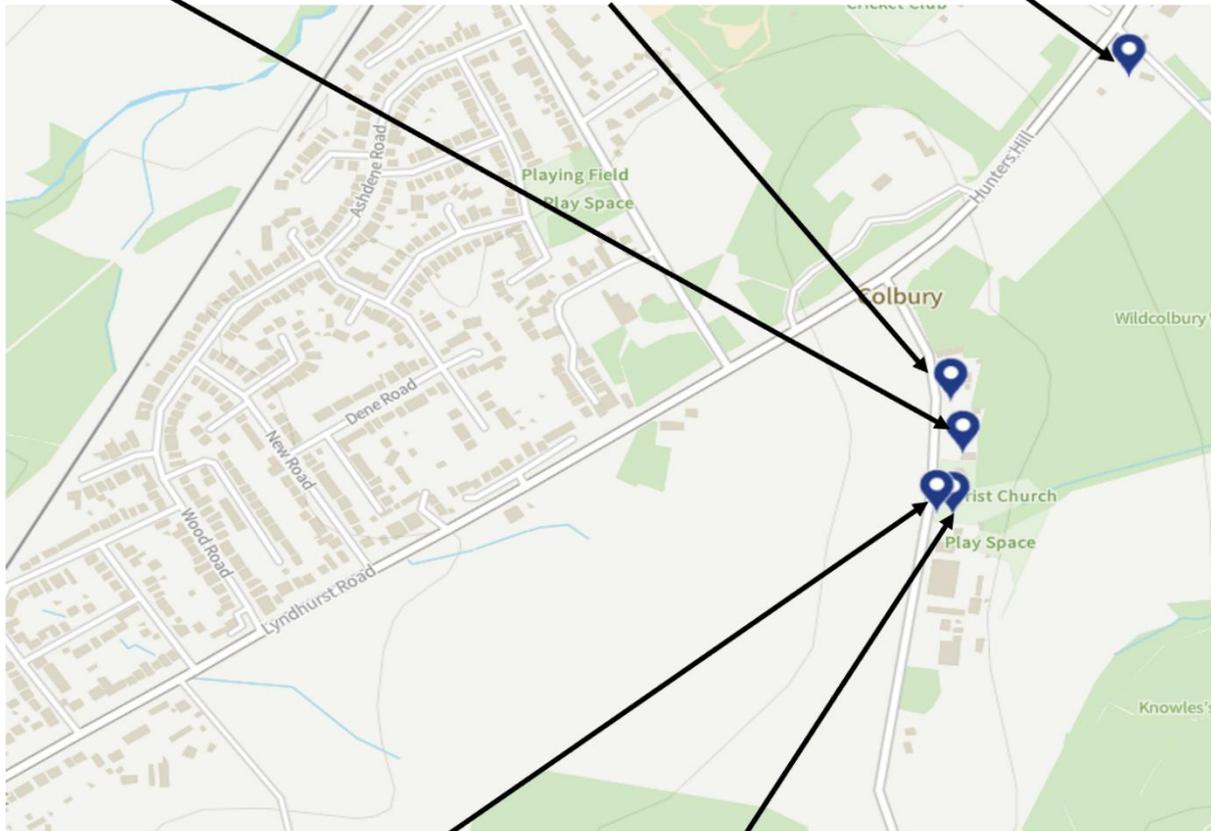
Flint House –
Deerleap Lane c.1870



Colbury Cottages - 1, 2 &
3 Deerleap Lane c.1860



School & School House
– Pound Lane c.1870



Lychgate at Christ
Church – Deerleap
Lane c.1870



Christ Church –
Deerleap Lane
c.1870

Location map of the listed buildings in the parish

- 3.1.2. Colbury Cottages – A range of three Grade II listed terraced estate cottages built circa 1860s. They are constructed of polychrome red and black brick, with bands of shaped tiles on the 1st floor. They have a clay plain tile gabled roof.
- 3.1.3. School House – A Grade II listed school and schoolhouse, now a private dwelling. Built circa 1870 by B. Ferrey with early 20th century extensions. The walls are of flint with stone dressings. The roof is steep and tiled. The house has a gabled central window above a doorway with a pointed arch.
- 3.1.4. Flint House – A Grade II listed building constructed circa 1870 by B. Ferrey. It is a two storey building of flint with stone dressings and plain tile roof.
- 3.1.5. Lychgate – A Grade II listed Lychgate built circa 1870 probably by B. Ferrey. The structure is timber framed with ashlar stone plinths and a plain tile roof. There are carved bargeboards with inscriptions.
- 3.1.6. Christ Church – A Grade II listed parish church built in 1870 by B. Ferrey. It is constructed of flint with stone dressings. The roof is plain tile with a timber frame bell turret. The interior of the church is Victorian. The Bishop of Winchester, Samuel Wilberforce, consecrated the Church and Churchyard on March 8th 1870. The Church rooms were built in the orchard of the old Vicarage in 1970.

3.2. **Non-Designated Heritage Assets**

- 3.2.1. There are four non-designated heritage assets in Ashurst and Colbury. These are buildings identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets (national listing). These are Station House (the former Station Master's house, built 1847) at Ashurst Station, Dairy Cottage (built in the late 19th Century), the Air Raid shelter near the Station (the largest and best-preserved WW2 shelter in the New Forest), and the

former Chapel at Ashurst Hospital. There are also a number of other historic buildings. See map below.

Air Raid Shelter



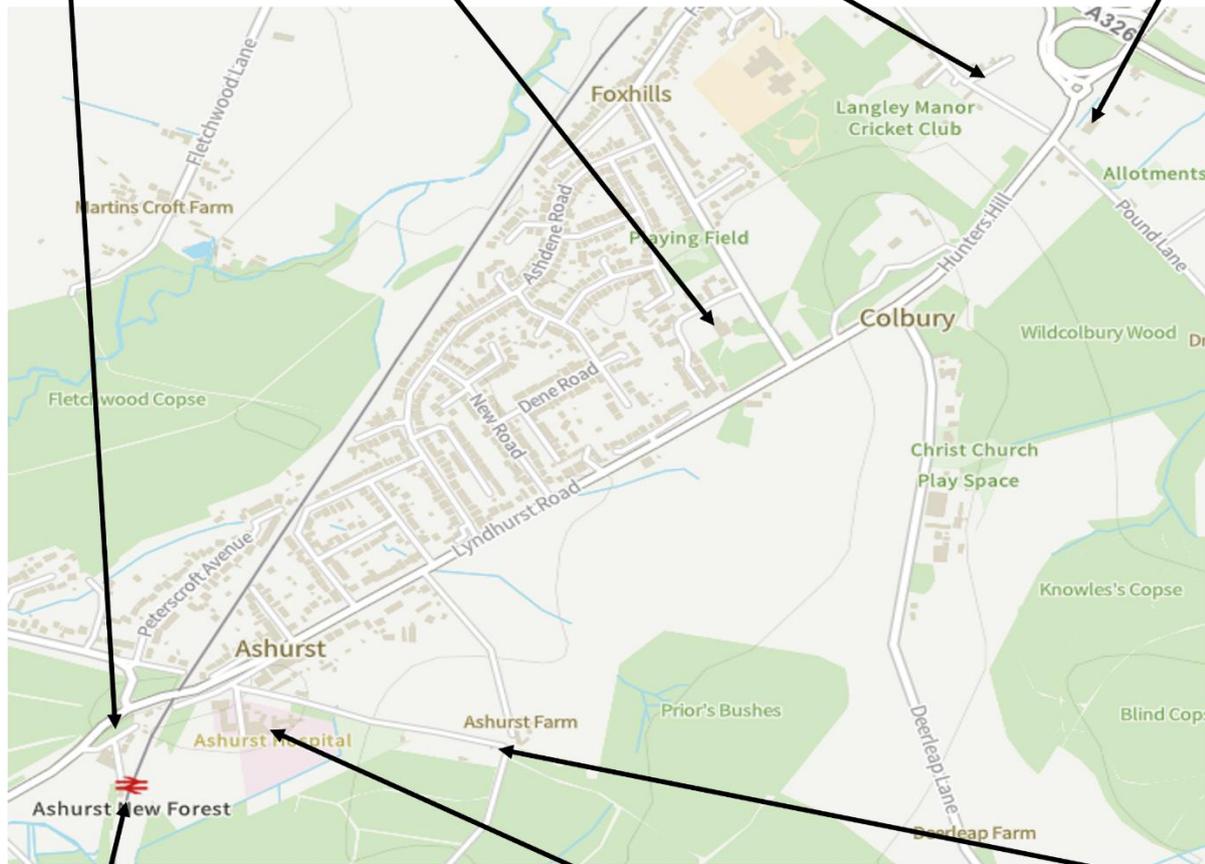
St Joseph's



Dairy Cottage



Colbury Memorial Hall



Station House



Former Workhouse Buildings & Chapel at Ashurst Hospital



Church Cottage

Location map of historic buildings in the parish

- 3.2.2. Former Workhouse Buildings & Chapel - The former workhouse buildings were constructed in 1836 as a New Forest Union Workhouse. In 2024 Historic England confirmed that the former Workhouse Buildings were not worthy of national listing. The chapel was erected during the 1850's as a simple red-brick building of nave and chancel which could hold up to 50 people. It was the gift of Mrs. Annie Sturges Bourne, who lived at Testwood House. It is part of the Ashurst Hospital complex and is currently used by the PEDALL charity organisation. As specified within the NFNPA Local Plan, Policy SP23, ([Local Plan](#)) The Victorian chapel is to be retained as part of any redevelopment.
- 3.2.3. St. Josephs - Originally a private home called 'The Dene' which was owned by Charles Wharton, the Montfort Fathers took possession of the building as the Novitiate house for the newly-erected Province in 1942, so most of the younger members of the Province have spent their first year of Religious Formation there. Today it is a Pastoral Centre, "St Joseph's Centre for Prayer and Missionary Outreach", run mainly by a group of lay volunteers with the collaboration of the Montfort Missionaries, and one of its main purposes is the training and ongoing formation of missionaries, both lay and ordained. The centre has also been used to host various village celebrations.
- 3.2.4. Colbury Memorial Hall - Built in 1928, the Colbury Memorial Hall is dedicated to the memory of the son of Mrs. Barker-Mill and other local men killed in World War 1. The hall acts as a focal point within the community and provides the venue for an extensive range of community activities. It is run by Trustees from the local community.
- 3.2.5. Church Place Cottage, next to the old Cricket pitch, is the oldest surviving building in the village, built in 1810 at the same time as Church Place was enclosed.

4.0 CHAPTER FOUR Community Facilities and the Local Economy

4.1. Groups and Clubs

4.1.1. There are several local clubs and community groups located within the Parish which include dance, music, drama, sports & keep fit, and special interest/hobby groups. Many are based at the Colbury Memorial Hall and at the Church Rooms. A full list of these clubs and groups are listed in the Parish Council monthly magazine.

4.2. Schools

4.2.1. There is a school complex in Foxhills which federated in 2022, and comprises infant and junior with a Pre- School. In addition to providing a good education, the school has breakfast clubs and after-school activities. They have a secure outdoor playing area in lovely rural surroundings. During the year they hold many functions to raise funds for the schools. The school has an open plan design, with a light airy spacious environment to facilitate learning. Within the complex is a nature reserve with paths, a lake, and an outdoor classroom.

4.2.2. Secondary schools, colleges, and higher education facilities are located in neighbouring parishes. Within the village there is also a small residential provision for young people with autistic spectrum disorders, learning difficulties, and associated challenging behaviours.

4.3. Shops & Local Businesses

4.3.1. There is a range of shops within the village as well as take-aways/restaurants, cafes, and hair & beauty. There is also a veterinary practice, car sales and repair business, and a car wash facility. There are three pubs along the A35 Lyndhurst Road. The New Forest (previously the Railway Hotel) opened in the 1860's, the Forest Inn which opened in the 1890's and the current Happy Cheese building dating from 1954. The Happy Cheese currently offers a weekly post office counter service.



Parade of shops on A35



The Forest Inn, Happy Cheese, and New Forest Public Houses

4.3.2. Most of these businesses are located in a parade on the A35 near the railway station; they were completed in 1932. There is free parking available nearby and seating amongst mature trees and Parish Council planters with seasonal displays.

4.4. Other local businesses

4.4.1. A number of businesses are run from people's homes, but only a minority employ more than one person. Farming is still a significant land use and local employer.

4.5. **Ashurst Campsite**

4.5.1. The campsite is built on the timber yard and sawmill, dating from 1917, which operated here until the end of World War II. The site is set just outside the parish in the middle of a woodland glade. It is within walking distance of the railway station and has direct access to the forest, with its footpaths and cycle paths.

4.6. **Queen Elizabeth Field on Whartons Lane**

4.6.1. The recreation ground is held by the Parish Council in Trust. It is an important area of green open space, with play equipment for children, including a WildPlay area and goalposts. A flagpole and soldier monument are a focal point for our Remembrance Day tribute. There is a perimeter path suitable for joggers and dog walkers. It is used for the annual village fete.

4.7. **Allotments**

4.7.1. The Ashurst and Colbury Parish Council Allotment Gardens are sited by the railway line in Foxhills. There are approximately 40 plots which are used by local residents. The site adds further green space for the village.

4.8. **RECOMMENDATIONS**

4.8.1. Any new commercial development should be designed to avoid spoiling the rural feel of the village and should take into consideration any neighbouring residential properties.

4.8.2. Appropriate screening should be included on site and impacts on road junctions and existing traffic calming should be minimised.

5.0 CHAPTER FIVE Nature Reserves and Natural Habitats

- 5.1. Fletchwood Copse has a range of deciduous and conifer trees on a private estate owned by Winchester College.
- 5.2. Adjacent to the copse is Fletchwood Meadows, a Site of Special Scientific Interest [SSSI]. Further information can be found on the Hampshire and Isle of Wight Wildlife website. The SSSI comprises a series of unimproved, predominantly dry, loamy- sandy meadows on the Bartley Water, with over 200 species of flowering plants recorded. The site is the best example known of a herb-rich meadow on acid soils in the New Forest area and contrasts sharply with the potentially similar but heavily grazed acid grasslands of the New Forest.



Fletchwood Meadows

Location map of Fletchwood Meadows

5.3. The parish adjoins the Inclosures and unenclosed lands of the Forest to the south and east. From here there is direct access to the internationally important habitats and landscapes of the National Park.

5.4. **Farmland**

5.4.1. There are working farms within the boundaries of Ashurst and Colbury Parish. Longdown Farm in Deerleap Lane has a farm shop and an attached activity farm for children. Geographically, Longdown Farm is just outside the Parish boundary but is regarded as an important part of the Village community.

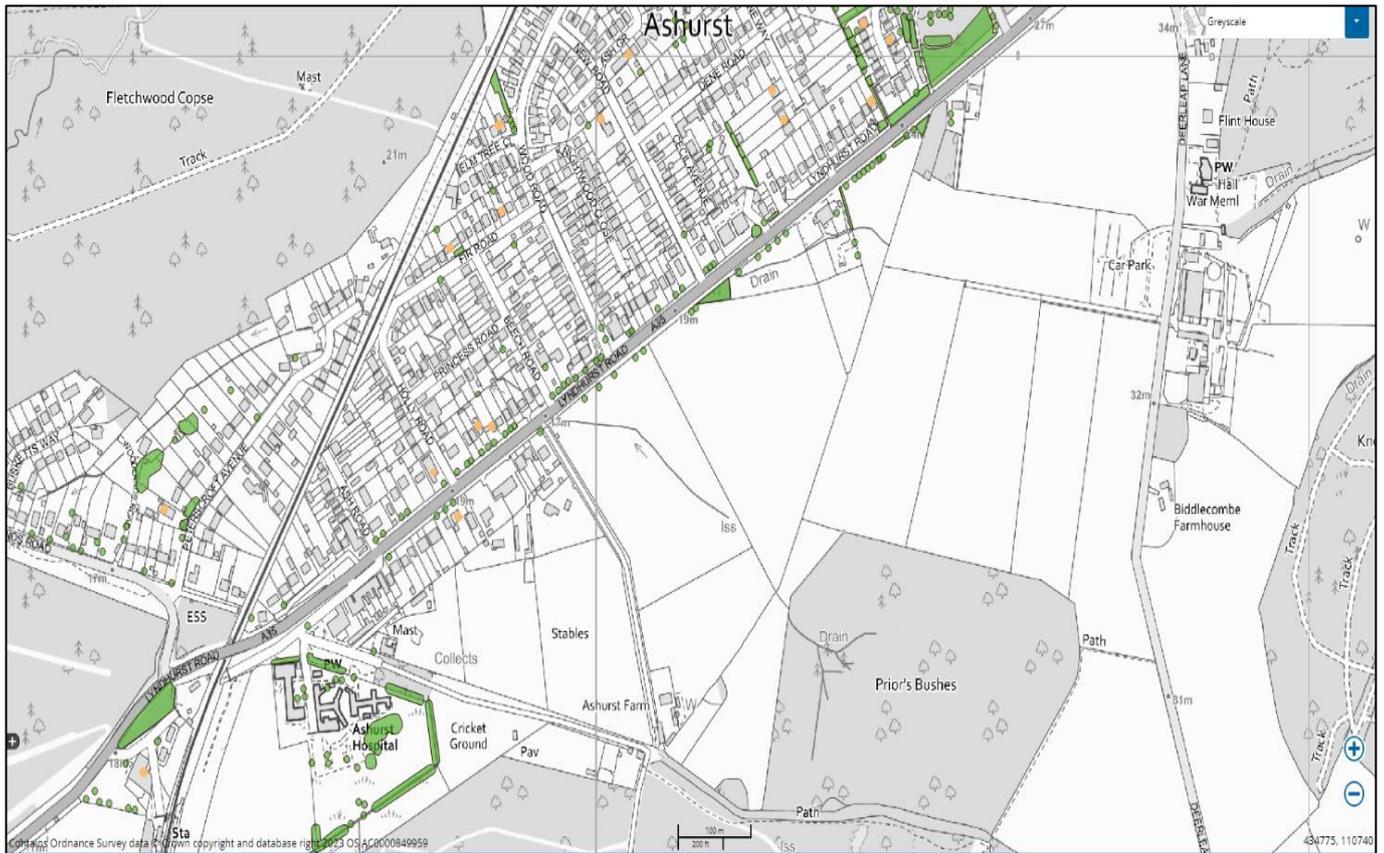
5.5. **Hedgerows**

5.6. Hedges and natural boundaries are important to the character of Ashurst & Colbury as well as native field boundaries. They encourage a wide variety of bird species, insects, and small mammals which are apparent all year round.

5.7. **Trees**

5.7.1. A number of the trees in the parish are protected under tree preservation orders which are located on the following maps.

5.7.2. Mature trees and hedges are important features within the confines of the village; there are views of trees wherever you are in the parish. The presence of landmark trees and woodland in and adjacent to the village gives it an immediate semi-rural appeal. These include a number of large remnant field oaks which form natural boundaries.



Map of Trees Protected Under TPOs – South of Parish



Map of Trees Protected Under TPOs – North of Parish

5.8. RECOMMENDATIONS

- 5.8.1. Existing mature trees, natural boundaries, and hedgerows should be maintained and retained wherever possible in order to protect the wildlife. Where appropriate, important trees should be protected through Tree Preservation Orders.

6.0 CHAPTER SIX

The Built Environment

6.1. Settlement pattern and character

6.1.1. The village has a number of mature detached houses on the main A35 road, and in the Woodlands Road and Wharton's Lane areas. These properties are built in a variety of styles and use a range of building materials for their roofs and elevations. They are usually set well back from the road and enclosed by walls, fences or hedgerows. Wood, Fir, Holly, Beech and Princess Roads were laid out in the 1890's and completed in 1909, as were properties in Lyndhurst Road and Peterscroft Avenue.



Houses on Lyndhurst Road

6.1.2. There are two large properties at Hunters Mead, built on the site of Langley Manor in 1939. These are on Hunters Hill and border Whartons Lane.

6.1.3. Whartons Lane, Knellers Lane and Foxhills were recorded in 1814 and development mainly occurred in the 1890's.

6.1.4. There is a large estate built in the 1950's and 60's known as the Bratcher Bungalow estate which is situated between the A35 and the railway line. This was built on 32 acres of fields and farmland. The estate is characterised by wide roads with

grass verges and low stone walling to the front of properties. It is well maintained and people take pride in their environment. The estate follows the contours of the land and bungalows have been built at high points. There is a sense of space and openness with many front gardens being laid to lawn with borders and mature shrubs.



Bungalows in the Bratcher Estate



Example of an Older Property

6.1.5. The Heron estate (Chestnut Drive) was built in the 1970's and this is located between St. Josephs and the Recreation Ground. This is a small development of detached houses and bungalows.



Heron Estate Houses



Beaulieu Brick Houses

6.1.6. In addition, there are a number of historic buildings, as detailed in chapter 3. These make a positive contribution to the character of the village and are of particular interest locally. Any alterations should preserve and enhance their historic character.

6.1.7. Foxhills, which borders the railway line, includes an assortment of houses, bungalows, and older detached properties, some built with the distinctive light coloured Beaulieu brick in the 1930's.

6.2. RECOMMENDATIONS

- 6.2.1. New development should blend into the rural character. Existing mature trees and hedgerows are valued features in the village and should only be removed in exceptional circumstances, and not for purely cosmetic reasons. Appropriate infill development within the defined village boundary is not precluded in the adopted local planning policies for the parish. Any infill development should be informed by consideration of the character of the area and comply with the relevant policies set out in the Local Plan, including SP17 (Local distinctiveness) and DP18 (Design principles), which set out that new development should be designed to be contextually appropriate in its location, layout, size, scale, density, detailing and materials, so as not to have a suburbanising effect on the National Park.

6.3. Materials for buildings

- 6.3.1. The majority of older properties are brick built with slate roofing. They were built set back with their plots with lawned areas to the front of the properties, and a number have two storey extensions in materials which are matched to the original.
- 6.3.2. Most new built houses and bungalows are brick built with slate or tiled roofs. A large proportion of the bungalows between the A35 and the railway line have been rendered and are neutral in colour. Walls to the front are of brick or light coloured stone. There are a number of older properties with high hedging or timber paneled fences.



Examples of Materials

6.4. Extensions and conservatories

6.4.1. Many house owners have chosen to add to their properties by building a conservatory. These may be allowed under “permitted development” but it is always best to check with the National Park Authority Planning Department. A significant proportion of the bungalows on the estate built by Bratcher have an extension, a conservatory or both. Although the frontage with lawn or gravel is quite uniform it is noticeable that the original roof space has often been used to provide additional living accommodation as evident with dormer or Velux windows to the front or rear of the property. Houses classified as “small dwellings” (a dwelling of 80 sq. metres or less) can normally be extended up to a maximum of 100 sq. metres. It is important that any extensions should be sympathetic to the original building, and that the character of the street scene is not adversely impacted by any extensions or alterations.



Example of Conservatory

6.5. Solar panels and heat pumps

- 6.5.1. Solar panels are allowed on roofs/walls providing they are not installed above the ridgeline of the roof and do not project more than 200mm beyond the plane of the wall or roof surface. They must be sited so as to minimise the effect on the external appearance of the building. Listed building consent will be required to install solar panels on listed buildings. It is recommended that homeowners contact the Building Design and Conservation team at the National Park for further information and guidance.
- 6.5.2. The installation of an air source heat pump may be done without planning permission provided it meets the permitted development criteria laid out in Part 14 Class G (installation or alteration etc of air source heat pumps on domestic premises) of the General Permitted Development Order. [Heat Pumps](#)



Example of Solar Panels

6.6. Light Pollution and External Lighting

- 6.6.1. Artificial light, internal and external, is necessary for safety, security and facilitating activity during the hours of darkness. However excessive or inappropriately designed lighting and glazing can have a harmful impact on the tranquility and biodiversity of the New Forest and be a source of annoyance. Such lighting is termed 'light pollution', 'obtrusive light' or 'light spill'. To achieve maximum benefit from artificial lighting it is important to have the right light, in the right place and used at

the right time. Further guidance on well designed lighting can be found in the National Planning Practice Guidance page on [light pollution](#), and in chapter 7 of the [New Forest National Park Design Guide](#).

6.7. RECOMMENDATIONS

- 6.7.1. Any new developments and/or alterations to existing dwellings should take account of the guidance provided in NFNPA Design Guide ([New Forest Design Guide](#)) and the National Design Guide ([National Design Guide](#)).
- 6.7.2. New development should follow the established building line with front gardens enclosed by appropriate boundary treatments or abutting up to the back of the pavement.
- 6.7.3. The repair and reuse of older buildings should be encouraged first, rather than re-development, in order to retain the character of the village. Re-use of existing homes and buildings will usually be a more sustainable option than replacement.
- 6.7.4. Any alterations need to be considered carefully in order to enhance and complement the existing dwelling.
- 6.7.5. New developments should not impinge on the character of the Parish and the linear form of the current properties, i.e. they should match the external horizontal forms.
- 6.7.6. The character of buildings of local historic interest should be retained wherever possible in any new development. It is recommended that homeowners contact the Building Design and Conservation team at the National Park for further information and guidance.
- 6.7.7. Buildings should be constructed of materials which match or complement those currently in use in the nearby area.
- 6.7.8. Important gaps between buildings should be retained to ensure glimpses of trees and longer views across the village.

- 6.7.9. The scale, form and mass of any new development should be in keeping with surrounding buildings and be sympathetic to the character, appearance and rural outlook of the village. New development should not be required to simply replicate existing forms of development in terms of design and density.
- 6.7.10. Any new development should be designed to take into account the current infrastructure of drains, ditches and streams and make the most of existing natural drainage.
- 6.7.11. Boundary treatments should reflect the rural setting of the village. The use of native species hedgerows, low open timber fencing, natural stone walls or other traditional boundary types should be encouraged.
- 6.7.12. Any new glazing and/or external lighting should take into account any light spill which may impact on the tranquility and dark skies of the National Park. The area of glazing proposed should be informed by the proportions of existing openings and context of the site.

7.0 Chapter Seven Highways, Transport, and Infrastructure

7.1. Traffic Signage

7.1.1. There is a significant amount of highway signage particularly on the A35 with tourist information and speed limit signs. Businesses are not permitted to display signs on the pavement, nor are they encouraged to use the fences bordering the highway for advertising their wares (New Forest District Council policy).

7.2. Road markings

7.2.1. On entry into the village there are clear road markings indicating that motorists are entering a 30mph limited area. Clear road markings are also present outside the schools in Foxhills. Hampshire County Council have installed dragon's teeth on the north side of Foxhills to stop the damage to the verges.



Road Markings Outside Foxhills School

7.3. Traffic and Parking

7.3.1. Ashurst and Colbury is served by the A35 and A326, which are both major road routes, but the village still has a rural feel with many trees and hedgerows.

7.3.2. The vast majority of roads within the Parish have 30mph restrictions. Periodic use of a speed indicator device and surveys by the local Speedwatch team has revealed that drivers are still travelling over the speed limit.

7.3.3. The majority of properties are built with off-road parking, although some areas around the 'shop precinct' are in need of additional parking. The side roads on the estates are also often congested with parked cars, especially those roads with Care homes.

7.3.4. Parking on the verges is not encouraged and residents have stated that they wish to maintain the grassed verges.



Grass Verges

7.4. Public transport

7.4.1. The village is fortunate in having its own railway station serving the South Western Railways mainline between London

Waterloo (this may require a change in Southampton), and Poole and Weymouth. The Station was opened in 1847.



Ashurst Railway Station

7.4.2. There is a regular No.6 Blue Star bus service into Southampton and Lymington, which currently runs hourly from 09:35 until 19:20 to Lymington, and 07:01 to 18:43 to Southampton on weekdays; it runs every 2 hours on Sundays with a much later start time. During the summer months the New Forest Tour Bus provides a hop-on hop-off service throughout the National Park.



New Forest Tour Bus



Blue Star Bus

7.5. Pavements, Footpaths and Cycleways

7.5.1. Roads and pavements are constructed of modern tarmac with concrete kerbing. The area around the village is well tended

and easily accessed by roads and footways. There is good access and connectivity between the shops and countryside and public footpaths.

7.5.2. National Cycle Route 236 links the village to both Lyndhurst and Southampton. There are also other marked cycle routes providing access into the Open Forest.



Village Cyclists

7.5.3. There are two Public Rights of Way footpaths; number 726 (225 metres) which runs from Foxhills, across the railway line to Bartley Water and into Netley Marsh, and number 501 (30 metres) which runs north east of Foxhills under the A326 into Totton and Eling. Additionally, the Parish benefits from immediate access onto the Open Forest to the south and west of the village, which is a major benefit for the local community and their well-being.



Forest Path

7.6. Street Lighting

7.6.1. All roads within the Parish have street lighting installed. The lighting along the A35 Lyndhurst Road is brighter as it is a main route through the village.



Example of street lighting

7.7. Drains and Gullies

7.7.1. On average 96% of water flowing in wastewater systems during a 1 in 20 year storm event comes from surface water runoff from roofs, road and permeable surfaces. This guidance supports effective rainwater management, which is key to achieving reduced risk of surface flooding, sewer flooding, and storm overflow releases.

7.7.2. Hampshire County Council provides a system for reporting blocked public drains and gullies via their website ([Reporting Link](#)). These will usually be cleared within seven days unless there is a problem with the gully or drain itself, in which case the work may take longer. Ditches form a natural part of the local drainage system. They contribute to the character of the village and should be maintained to prevent flooding. The ditches run beside the A35 and along Whartons Lane, where the residents are required to maintain them as Riparian Owners, and in some instances use planting to enhance their appearance.

7.8. RECOMMENDATIONS

- 7.8.1. Road-side verges of grass or other natural vegetation should be maintained wherever possible, in preference to concrete kerbing, asphalt or other hard surfaces.
- 7.8.2. Signage, street furniture and road markings should be kept to a minimum to avoid/reduce “road clutter”. Obsolete signage should be removed.
- 7.8.3. Greater effort should be made to place overhead cables underground, particularly in residential areas.
- 7.8.4. Infrastructure, such as telecommunications masts, should not impact on the views within the Parish.
- 7.8.5. The current levels of street lighting should be maintained.
- 7.8.6. Where security lights are installed, consideration should be given to neighbouring properties to avoid any unnecessary light over-spill.
- 7.8.7. Transport provision, including adequate car parking, cycle storage and EV charging facilities, is an important consideration for new development and extension of existing buildings.

8.0 CHAPTER 8 Recommendations Summary

- 8.1. Local services and businesses should be maintained and enhanced wherever possible, providing a focus for the community, and contributing to the working character of the village. (DP40)
- 8.2. Any new commercial development should be designed to avoid spoiling the rural feel of the village and should take into consideration any neighbouring residential properties. (DP2, DP34, SP42)
- 8.3. Appropriate screening should be included on site and impacts on road junctions and existing traffic calming should be minimised.
- 8.4. Developer's open space contributions should be put towards enhancing the existing recreation ground and its features. (DP10, SP38)
- 8.5. Existing mature trees, natural boundaries, and hedgerows should be maintained and retained wherever possible in order to protect the wildlife. Where appropriate, important trees should be protected through Tree Preservation Orders. (DP2)
- 8.6. Any new developments and/or alterations to existing dwellings should take account of the guidance provided in NFNPA Design Guide ([New Forest Design Guide](#)) and the National Design Guide ([National Design Guide](#)).
- 8.7. New development should follow the established building line with front gardens enclosed by appropriate boundary treatments or abutting up to the back of the pavement. (DP2)
- 8.8. The repair and reuse of older buildings should be encouraged first, rather than re-development, to retain the character of the village. Re-use of existing homes and buildings will usually be a more sustainable option than replacement. (SP16, SP17, DP34)

- 8.9. Any alterations need to be considered carefully to enhance and complement the existing dwelling. (DP2, DP34)
- 8.10. New developments should not impinge on the character of the Parish and the linear form of the current properties, i.e. they should match the external horizontal forms. (DP2, SP17, DP18, DP34)
- 8.11. The character of buildings of local historic interest should be retained wherever possible in any new development. (SP16, SP17)
- 8.12. Buildings should be constructed of materials which match or complement those currently in use in the nearby area. (DP2, DP34)
- 8.13. Important gaps between buildings should be retained to ensure glimpses of trees and longer views across the village. (DP2)
- 8.14. The scale, form and mass of any new development should be in keeping with surrounding buildings and be sympathetic to the character, appearance, and rural outlook of the village. (DP2, SP16, DP18, DP34)
- 8.15. Any new development should be designed to take into account the current infrastructure of drains, ditches and streams and make the most of existing natural drainage.
- 8.16. Boundary treatments should reflect the rural setting of the village. The use of native species hedgerows, low open timber fencing, natural stone walls or other traditional boundary types should be encouraged. (DP2)
- 8.17. Any new glazing and/or external lighting should take into account any light spill which may impact on the tranquility and dark skies of the National Park. The area of glazing proposed should be informed by the proportions of existing openings and context of the site (SP15)

- 8.18. Road-side verges of grass or other natural vegetation should be maintained wherever possible, in preference to concrete kerbing, asphalt or other hard surfaces. (DP2)
- 8.19. Signage, street furniture and road markings should be kept to a minimum to avoid/reduce “road clutter”. Obsolete signage should be removed. (DP2)
- 8.20. Greater effort should be made to place overhead cables underground, particularly in residential areas. (SP15)
- 8.21. Infrastructure, such as telecommunications masts, should not impact on the views within the Parish. (SP15)
- 8.22. The current levels of street lighting should be maintained. (SP15)
- 8.23. Where security lights are installed, consideration should be given to neighbouring properties to avoid any unnecessary light over-spill. (SP15)
- 8.24. Transport provision, including adequate car parking, cycle storage and EV charging facilities, is an important consideration for new development and extension of existing buildings. (DP2)