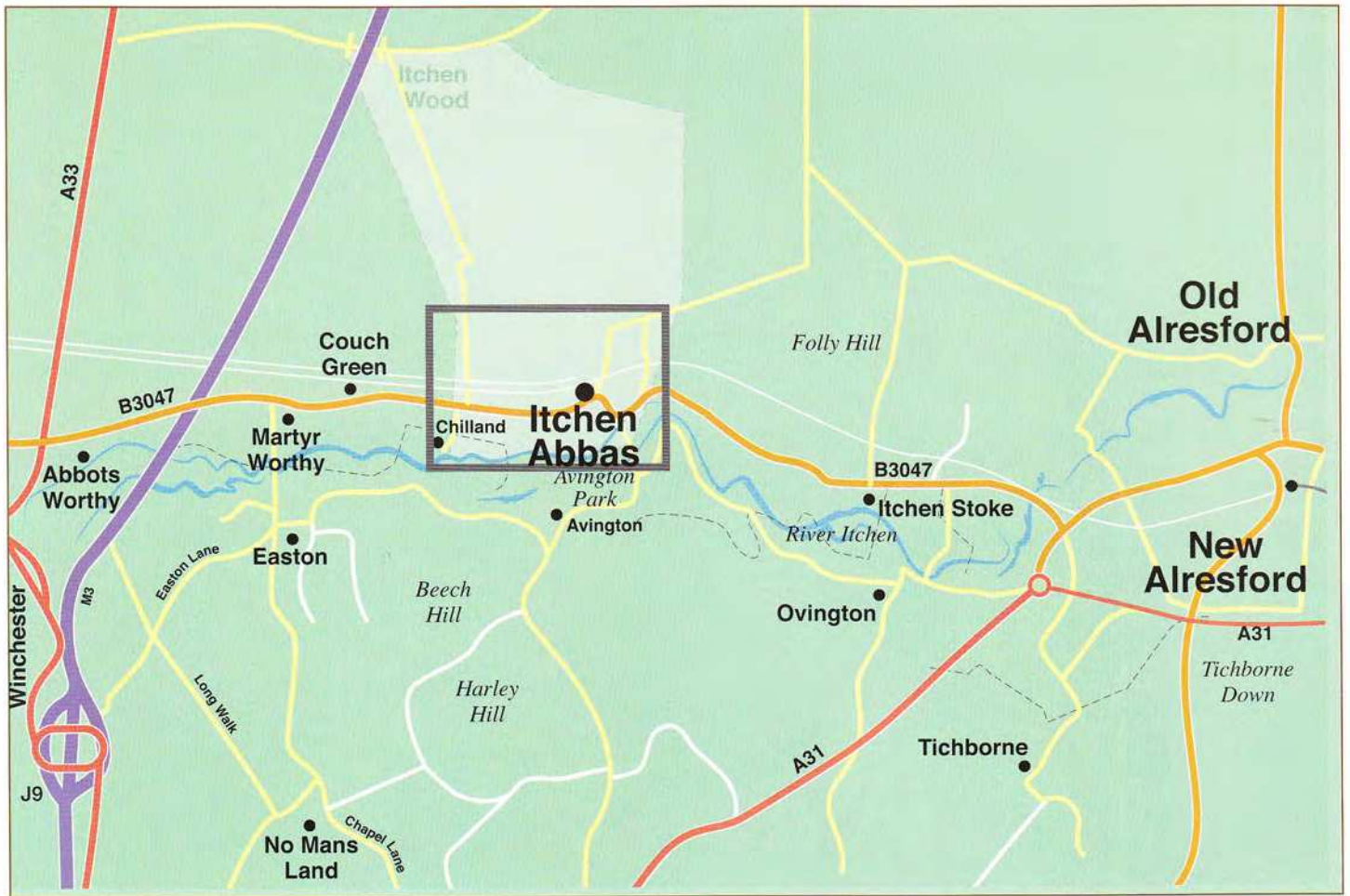


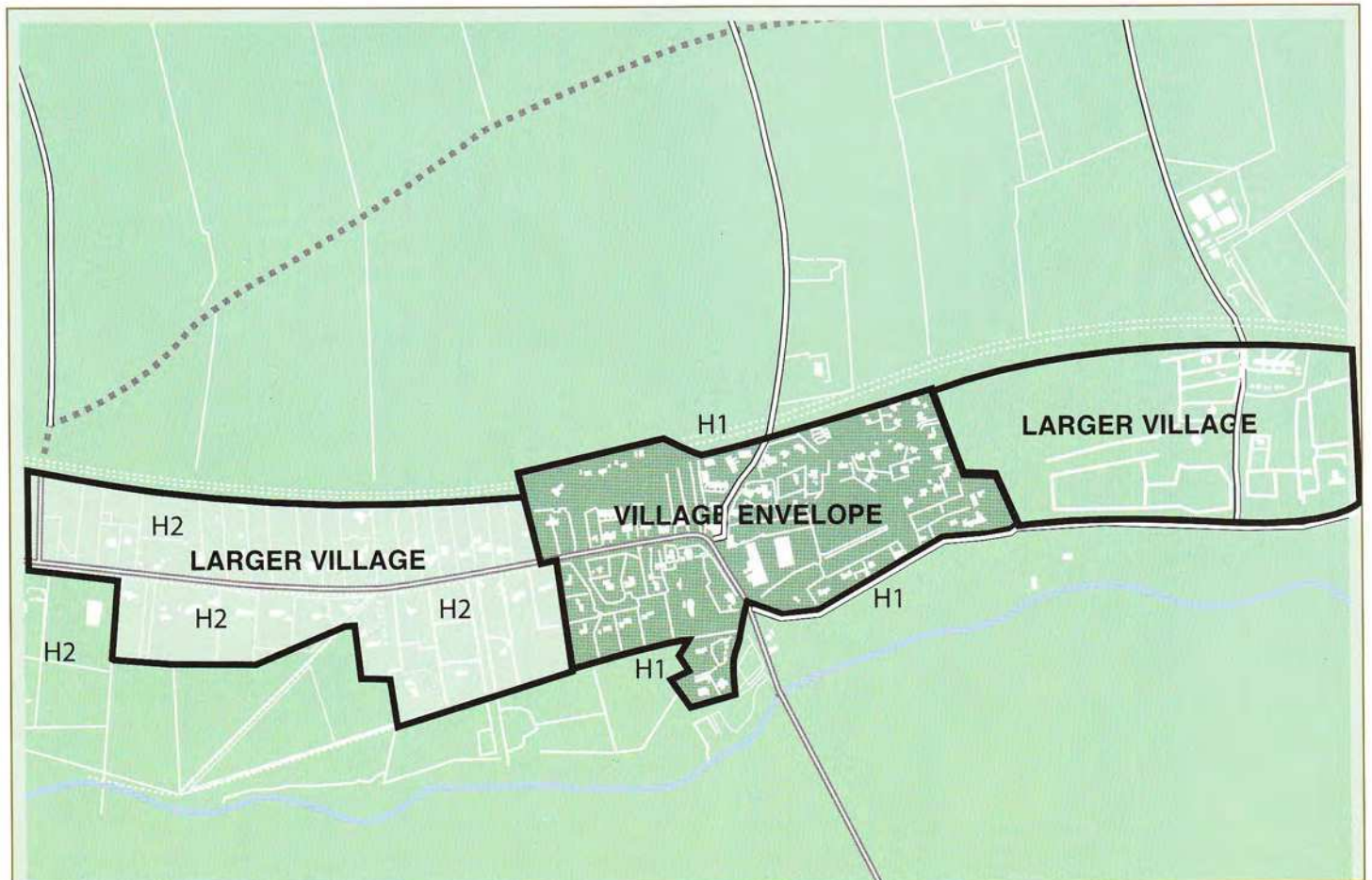
Itchen Abbas

Village Design Statement





Map 1 Itchen Abbas in relation to Winchester/Alresford and surrounding countryside



Map 2 Planners map of Itchen Abbas village and parish (see p.5)

Itchen Abbas

Village Design Statement



The heart of the village

Introduction



What are Village Design Statements for?

The purpose of a Village Design Statement (VDS) is to influence the planning process in such a way that the changes and developments that will inevitably take place in a village will reflect local characteristics and will preserve the qualities which the community values in its surroundings, absorbing harmoniously any necessary enlargement or innovation. Produced by the community itself, a VDS, once it has achieved the official status of 'Supplementary Planning Guidance', gives detailed and practical guidance to supplement the broad outline contained in the relevant local authority plan, in our case that of Winchester City Council. The provision of such guidance in advance enables residents to participate positively in the planning process at an earlier stage than they might without it, when too often their role is confined to reacting to planning applications after they have been made public. Additionally, those making proposals for development, and the planners who assess such proposals, have access to considered guidance on local feeling and opinion. Finally, it provides residents with the opportunity to consider the impact on their village of the minor changes they themselves make, when the formal planning process is not involved. It is concerned primarily with the visual environment, both buildings and landscape, but recognises the influence of social and economic factors.

Why a VDS for Itchen Abbas?

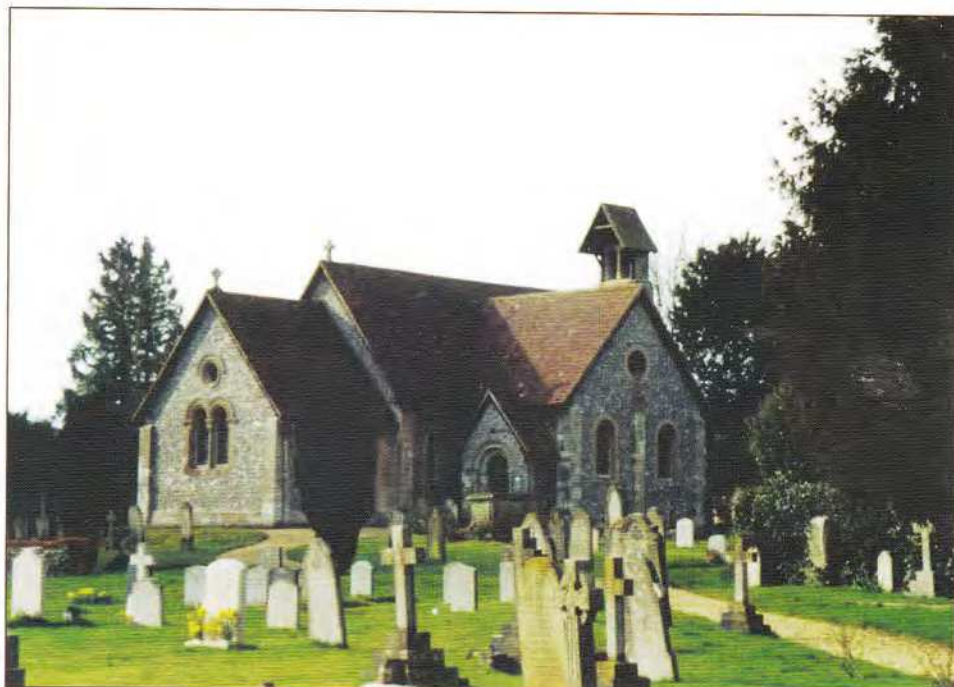
Itchen Abbas lies at the heart of the Upper Itchen Valley and forms part of the Parish of Itchen Valley. Situated as it is in an Area of Special Landscape Quality (ASLQ) and with a Conservation Area on one border, a Design Statement for Itchen Abbas will further contribute to the existing safeguards for the Upper Itchen Valley by setting guidelines for development within the village itself and in its surroundings.

What area does it cover?

This Design Statement covers the ecclesiastical parish of Itchen Abbas together with that area of Chilland which lies to the north of the Chilland Conservation area and is contiguous with the western end of Itchen Abbas. Although for convenience it will refer to 'Itchen Abbas', the inclusion of the upper part of Chilland should always be understood. In addition, the River Itchen which forms our southern boundary, and the downlands to the north are integral parts of the local environment, help shape its character and ambience, and are also considered in this document.



Oxdrove Way



The Church of St John the Baptist

Who is it for?

It is intended to guide everyone involved with the future of the village, be they residents, developers or planning authorities. It will be as useful to individual householders planning maintenance, extensions or garden enclosures as to those planning single or multiple housing projects and to the planners who will assess such proposals. It is intended to build on the lively sense of community pride by encouraging residents to look at, value and enhance the details of their surroundings as well as being alert to the larger issues as they arise. Every household and business will have a copy.

How was it produced?

The Statement has been produced by the residents of the village themselves. Working in survey teams, in workshops and in public meetings, the residents have been supported by the Parish Council, by Winchester City Council planning officers and by independent professional advice. All residents have had the opportunity to see and comment on the Statement, both as it progressed and before final submission. A detailed chronology of events is provided in the Appendix.

Summary

The Itchen Abbas Village Design Statement aims:

- To be a positive and continuing influence in shaping the Itchen Abbas of the future
- To provide supplementary planning guidance to Winchester City Council within the context of the Local Plan for Winchester District
- To provide a framework of description and guidance against which those who propose developments or alterations of any nature can assess their visual impact

This is the community's own vision of Itchen Abbas, as it is at the new millennium and as it can be shaped in the years ahead.

Authority

This document is based on the current Winchester District Local Plan, dated April 1998 and issued by Winchester City Council.

Definitions

This document refers to:-

- 'the village envelope', within the H1 boundary of the Local Plan
- 'the larger village', stretching from Chillandham Lane to The Elms, covering the village envelope, the development frontages (H2 in the Local Plan) on the B3047 west of the village envelope, and that part to the east of the village envelope, where Countryside Policies apply
- 'the surrounding environment,' i.e the agricultural downlands to the north of the disused railway track and the water meadows

(see maps 2 & 3 – inside front and p.8-9)

Textual Conventions

For clarity, the following conventions are adopted in the document:

- *Planning guidance points directly related and subordinate to the Local Plan are printed in italics*
- *Broader issues and concerns are printed in italics and underlined*
- *Guidance points relating to Highways and Traffic are printed in italics under a heading referring to Hampshire County Council as Highway Authority*

Background



A pastoral scene in the Itchen Valley – an "Area of Special Landscape Quality"



A quiet reach of the river

Setting

The whole of the Upper Itchen Valley, from the western outskirts of New Alresford to the northern outskirts of Winchester, is widely recognised as a rural asset of particular value and beauty.

- The whole valley is designated an Area of Special Landscape Quality and a Countryside Heritage Area
- There are several designated Conservation Areas within the Upper Itchen Valley including the southern part of Chilland immediately to the west of Itchen Abbas
- There are along the length of the Upper Itchen several Sites of Special Scientific Interest (SSSIs), and a proposed Special Area of Conservation (SAC). The river and its margins form a designated SSSI
- The beauty and peace of the Valley have long been recognised and frequently celebrated in print. Winchester City includes it among the areas of particular value which define the City and its setting, mentioning as playing a crucial role in the perception of the city "...the historic cores, the River Itchen Valley floor and the surrounding downs to the east west and north...."*
- The village of Itchen Abbas lies on the north bank of the River Itchen, at the heart of this scenically important valley. Its present shape and character result from many centuries of human action to exploit and develop its features.

*Report: *Winchester City and Its Setting*. Various Sponsors. (1999)

Landscape

The land on which the village lies is the northern slope of the east-west aligned Upper Itchen Valley. It falls in smooth undulations from the open landscapes of the chalk downs to the north to the more intimate surroundings of the water meadows along the river with their treelined pastures and wetland vegetation. Overall, the gradients are gentle. However, a minor north-south valley, now occupied by Northington Road, is formed by the higher ground on each side of it reaching close to the river, particularly on the eastern side. Where this minor valley meets the Itchen Valley are to be found the principal 'public' buildings, the church, the inn, the village hall, some commercial units, and, close by, the school, as well as several of the oldest houses and a former water mill. Here, too, is the main crossing point to the settlements on the south side of the river. This is the centre of what is now an extended linear village with small offshoots. It now lines a busy through road which probably follows an ancient trackway picking out the drier terrain above the marshy river margins. There are two other minor lanes, Chillandham Lane and Rectory Lane which run northwards from the main road at the western and the eastern end of the village respectively, but which follow no particularly marked physical features. There are also vestigial traces of some other minor lanes which may in the past have led to bridges over the river, but these are of little contemporary impact.

Settlement Pattern

The area has been continuously settled and farmed since pre-Roman times. Archaeological sites date to the Iron and Bronze Ages, and include a Roman villa and pavements. In recent years the Saxon graves near the school have been excavated with the participation of the children, and the nine hundredth anniversary of continuous worship on the site of the present church has been celebrated. The church itself, mainly a Victorian rebuild following a fire, still contains some of the original Norman building. In the 11th century the Domesday Book records the 'Manor of Itchen Abbas' as the property of St Mary's Abbey in Winchester. Apart from the group of buildings around the church and the inn, which now form the centre of the village, two other groups of houses on the higher ground to the east and overlooking the river, each provided an early focus, around Rectory Lane and Itchen Abbas House.

The railway, built in the 1870s to connect Winchester with Alton and now dismantled, followed a line just to the north of the larger village. Since its construction there has been no development to the north of it and what remains of its line still effectively forms the northern boundary of the larger village.

In the late 1920s the sale in small lots of an estate centred on nearby Avington resulted in the construction of a number of substantial properties in large gardens which line both sides of the B3047 and form the western end of the larger village. Since the Second World War there has been a rapid expansion in the number of dwellings (roughly from 40 to 200), all achieved by infill within the larger village

area, and a much slower rate of population increase (roughly from 300 to 450). The most recent increases, in Little Hayes Lane and School Lane, have increased the number of dwellings by some 30%.

The surroundings of the village, too, carry their history. The footpaths and bridleways on the downs are of ancient origin and some pre-date their use as sheep walks during the mediaeval period when the wool trade with the near continent ensured the prosperity of England. Here, too, are traces of mediaeval field systems. Many field boundaries were established by the enclosures of the early years of the 19th century. The water mill, now out of commercial use, and the many sluices and channels of the river, bear witness to continuous and careful management, albeit with changing objectives - navigation, water power, agriculture and, latterly, fishing - over the centuries.

A Sense of Continuity

The sense of continuity is preserved not merely in the buildings and landscape, but also in the minds of many residents. This is the village through which pilgrims walked on the journey from Winchester to Canterbury on paths still in use. In its inn Charles Kingsley is said to have written part of *The Water Babies*, no doubt with the river in sight as he did so. These are the fields where Foreign Secretary Grey introduced a former President of the United States to the glories of the English countryside in 1910. The lime avenue down which Grey often walked from the village station to his cottage still remains, as a private unmade road now serving several dwellings one of which is known as Grey's Lea. The little copse at the foot still reveals the foundations of his treasured country retreat. Another avenue, near Abbey House, dates from the time when that house was the rectory.

Other names help to recall the past. Old Station Road, Shelley Close, Little Hayes Lane, Rectory Lane, from among the roads, and Abbey Cottage, Kingsley, Old Post Cottage, Bignell's Cottage, among buildings, are examples. The sense of continuity is ever present and the sense of place is strong.

But the historical record is essentially a record of change, and change in the century just ended has accelerated. In 1930 Grey recorded, sadly, the sweeping changes he had seen in his forty years' acquaintance with the area.* In the seventy years since then, there have been more extensive changes, in house construction, road improvements, and with the loss of a level of self sufficiency formerly based on local employment and

services. Since the 1920s the village has changed from one integrated into the agricultural activities of its immediate surroundings to one overwhelmingly residential in character, where contacts with the surroundings are largely recreational. Few of those in employment work locally, and a high proportion of residents are retired. In the same period, the village has lost the railway, the post office, the shop and an industrial works. It no longer has its own rectory following mergers with first one, then two more, neighbouring parishes to form a united benefice. It has, though, acquired a fish farm, a number of small commercial units on part of the site of the former works, and, on the rest of that site, a new village hall, successful both in its striking architectural design and in providing a focus for renewed interest in community activities.

Changes of equal or greater magnitude may be anticipated. An informed community will succeed in sustaining the quality and continuity of this village and its surroundings.

**Grey of Falloden, Viscount. Fly Fishing. (1930)*

The Village and Its Surroundings Today

The larger village extends for just over a mile from west to east along the central axis of the B3047 and is contained within the two roughly parallel 'natural' boundaries of the river to the south and the disused railway track to the north.

The railway track is, on average, less than half a mile from the river and the building to the south of the road is less continuous and dense than to the north. The essentially linear character which this layout produces is modified by housing on the three side roads leading northwards and by five small groups of houses in culs-de-sac, one of which is on the south side of the main road. To the north of the railway track lie farmlands and agricultural buildings.

There is a high proportion of large houses in large plots. In spite of recent infill, therefore, average density is low. There are several areas of open land in the form of fields but no common land. Most gardens are enclosed by hedges, fences or walls. Trees conceal or soften the outlines of buildings. The several small groups of local authority housing, some intended for retired occupancy, also feature gardens and most of the few street lamps in the village. A significant number of these houses are now in private occupancy. Other than several cottages, there is little low cost or affordable housing in the private sector within reach of average national incomes.



The 'Beeches' footpath



Lime Avenue leading to Grey's Lea

Apart from the many footpaths, which are widely enjoyed, and the recently completed village hall, with open-air play facilities in its landscaped surround, there is no provision for public recreation. However, Couch Green playing field and Avington Golf Course are both within easy reach.

The few openings for local employment are mainly on the farms, the fish farm, the Veterinary Laboratory Agency, in the small commercial area, and in self-employed service activities. The majority of residents still in employment work outside the village, mainly in Alresford, Basingstoke, Winchester, Southampton and London.

Of great importance to the village, as well as to a much wider community, are its surroundings. A lattice of paths and wider tracks, linking the mix of woodland, trees and hedgerows, arable and meadow lands, provides immediate access. Many paths penetrate and link the different parts of the village itself, and, along with its gardens, trees and fields, integrate it fully with the landscape.

Its rural surroundings, their ease of access and integration with the village, and the river itself, constitute the principle treasures of Itchen Abbas



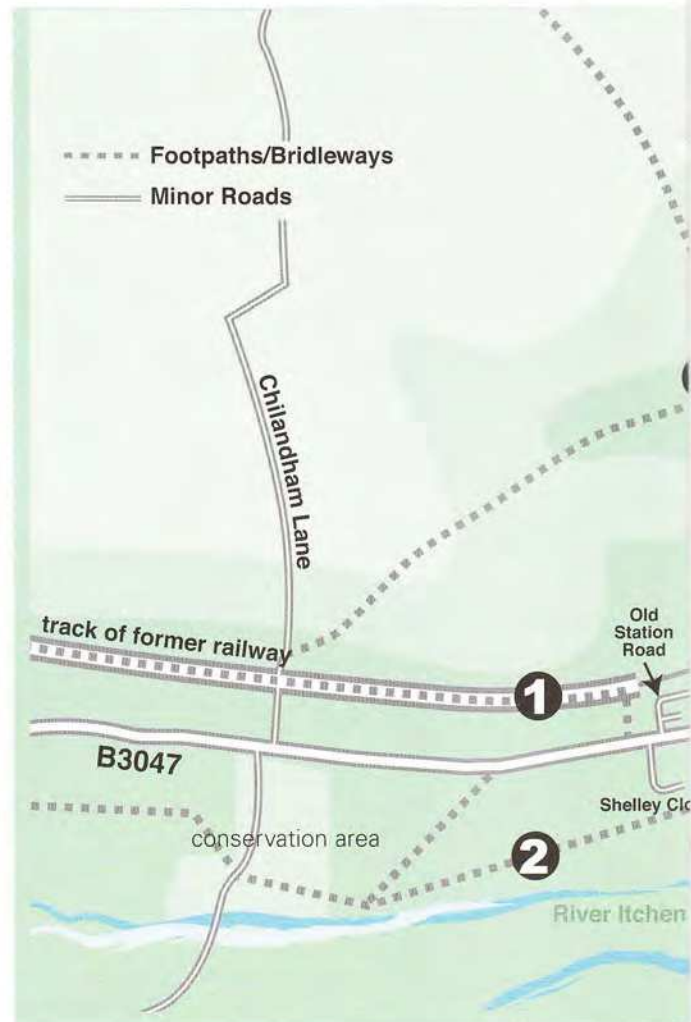
1. Part of the track of the former railway line is now a footpath



9. The Veterinary Laboratory Agency



3. Mill House, with the church of St. John the Baptist in the background

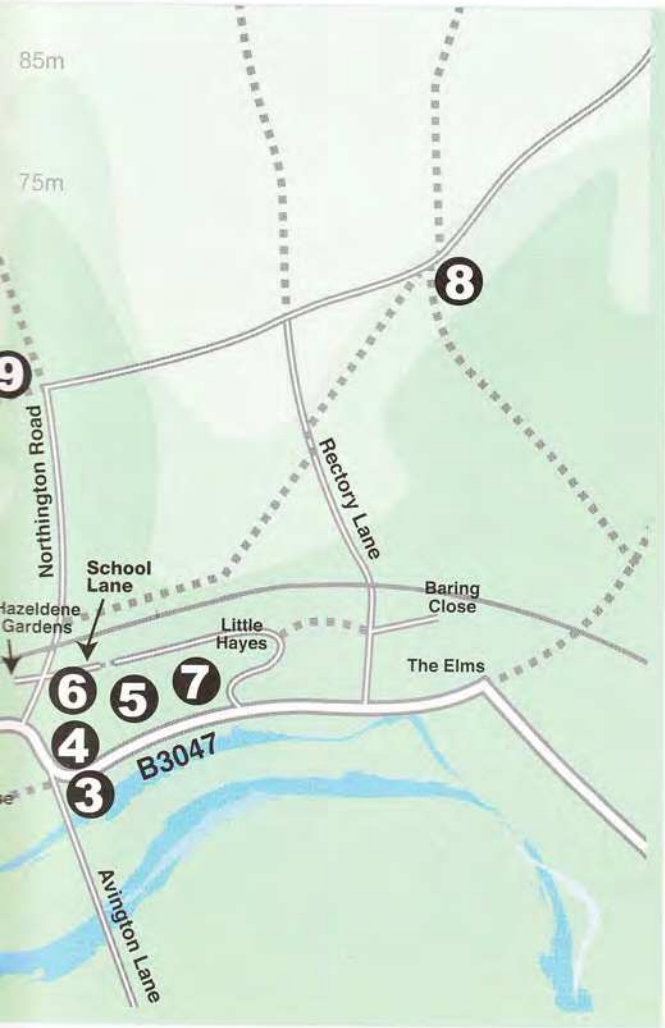


2. Pilgrims' Way



4. The Trout Inn

Some Places of Interest



6. The Village Hall



5. The new commercial unit



7. Itchen Abbas Primary School



8. A bridlepath across the downlands

Cherishing the Environment



The River Itchen near Chilland

Overview

The natural environment has been managed by man for many centuries and continues to be within his control. Careful choice among options for change will be necessary if it is to survive the increasing pressures of changing agricultural economics, increasing traffic volumes and the search for building sites. The pressure to find land to meet national housebuilding targets is heavy and particularly so in our region of the south east of England. The Countryside Agency may propose the inclusion of the Upper Itchen Valley in the proposed new 'South Downs National Park', the boundaries of which have yet to be settled. At the same time changes to the designation of the Valley are being considered by Winchester City Council. Whilst it is recognised that the current Local Plan regulates development possibilities, these factors and proposals serve to justify and to heighten concern in the village that current protection in the Valley may not be adequate in the longer term.

Guidance:

- The current ASLQ provision for the surroundings, and for the Valley as a whole, needs to be upgraded.
- New building developments should be contained within the present village envelope
- Expansion of recreational activities requiring the setting aside and conversion to other than country pursuits (for example noise and spectator generating motor sports) of significantly large parcels of land outside the larger village area should be resisted
- Road alterations by the Highway Authority (Hampshire County Council) within the larger village area, aimed at traffic calming and pedestrian and cyclist safety, should be confined to the B3047

The village lies between two stretches of

countryside of very different character. To the north lie the open spacious landscapes of the Mid-Hampshire Downs* affording sweeping and panoramic views to the distant Hampshire Downs to the south as well as into the Itchen Valley itself. Much of this undulating landscape consists of intensive arable farming in large fields bounded by hedgerows and also often by footpaths or wide tracks, with scattered farmhouses and farm buildings. Itchen Wood covers the northern extremity of this area where clay overlies the chalk. The River Valley* area south of the village is much smaller in extent, but contains very important habitats and much valuable biological diversity where the river is divided into several channels and provides wetland habitats.

Among these small pastures and meadows bounded by hedges and interspersed with marsh vegetation and woodland, the views are more intimate and restricted. In the village itself, the extensive use of hedges and green verges together with the number of large plots with trees, gives for the most part an impression of a landscape with houses rather than that of a compact built area. The landscape immediately surrounding the village is of high quality, both visually and in terms of easy access, varying as it does from riverside to downland.

Guidance:

- Any development should preserve the rural nature of the valley to maintain the quality of, and access to, its natural features, and the visual harmony of the landscape. There needs to be continuing active management of both the river plain and the wooded areas to sustain their present good order

* Terminology used in: *The Hampshire Landscape – a Strategy for the Future*, Hampshire County Council (2000)

Land Use (Non-residential)

Local agriculture is largely arable with some pastoral fields, and includes part of an experimental husbandry farm. There is a fish farm close to the river near the eastern end of the larger village, and several paddocks for horses, whilst the small business development is sited in the centre of the village.

Guidance:

- As an Area of Special Landscape Quality, activities visually intrusive or environmentally damaging should be resisted

Footpaths and Bridleways

The many footpaths and bridleways which criss-cross the Itchen Valley and pass through the village, are frequently used by pedestrians, riders and cyclists. Some are open to motor cyclists. Many, e.g. Wayfarer's Walk and the Pilgrims' Way, are of ancient origin.

They are well and discreetly signposted, and used by many visitors from outside Itchen Abbas, including the Ramblers Association and other organised groups as well as by locals. They show an interesting variety of boundaries, including tall hedges, post-and-rail fencing, overarching trees, the river itself and no boundaries at all where arable fields are crossed. Regular maintenance work is carried out by the Parish Council.

Guidance:

- Any proposal to modify, restrict access to or change the usage of these paths should be welcomed only if positive benefits would result in terms of access to and enhancement of the landscape
- A continuance of the high standard of maintenance is needed to preserve this amenity. This particularly applies to those open



Kissing Gate on the Pilgrims' Way



View from Pilgrims' Way

to four-wheel drive vehicles and trail bikes

- Landowners considering defining paths by fencing should take into account the possible deterioration to mud of a very narrow pathway

Views

The many paths in and around the village afford a large number of views of high quality and considerable variety, as do those on the open downland (see map 3 - centre spread). Within the village itself, views of the river, of village features, and of more distant horizons are plentiful and valuable. The views of the river and the church from the Pilgrims' Way and the view southwards from the footpath between Little Hayes Lane and Rectory Lane are particularly important. Due to the configuration of the land and the extent of tree growth, views into the village are restricted and partial, but well liked. Among them are those from the Avington golf course area and from the roads and footpaths on the downs. Communication masts currently do not intrude, but inappropriate siting would damage this amenity.

Guidance:

- Any future developments should be sensitive to the importance of preserving this heritage of attractive views, especially from the footpaths. This will mean careful siting, attention to roof heights and materials, to the retention of trees, to the siting of masts and to the sympathetic alignment of any access roads
- Some careful clearance of vegetation along the south side of the B3047 to enable occasional glimpses of the river when entering the village from the east should be considered by the Highway Authority

Open Areas

The village has a number of large gardens and also a number of open areas which together give it a spacious feeling. The most important of the open areas lies between the river and the houses lining the B3047 at the west end of the village.

There is another between the Little Hayes group of houses and Rectory Lane. Hazeldene Gardens, Little Hayes Lane, the school playing field and the church paddock also offer valuable spaces, as does the recreational area around the village hall.

Guidance:

- Open areas currently existing should be protected

Property Boundaries

The majority of properties in the larger village are enclosed within their own gardens. Although not confined to it, this is particularly the case at the western end. Hedges, walls and fences are therefore prominent features, more prominent than the houses themselves in many areas. Several varieties of hedge are used, beech, mixed and coniferous. Brick and flint walls are also found, more commonly in the older parts of the village, as is rendered brick. Wooden fences are also common and can appear harsh when new.

Guidance:

- Hedges are to be preferred when gardens are being enclosed. Brick and flint walls should not dominate. Continuing care should be taken to keep coniferous hedges under control
- Where fences are used, thought should be given to their height and to enabling them to blend quickly

- The removal of hedges and hedgerows should be discouraged and resisted where powers are available to do so

Trees

Trees, many of them mature forest trees, are of great importance within the larger village area. They feature as avenues, property boundaries, rows, small copses and individuals. The majority are on private property. One avenue, in Old Station Road, is the responsibility of Hampshire County Council. Trees are the principal softening feature of the visual impact of the village, particularly when seen from a distance. The Grey's Lea avenue of lime trees and the Cottage site are of historic importance, as is the avenue at Abbey House, but all avenues are significant features. Trees lining the B3047 at the western end, particularly a row of chestnuts, are visually striking as an introduction to the village.

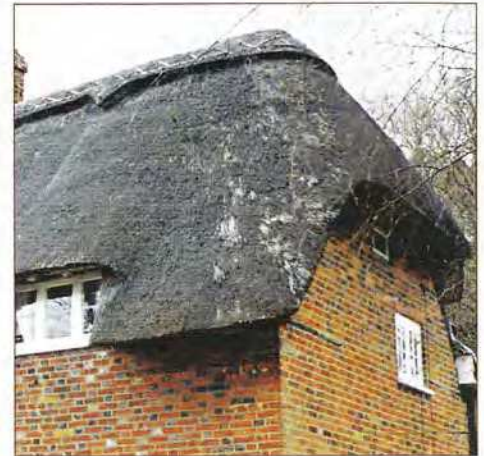
Guidance:

- The present high standard of maintenance and management should be maintained
- A record of visually significant trees and groups of trees would heighten the general awareness of this important feature
- Avenues of trees should be specially valued and maintained

The Built Environment



...a village of varied building styles



The Heritage

Itchen Abbas is a village of varied building styles, reflecting construction at different historical periods. Whilst the majority of building has taken place in the 20th century, from the late 1920s to the late 1990s, several buildings of note have longer antecedents.

Abbey House, the Old House and Old Post Cottage date from the 17th century, as does Bignell's Cottage. Mill Cottages and Manor Farm date from the 18th, whilst the 19th century saw the building of The Elms, Itchen Abbas House, the School, the Railway Cottages, and the renewal of the church.

The 20th century building, however, dominates the built environment. Most houses have been built in groups, at different periods and for different occupancy. Important among these groups are the large properties at the western end of the village, Baring Close at the eastern end, Hazeldene Gardens, Shelley Close and Little Hayes Lane in the centre. Very different from one another, each group shows an internal consistency of style. However, throughout the village, two storeyed detached houses with pitched roofs predominate, but are mixed with small terraces of one or two storeys. There are a handful of three storeyed properties, several bungalows and one small block of seven flats. The major building to be completed in the year 2000 was the new village hall, of striking, though traditionally based, design, and widely recognised as a handsome central feature to complement the nearby church.

The Building Mix

The village consists overwhelmingly of residential properties. School, church, inn and village hall provide services to the community and the Veterinary Laboratory

Agency, the fish farm and the commercial units behind the village hall represent the business premises.

Other than local authority housing, of which some is intended for retired occupancy, the great majority of homes are of three or more bedrooms. Purchase prices lie towards the upper end of the market, reflecting not only their level of accommodation and facilities, but also the fact that prices in parts of Winchester District are elevated compared to those in the rest of Hampshire. Winchester City Council is currently setting targets for the proportion of 'affordable' housing in new developments (i.e. housing for rent or shared ownership provided by registered social landlords or associations and one- or two-bedroomed compact housing at the lower end of the open market). This issue is of course widespread and addressed by, among others, the Countryside Agency in a recent research paper.

In Itchen Abbas the problem takes the form of the inability of young people native to the village to find homes here, and of senior residents to downsize without leaving. Many of those who work here, including teachers at the local school, live elsewhere, and so are not as fully members of the community as might be wished.

An additional possibility, even if remote, which needs to be encompassed in this Statement, is a proposal for radical innovation in housing materials or appearance, for example to introduce more energy efficient homes.

A concern frequently voiced is the possible effect of further large scale development on the village infrastructure, i.e. roads and drainage, should this in time be proposed for an area adjacent to but outside the village envelope. The B3047 is already a cause of concern because of the speed, volume and nature of through

traffic. There is concern in the village lest the absence of mains drainage should give rise to serious problems in the river in the event of leakage or bad maintenance resulting from an increased number of individual disposal systems.

Guidance:

- The requirements for surface and foul drainage in any large scale new development should ensure total security. The effects that a significant increase in traffic flows would have should also be considered in any such proposal
- New building should take place within the village envelope: outside it fresh development should be rare, though here change of use, e.g. in the case of disused agricultural buildings, could be appropriate
- Plot sizes in the H2 area should continue to reflect the current curtilage sizes and character of the locality; development of such plots in depth by way of backland development or in such a way as to place existing properties in a backland situation should be avoided
- Any new development consisting of a group of houses should be clustered, but without compromising the spatial characteristics of the area or harming the amenities of existing housing and be of pitched roof style, two storey type
- Smaller developments of terraced one or two storey houses would also be appropriate
- Proposals for 'affordable' housing or for small retirement houses or bungalows would, in principle, be welcomed. Provision should be made to discourage the subsequent enlargement of such properties
- Innovative designs of architectural merit or with high energy efficiency would be carefully considered

In More Detail



...a village of varied building styles

Plots

Guidance:

- Ratio of building to plot should be in scale with neighbouring properties
- Positioning should be chosen to enhance visual variety, respect neighbours' privacy, and avoid undesirable effect on views

Building Materials – Walls

There is considerable variation in materials and treatment. Red brick, flint and brick, tile hung, rendered and painted and pargetting all feature. One house is timber framed and timber clad.

Guidance:

- Extremes of coloration in brick or rendering should be avoided

Building Materials – Roofs

Variation in roof styles and materials adds interest. Materials are mostly grey slate or plain red tiles with a few thatched properties. A few houses have ornamental ridge tiles and bargeboards. Gabled roofs and dormers are common. There are a small number of flat roof extensions, e.g. over garages, but these tend not to visually harmonise.

Guidance:

- Roof size should not normally appear to dominate the building or surrounding buildings
- Pitch should not markedly vary from the existing conventions
- Flat roofs are unlikely to blend well
- Dormers can be used to reduce overall building height to assist visual integration but should avoid close spacing

Building Materials – Windows

Window frames are predominantly timber, painted white or varnished to dark wood. There are UPVC windows in a number of properties. The variety of style reflects the diversity of building.

Guidance:

- White or dark timber is to be preferred
- Replacement windows should be chosen to harmonise with the house style

Building Materials – Doors

There are a variety of styles, colours, widths and positions. Part or full glazing occurs. They are generally in keeping with the windows.

Guidance:

- Doors should reflect the style in which the building is predominantly constructed
- Materials should be chosen in harmony with the rest of the property
- Colours should blend into the house colour and the environment

Building Materials – Porches

Porch styles are mostly simple, open structures without glazing, some of open fronted brick construction, some on brackets supported by wooden posts. Most are unobtrusive with roof material echoing that on the main building.

Guidance:

- Angle and pitch of any porch roof should echo that of any dormer or gable
- Porch should be in proportion to the overall frontage and reflect the style of the property

Garages – Materials and positioning

A wide variety exists. Some are integral, others free standing. Positioning in relation to the house in larger plots varies. They may be single, double or, to provide for a number of properties, in terrace form.

Materials are generally, though not always, related to the main building.

Guidance:

- Any new development should aim to eliminate on-road parking. If this is impracticable, parking bays should be incorporated
- Garages and carports should complement other buildings or be screened to minimise visual intrusion
- In large properties and where there is an obvious building line, siting of garages and carports in front of the house or building line should be discouraged



...a village of varied building styles

Highways and Traffic



B3047 towards Kings Worthy



B3047 - the bend at West Haye

The B3047

The B3047 forms the spine of the village. Minor tarred roads lead off it to north and south. It is a single carriageway with cats'-eyes and centre white hazard lines in places. In most places there are adequate sight lines for vehicles, but it becomes hazardous for them and for pedestrians in the centre of the village where the road descends steeply from the west end and goes into a blind double bend, at each elbow of which there is a T-junction. In the short stretch between them there is a bus stop on both sides of the road. There is a very limited sight line for pedestrians crossing here, particularly as regards traffic from the east.

The road carries not merely local traffic but a proportion of through traffic using it as a 'rat-run' between Winchester and Alresford/Alton/Guildford. It is occasionally used by heavy transport and coach traffic and by abnormally wide farm vehicles such as combine harvesters. These last are a normal feature of rural life.

For pedestrians there are intermittent short stretches of pavement on the north side mainly in the centre of the village. Elsewhere, there are grass verges of varying width, some too overgrown to walk on, and some steep banks. In one place at the western end the road narrows to a minimal width for normal vehicles and is edged on one side by a steep bank and on the other by a close boarded fence.

Because of the steadily increasing volume of traffic, the 40 mph speed limit and the absence of any footpath on large stretches, the road is regarded as too hazardous for pedestrians or cyclists. Locals feel forced to use cars even for short journeys. Making the road safer, principally in the interests of pedestrians and cyclists, is regarded as a priority by the majority, but would for others entail an effect on its appearance difficult to accept.

While there are concerns about safety on the B3047 at several points in the Valley, the following points concern only the area covered by this VDS.

Guidance:

- Hampshire County Council as the Highway Authority should continue active engagement with the Parish Council and residents to address problems and concerns. Some of the property owners who would be affected are prepared to discuss proposals. The following suggestions are offered, though not necessarily agreed by all. What is agreed by all is that any work undertaken should be aimed at enhanced safety for pedestrians and cyclists, rather than at facilitating vehicle movement
- Lower the speed limit to 30 mph, preferably throughout the larger village area but at least between Shelley Close and a point beyond the Trout Inn
- Discourage through traffic in the valley by re-labelling the signs at both the A33 and the A31 ends of the B3047
- Emphasise the speed limited area by distinctive road colouring and by using orange-backed signs at each end of the village as in other villages
- Solid white line the approach from both directions to the bend at the Warren/West Haye
- Increase the number of repeater signs
- Provide a narrow footpath, leaving a width of grass verge next to the road, between the track leading to the former railway line west of Old Station Road and the west end of the larger village, allowing any kerb required to grass over
- Provide a footpath along the B3047 to link Rectory Lane with Little Hayes Lane
- Consider roadway realignment where Northington Road and Avington Lane join the B3047
- Consider siting speed cameras
- Provide a pedestrian crossing or a sleeping policeman in the middle of the double bend at the village hall

Other Roads

The roads leading north and south from the B3047 are narrow country roads without footpaths and with variable verges. Within the built area the recently built groups of houses in culs-de-sac have pavements and there are street lamps for the local authority housing areas. The steep cutting which forms the lower part of Little Hayes Lane is with careful management being colonised by a variety of wild plants, but in a distant view still appears a harsh incision, even after six years.

Guidance:

- Care should be taken to retain the rural nature of the side roads

Road Furniture

There are two 'rustic' wooden bus shelters, one opposite Rectory Lane and one at the village hall. Overhead cables mar some roads. Notice boards and litter bins are of standard type.

Guidance:

- New developments should be required to put all cabling underground
- Litter bins should be sited near the principal bus stops and an appropriate design or housing adopted



To Avington from B3407

Appendix



The Old Saddlery



The Lychgate at St John the Baptist



The old railway bridge over Northington Road

Project origin and methods

The design Statement project was initiated on 1st February 2000 at a public meeting following an initiative by the Parish Council. That meeting was preceded by a leaflet drop to every property and a notice in the *Itchen Abbas* and *Avington Village News*.

The meeting was addressed by the Forward Planning Manager, Winchester City Council, and by a representative from another village where a VDS was in the completion stages. Thereafter the principal methods of acquiring data and views were:

1. A visual survey of the village conducted by some 30 volunteers working in four teams. Their work was consolidated in discussion and in a series of four workshops, on 11th March, 15th April, 20th May and 15th July. All these workshops were notified in the *Village News* and all were open to all in the village. Attendance tended to be just over 30 at each. The first two were professionally led and facilitated.

2. The formation of a committee to plan the conduct of the work and to organise and collate the material.

3. A meeting called on 25th November 2000 to discuss a working draft. This meeting was preceded by a notice in the *Village News*, a leaflet drop to every property in the village and the issue a week beforehand of the draft to be discussed. Over a hundred copies were issued, to householders and to public points in the village, church, pub and village hall. The meeting itself was attended by over 30 members of the village who offered verbal and written comment. In addition, comments were received in writing from 11 non-attenders who had read the draft, many with apologies for absence. This part of the exercise produced rich feedback and stimulated a radical overhaul.

4. Two informal discussions of the revised draft with the Forward Planning Manager Winchester City Council

5. A further reference to the village on 9th June 2001, again previously advertised in the *Village News*

All members of the community have therefore been kept informed of the progress of the document and have had several opportunities to comment and contribute. Over 50 have done so.

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