



# Winchfield

## Neighbourhood Plan

2022–2037



**Referendum version**  
October, 2023

## **Winchfield Neighbourhood Plan, 2022–2037**

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October 2023

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**Winchfield Parish Council**

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**Appendices A1 and A2** are separate documents which should be read as part of this Plan and are available on the Winchfield Parish Council website, Neighbourhood Plan tab.

**The Basic Conditions Statement and The Consultation Statement** are separate documents which are available on the Winchfield Parish Council website, Neighbourhood Plan tab.

**Appendix 'D' Evidence Base** is a separate document also available on the Winchfield Parish Council website, Neighbourhood Plan tab.







# Foreword

**O**ur vision for Winchfield in 2037 is that it has retained its unique character as a parish of low intensity mixed farming, interspersed with pockets of ancient woodland, small settlements and winding roads and is a vibrant village valued as the heart and lungs of Hart District.

The first Winchfield Neighbourhood Plan was adopted in 2017 to help deliver the local community's aspirations for the period 2015–2032. In 2020 a new Hart District Council Local Plan was adopted and National Planning Guidance changed which directly impacted upon our existing Plan. Winchfield Parish Council therefore decided it was important to update our 2017 Plan.

Our new Plan for the period 2022–2037 has been produced by local volunteers, with the support of, and on behalf of, the Parish Council. The Neighbourhood Plan Committee has consulted with the community, residents, landowners and businesses, regarding the sustainability and long-term development of our rural community. Our Plan has the golden thread of Climate Change awareness running through it as we work with and fully support Hart District Council's Declaration of Climate Emergency and its objectives to achieve Climate Change goals.

Community engagement began in July 2020 and five public meetings were held in the Village Hall, each one advertised on the Parish Council website, in Contact magazine and by a leaflet drop to every property in the village. The Plan evolved over the following months, resulting in the production of this document which reflects the views and wishes of Winchfield residents. This Plan has completed the process through two public consultations and Independent Examination. The Inspector's recommended modifications were accepted by the Parish Council and Hart District Council; the District Council will now conduct a Referendum. Assuming the Plan is approved by a majority it will be adopted by Hart District Council and used, as part of the Hart Local Plan, in the decision making process for planning applications in Winchfield.

The Parish Council would like to thank the members of the Winchfield Neighbourhood Plan Working Group and all the volunteers from the village and surrounding areas who have contributed their time, knowledge, expertise and photographic skills to produce this updated Neighbourhood Plan.

**Meyrick Williams**  
Chairman, Winchfield Parish Council  
September 2023



Weather vane at the Village Hall



# 01 Introduction

**1.1** The Localism Act 2011 introduced new rights and powers which allowed local communities to shape new development in their areas by preparing Neighbourhood Plans which can contain policies for the use and development of land.

**1.2** This document is a Neighbourhood Plan (the Plan) as defined by the Localism Act and has been prepared by a Working Group established by Winchfield Parish Council and will be used in the determination of planning applications.

**1.3** The Plan will replace the Winchfield Neighbourhood Plan that was 'made' on 30 March 2017 and has been prepared within the context of the National Planning Policy Framework 2021 and the Hart Local Plan which was adopted on 30 April 2020.

**1.4** The Neighbourhood Plan has been prepared to conform to the provisions of national planning policy, the strategic policies in the Hart Local Plan, (Strategy and Sites) 2032 (HLP32) and the 'saved' policies in the Hart Local Plan, (Replacement) 1996–2006 (updated May 2020). The Plan promotes the principles of sustainable development and covers the period 2022 to 2037.

**1.5** The background to the Plan is explained in the following section along with the key stages that have been involved in the review of the current Plan, including the stakeholder and community engagement activities undertaken by the Working Group. An overview of the information that has been gathered to inform the production of the Plan is also provided.

**1.6** The Vision and Objectives of the Plan have been articulated which have led to the formulation of planning policies to guide the use and development of land over the plan period and the determination of planning applications. The Plan also contains some community actions. Although these community actions do not form part of the Neighbourhood Plan, they identify local initiatives to address issues and concerns that have been raised. The community actions are identified separately from planning policies to avoid confusion.



Figure 1.1 Winchfield Parish boundary

## The Neighbourhood Plan

1.7 The Winchfield Neighbourhood Plan Area was first designated on 8 January 2015 by Hart District Council. It covers the whole of the parish. As shown on Figure 1.1.

1.8 Hart District Council was notified of the Parish Council's intention to review the 'made' Neighbourhood Plan in July 2020 and has provided the Working Group with guidance as the new Plan has progressed.

## Why is a new Neighbourhood Plan required?

1.9 The current Plan was produced under the auspices of the National Planning Policy Framework, 2012 and 'made' in 2017 prior to the adoption of the Hart Local Plan in 2020 and the publication of a revised National Planning Policy Framework in 2021. It was therefore 'out of step' with national and local planning policies and as a matter of good practice the Parish Council determined that it would be appropriate to review the Plan.

1.10 The prospect of a significant housing development in Winchfield has been considered by Hart District Council for many years. In November 2018, the District Council, in partnership with Gallagher Estates and Lightwood, published a Shapley Heath Garden Community Vision Document for potentially 5,000, and up to 10,000, homes predominantly located within Winchfield.<sup>1</sup>

1.11 The draft Local Plan submitted to the Inspector in 2019 included a policy to proceed with such a development. The Inspector rejected this policy due to concerns with the supporting evidence, specifically the sustainability appraisal and inadequate evidence on deliverability. The policy was not needed to meet the identified housing requirement during the plan period and the Inspector recommended its deletion. Accordingly, to prevent the plan being found unsound the District Council removed any reference in the current Local Plan.<sup>2 3</sup>

1. Shapley Heath Vision Document

2. Letter to HDC from Local Plan Inspector

3. Report on the Examination of the Hart District Council Local Plan – Strategy and Sites



**1.12** Concurrently the District Council applied to the then Ministry of Housing, Communities and Local Government (MHCLG) to be considered in the Garden Community programme<sup>4</sup> and received funding for an initial tranche of work.<sup>5</sup>

**1.13** However, the situation changed and by November 2021, when government funding had failed to meet the levels that MHCLG advised the District Council to expect, the project was concluded. The District Council's position is that it will take the learning from the Garden Community project, including ten evidence base reports commissioned as part of the project, into consideration when it prepares the next plan when reasonable alternatives for significant housing growth will be considered.<sup>6 7</sup>

**1.14** Winchfield Parish Council therefore assessed the prospect of major development to still exist and determined to review and update its existing Neighbourhood Plan to seek the support of the local community to develop a vision for the parish which would need to be formally considered at any future review of the Local Plan.

**1.15** Six Winchfield residents volunteered to work closely with the Parish Council to undertake this work and their early meetings identified the need to significantly rewrite the existing Plan. This was endorsed at the first Community Engagement meeting when the new Vision and Objectives received residents' support.

**1.16** The new Plan therefore reflects the Parish Council's desire to focus more upon the natural environment, access to housing and climate change. This has resulted in the introduction of new policies to address matters such as:

- Biodiversity,
- Climate Change,
- Affordable Housing,
- Landscape Character,
- Design Considerations.

**1.17** An opportunity has also been taken to rationalise some policies by amalgamating them into single criteria-based policies. The proposed modifications are such that the Parish Council acknowledges that an independent examination of the new Plan will be required followed by a local referendum. Subject to the outcome of the referendum the new Plan will be 'made' by Hart District Council; the current Plan will be revoked. The 'new' Plan will formally become part of the Development Plan for the area.

**1.18** To gain a better understanding of the alterations that have been made the table A2 in Appendices A3 and A4 list the current policies, the new policies, and the reasons for change or addition.

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**4.** Bid to join Garden Communities programme

**5.** Letter to HDC from Ministry of Housing, Communities and Local Government

**6.** Shapley Heath Audit Review

**7.** Item 73 Cabinet Meeting Hart District Council November 2021

## What does the new Neighbourhood Plan aim to achieve?

1.19 The new Neighbourhood Plan focuses upon what makes Winchfield special—its distinctive landscape defined by a patchwork of fields and woodland and small scattered settlements. Section 4 sets out the objectives for the Plan which focus on four themes, the:

- Natural Environment,
- Historic Environment,
- Built Environment, and
- Parish and Community.

1.20 These themes form the foundation for the content of the Plan and distinct sections cover the aspirations and policies for each theme.

## How has the new Neighbourhood Plan been prepared?

1.21 The Neighbourhood Plan has been prepared in accordance with the requirements of the Neighbourhood Planning Regulations<sup>8</sup> and has involved considerable local community engagement activity to gather evidence for the content of the Plan.

1.22 The Regulations require a Neighbourhood Plan comply with a set of 'Basic Conditions' which are detailed in legislation.<sup>9</sup> These are to:

- Be appropriate, having regard to National Planning Policy,
- Contribute to achieving sustainable development,



Aerial view of Bagwell Lane and St Mary's

- Be in general conformity with strategic policies in the development plan for the local area,
- Be compatible with EU obligations and Human Rights requirements which have been transposed into UK law following departure from the EU, and
- Satisfy the requirements of the Conservation of Habitats and Species Regulations 2017.

1.23 The Neighbourhood Plan has followed several required stages in its preparation, as illustrated overleaf. There have been two public consultations and representations resulting from each consultation have been considered and modifications made or errors corrected as appropriate. Modifications recommended by the Independent Examiner have been made in the updated version of the Plan.

8. The Neighbourhood Planning (General) Regulations) 2012 (as amended)

9. Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990



## Neighbourhood Plan: Key Stages

1.24 This Neighbourhood Plan provides additional planning policy guidance to supplement national and local policies. Its objective is to deliver locally distinctive development that contributes to a sustainable future for our Parish with an emphasis placed on landscape and a green infrastructure led approach.

Summer 2020  
**Evidence Gathering**

Autumn 2022  
**Pre Submission  
Draft Consultation**

Winter 2022  
**Submission**

Summer 2023  
**Examination**

Autumn 2023  
**Referendum**

## How has the community been involved?

1.25 The Plan has been developed in extensive consultation with the community and is based on sound research and evidence.

1.26 Winchfield Parish Council commissioned several studies and surveys which are published as separate documents, namely:

- a Landscape Character Appraisal and Winchfield's Key Views Assessment that identifies the important qualities and assets of the parish, and
- a Housing Needs Survey to gather the statistical data on requirements for the parish, including tenure and affordability, house type and size.

1.27 Other research and baseline studies which are referred to where appropriate have informed the preparation of the planning policies in this Plan and are listed in Appendix C, Bibliography or included in the Evidence Base, Appendix D which is a separate document available at <https://www.winchfield-pc.org.uk>.

1.28 During the preparation of this Neighbourhood Plan residents commented that the information about the village which accompanied the current Plan sets out Winchfield's history very well. Earlier documents recording the history of the village were not digitised and are therefore unavailable. Accordingly, the Working Group decided that the historical account of the village in the current Plan should be incorporated into the The Evidence and Baseline Studies Compendium. The evidence collected to support the policies in this Neighbourhood Plan will also be of interest to anyone who would like to know more about the village of Winchfield.

**1.29** Two early meetings of the Neighbourhood Plan Working Group undertook a SWOT analysis (Strengths, Weaknesses, Opportunities and Threats) to consider life in Winchfield. The first meeting collected everyone's thoughts and the second assigned them to the appropriate categories. The information was used to inform the revision of the Neighbourhood Plan. A separate list of issues and actions was created, and each member of the Working Group took responsibility for gathering information and supporting evidence on each item. This has been referred to and updated at each meeting of the Working Group and reported to the Steering Group.

**1.30** The Working Group and Steering Group have met, or held virtual meetings during the Covid pandemic, on an almost monthly basis. Notes from each meeting have been posted in a timely fashion on the Winchfield Parish Council website.

**1.31** A report has been made to Winchfield Parish Council at each of their meetings, six each year, to provide an update on progress. This report has been added to the formal minutes of each meeting and is on the Winchfield Parish Council website in the public domain.

## **Public Consultation and Community Engagement Events**

**1.32** Extensive consultation has been undertaken as the Neighbourhood Plan has progressed. Winchfield does not have a village wide Facebook page or any other means of electronic communication which would reach every residence or commercial premises. Every communication has been delivered by hand and also announced in the Parish magazine 'Contact'. Limitations were imposed by the Covid Pandemic but it was possible to hold drop-in events to elicit opinions, invite feedback and to share some of the evidence collected.

**1.33** An introductory flyer was delivered to all households during July 2020 to announce that the review was underway. This was followed by an invitation delivered to every home in advance of every drop-in event and a notice was placed in the Parish magazine 'Contact' which is delivered monthly to every home in the Parish.

- Additionally, a Christmas card and invitation to the next event was delivered in December 2020 and again in December 2021
- Delivery record sheets were maintained for each delivery to ensure every residence and commercial premises received notifications
- Five Community Engagement 'drop-in' events were held: July 2021, November 2021, February 2022, April 2022 and June 2022





#### Community Engagement meeting

- Attendees were given 'post it notes' and invited to add their comments, thoughts, and suggestions to each display board
- Sign-in sheets, feedback forms and follow up comments were collected at every event
- A slide pack of all material displayed, collated notes of all written comments received at each drop-in event and all correspondence relating to this Plan were added to the Winchfield Parish Council website after each meeting
- Attendance at the drop in events varied from 30–60 residents and feedback comments were, in the main, supportive and constructive
- A flyer informing parishioners of the Housing Needs Survey in February 2021 was supported by an article in 'Contact', distribution of the survey and a later notice 'call for sites'.

## Housing Needs Survey

**1.34** In late 2020 the Parish Council engaged with Action Hampshire (AH), a registered housing charity, and the District Council to investigate the need for affordable homes in the Parish. A Housing Needs survey was distributed to every household and business. This resulted in a 40% response which identified the need for 6–8 homes should an available site come forward. More details are available in Section 7.

## Reg 14 Consultation

**1.35** At the final community engagement drop in event in June 2022 all the draft policies were displayed and residents' feedback invited. Following that meeting the Working Group started the process of refining the document to become the draft plan for submission to the Reg. 14 Consultation process.

**1.36** We requested a review with our 'trusted expert', Ann Skipper a qualified Neighbourhood Plan Examiner who assisted us in a similar way with our first Plan in 2017. Ann produced a comprehensive report which we discussed and then made changes accordingly.

**1.37** Formal invitations to respond to the consultation were delivered across the Parish and an e-mail was sent by the Parish Clerk to the list of Regulatory Consultees as provided by Hart District Council.

**1.38** Reg. 14 Consultation on the draft plan started on Friday 28th October and finished on 12th December 2022. We received 35 responses to the consultation; this is a very good response and we also recorded 451 hits to the Winchfield Neighbourhood Plan (WNP) webpage by 215 users over the six-week period.

**1.39** Since January 2023 we have held further Steering Group and Working Group meetings to conscientiously discuss and consider every consultation response.

**1.40** Most of the comments from respondents fully supported the Plan; some required more detailed work to clearly explain the rationale in either accepting or not accepting comments that were submitted. Some additional text and new images were added to update or clarify some Plan sections or policies. All changes, with the exception of minor errors and spellings or grammar corrections, are recorded in the 'Schedule of Proposed Changes in response to Regulation 14 Consultation'. The amended Plan was then submitted to HDC for Reg. 16 Consultation.

**1.41** Reg. 16 Consultation ran from 12th May to 23rd June 2023. 25 representations were received and submitted to Mr Andrew Ashcroft who conducted the Independent Examination to Review the Winchfield Neighbourhood Plan 2022–2037.

**1.42** In July WPC provided a detailed response to Mr Ashcroft's 'Clarification Requests' and on 24th August 2023 the 'Fact Check' Report was issued to HDC. After discussion with the Working Group and Steering Group the modifications proposed were agreed and accepted.

**1.43** On 7th September Mr Ashcroft issued his final Examination Report to HDC and recommended the Plan proceed to Referendum. All requested changes and modifications are reflected in this 'Referendum' version of the Plan. All associated documents are on the HDC and WPC websites:

<https://www.hart.gov.uk/winchfield-neighbourhood-plan/>

<http://www.winchfield-pc.org.uk/community/winchfield-parish-council-7804/neighbourhood-plan-new/>

**1.44** WPC would like to thank HDC for their support and commitment during the preparation of this plan and throughout the Examination process

## **Implementation and Monitoring**

The Parish Council will review, on an annual basis, the policies set out in this Plan to check if they are being applied as intended and whether overall the Plan is effective. This is especially important in relation to the delivery of additional affordable homes in Winchfield. Depending upon the outcome of the annual review the Parish Council will consider what further action, if any, should be taken.





The Old School House



Beauclerk Green



Footpath to St Mary's Church



Beauclerk Green pond



North Lodge



Winchfield Crescent

# 02 Winchfield, Past and Present

## Location

**2.1** Winchfield is a small village located to the west of Fleet in Hampshire. It is situated 1.6km (1 mile) south-west of Hartley Wintney, 13km (8 miles) east of Basingstoke, 3.2km (2 miles) north-east of Odiham and 61km (38 miles) west of London.

**2.2** It is connected to London Waterloo, Basingstoke and further south by the South West Main Line. The M3 and M4 are 10–20 minutes away by car, junction 5 at Hook, 6km (3.7 miles), junction 4A at Fleet, 17km (10.6 miles) and the M4 junction 11 at Reading, 20.2km (12.6 miles).

## History and Local Characteristics

**2.3** Winchfield lies at the very centre of the District of Hart; it is the heart of Hart. An ancient village mentioned in the Domesday Book of 1086, then named Winesflet. There is reference in manorial history records of Wynchefelde as belonging to the Monastery of Chertsey in AD727, it was later documented as 'Winchelefeld' meaning 'open country'. There are 21 Domesday villages in Hart, six of which were important settlements with churches. Today only two of these remain and only St Mary's

Church, Grade I listed, still stands alone in the fields as it did when it was built around 1150AD. This was the original heart of the village and St Mary's Winchfield is the oldest listed building in the District of Hart.

**2.4** Once part of the great kingdom of Wessex, the area around the Church was probably the site of a medieval village. There are two areas of significant archaeological interest, 29 listed buildings, remnants of wartime defences, non-designated heritage sites, sarsen stones and milestones.

**2.5** Winchfield is a fine example of a 'dispersed settlement pattern' and such villages are becoming rare. It consists of larger areas of settlement, and several clusters and small hamlets of homes scattered across the 705 hectares (approximately 1750 acres) of fields and woodlands.

**2.6** Most of the narrow lanes, the pattern of which date from the 12th century, have no paths, street lighting or central road markings; these wind through the woodland and fields defined by hedgerows and grassy verges, overhung with trees which are the essential wildlife corridors and habitat for many birds, bats, owls, and other animals.



'Finger post' direction signs are positioned on grassy islands at some road junctions. There are no 'modern' road signs, and no signs are lit; these are rural village lanes.

## Winchfield Today

**2.7** Winchfield is a unique historic village which has evolved over centuries to become a community today of around 700 residents in 294 dwellings including nine farms some of which grow arable crops or keep livestock. On several farms the barns and farm buildings have been sympathetically converted to provide premises for small business units. Other farms have changed their land use to meet current needs such as equestrian enterprises and the provision of logs, all reflect the important individuality and character of the area. The population is scattered across the parish in various parts of the village the largest residential areas being around Winchfield Hurst, Winchfield Court, Beauclerk Green and areas of Shapley and Shapley Heath.

**2.8** The M3 passes through Winchfield, without providing access to it. The South-Western railway crosses the Parish and is well used by commuters and residents. There are two pubs in Winchfield, but no other services or amenities. Shops, doctors, dentists, garages and schools are several miles away in Hook, Hartley Wintney, Odiham and Fleet. As a result, car usage is greater than the district and national averages in Winchfield, as it is in most rural villages. There is no longer a bus or a taxi service for those without private transport.

**2.9** Although Winchfield has no 'village centre' which is unusual, there is a strong community spirit and events such as the monthly coffee mornings, biannual litter picks and concerts are well supported. A network was very quickly established at the start of the Covid pandemic in

2020 to ensure that every resident had access to a coordinator to assist with any difficulties they faced during the periods of lockdown and other restrictions.

**2.10** The Parish boundary of Winchfield is, except for a short distance on the A30, entirely green; comprising farmland, fields, hedgerows, and ancient woodland. The natural gaps, formed by fields, woodlands and the River Hart, between Winchfield and its neighbours currently restrict coalescence and maintain the individual identity of this rural environment. The Basingstoke Canal creates part of the southern boundary of the parish.

**2.11** The narrow lanes are used by motorists sharing the road with pedestrians, cyclists, and equestrians. The network of footpaths and bridleways across the fields provide miles of leisure routes for all to enjoy. The seasonally changing landscape is, for its residents, countryside living; for its many visitors, it is the valuable green space they come to enjoy for recreation.





## Current Issues

2.12 From the discussions at Community Engagement events and resident feedback forms received during the preparation of the Plan the following issues are of concern to residents and businesses:

- The potential impact of a major development proposal upon the character of the area and the loss of village identity.
- Risk of coalescence with neighbouring villages / losing identity.
- Traffic passing through the village at high speed and the over-running of highway verges, particularly by HGVs.
- Rural criminality.
- How to respect the heritage of Winchfield whilst still supporting sustainable development.
- Conserving our historical environment.
- The future vitality of the village and the need for 'new blood'.
- Affordable accommodation to enable younger families to live in Winchfield.
- Accommodating the needs of an ageing population in terms of more suitably sized properties.
- Protecting our wildlife and natural environment and future planning for new planting and management.
- Climate Change.
- Managing the number of visitors to Winchfield to prevent harming the ecological balance.
- The importance of agricultural land being used for food production / food security.
- High speed broadband needed for everyone to enable home working and the ability to use modern technology.

Station Road  
in the snow







Swans taking off  
on the canal



# 03 Planning Policy Context

## National Planning Policy Framework

3.1 The National Planning Policy Framework (NPPF) sets out the government's high-level planning policies which must be considered in the preparation of development plan documents (including Neighbourhood Plans) and when deciding planning applications.

3.2 The NPPF was revised in July 2021 and Paragraph 11 of the NPPF states that *"plans and decisions should apply a presumption in favour of sustainable development."* The NPPF advises at paragraph 29 that:

**"Neighbourhood plans can shape, direct, and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies."**

## Hart Local Plan 2020

3.3 The Hart Local Plan was adopted in April 2020 and contains strategic policies and proposals that are relevant to the Neighbourhood Plan. In accordance with planning legislation there is a requirement for the Neighbourhood Plan to be in general conformity with the strategic policies contained in the Local Plan.

3.4 The District Council has provided a list of strategic policies for the benefit of neighbourhood planning groups<sup>10</sup> which will be applicable to the policies and proposals set out in this Neighbourhood Plan.

3.5 In accordance with national planning policy, the Local Plan underscores the presumption in favour of sustainable development whilst having regard to the likelihood of any significant effects on the Thames Basin Heaths Special Protection Area. The District Council also aims to work pro-actively with applicants to secure development that improves the economic, social, and environmental conditions in the area.

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10. Hart Local Plan, 2020, Appendix 4.



**3.6** The Local Plan makes it clear that future development will be focused within defined settlements, on previously developed land in sustainable locations, and on allocated sites shown on the Local Plan Proposals Map.

**3.7** Policy SD1 states that the District Council will take a positive approach to development proposals that reflect the presumption in favour of sustainable development whilst having regard to the need to assess, and where appropriate mitigate, the likelihood of a significant effect on the Thames Basin Heaths Special Protection Area. Policy SD1 advises that planning applications which accord with the Local Plan and policies in Neighbourhood Plans will be approved unless material considerations indicate otherwise.

**3.8** Policy SS1: Spatial Strategy and Distribution of Growth supports the delivery of new homes through Neighbourhood Plans and aims to permit rural exception sites located outside of defined settlement policy boundaries. The supporting text to the policy also provides for settlement policy boundaries to be reviewed either through a future Local Plan or Neighbourhood Plans.

**3.9** Policy SS2 identifies a site of some 54 hectares to the east of Fleet as a new settlement which is expected to deliver approximately 1,400 new homes during the Local Plan period.

**3.10** The Local Plan housing policies (H1: Housing Mix, H2: Affordable Housing, H3: Rural Exception Sites, H4: Specialist Housing and H5: Gypsies, Travelers and Traveling Show People) support the provision of new homes based on current and future demographic and market trends, as well as on the needs of various groups within the community including those requiring specialist accommodation, and those seeking plots for self or custom build properties.

**3.11** The Local Plan employment policies (ED1: New Employment, ED2: Safeguarding Employment Land and Premises and ED3: The Rural Economy) aim to support the local economy whilst Policy ED4 deals with Town, District and Local Centres. Proposals for economic uses in the countryside will be permitted where appropriate. This includes the change of use or conversion of suitable permanent buildings or new small-scale buildings that are appropriate to a rural area.

**3.12** Policy NBE1: Development in the Countryside sets out what may be permitted outside settlement policy boundaries and designated strategic and locally important employment sites. Policy NBE1 also refers to housing required for rural workers, affordable housing on rural exception sites, and small-scale recreational proposals that facilitate access to the countryside.

**3.13** Policy NBE2: Landscape requires that proposals must respect and wherever possible enhance the special characteristics, value or visual amenity of the District's landscapes. Criterion (e) to the policy makes it clear that development proposals should *"... not lead to the physical or visual coalescence of settlements, or damage their separate identity, either individually or cumulatively with other existing or proposed development."* The supporting text to this policy makes it clear that development that would result in a perception of settlements coalescing, or which would otherwise damage their separate identity, will be resisted. The text also alludes at paragraph 235 to the possibility that policies to designate specific areas or 'gaps' between settlements can be prepared through subsequent Development Plan Documents and Neighbourhood Plans.

**3.14** Policy NBE3: Thames Basin Heaths Special Protection Area indicates that new development which is considered to have a significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area will be required to demonstrate that measures are in place to avoid or mitigate any potential adverse effects.

**3.15** Policy NBE 4: Biodiversity supports development providing it does not have an adverse effect on the integrity of an international, national, or locally designated site including the Thames Basin Heaths Special Protection Area (TBHSPA), Sites of Special Scientific Interest (SSSIs), Sites of Importance for Nature Conservation (SINCs) and National and Local Nature Reserves (NNRs and LNRs). The policy also provides that proposals should not result in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland. The supporting text to the policy emphasises that proposals must be supported by adequate information to enable a proper assessment of the implications for biodiversity.

**3.16** Policy NBE5 deals with the management of flood risk whilst Policy NBE6 addresses water quality considerations.

**3.17** Policy NBE8: Historic Environment requires that development proposals should conserve or enhance heritage assets and their settings, taking account of their significance.

**3.18** Although not identified as a strategic policy, Policy NBE9: Design requires that all development proposals are of a high-quality and positively contribute to the overall

appearance of the local area. The policy states that proposals must demonstrate that they have taken into account any design-related policies in Neighbourhood Plans.

**3.19** Policy NBE10: Renewable and Low Carbon Energy generally supports proposals for the generation of energy from renewable resources, or low carbon energy development (except for wind turbines).

**3.20** Policy NBE11: Pollution outlines that development proposals will be supported where they do not give rise to unacceptable levels of pollution and any adverse effects can be mitigated or otherwise minimised to an acceptable level.

**3.21** Finally, the Local Plan contains a series of strategic policies relating to infrastructure delivery (INF1: Infrastructure, INF2: Green Infrastructure, INF3: Transport, INF4: Open Space, Sport and Recreation, INF5: Community Facilities and INF6: Broadband or Successor Services) that are relevant to development proposals as well as specific policies for the Phoenix Green Flood Alleviation scheme (Policy INF7) and the Safeguarded Land for Education (Policy INF8).

## **Hart District Local Plan 2002 (Saved Policies)**

**3.22** In addition to the planning policies in the recently adopted Local Plan there are policies in the Hart District Local Plan (Replacement) 1996–2006 that continue to remain saved following the adoption of the Hart Local Plan 2020 and will be used for the purposes of determining planning applications. Appropriate weight will be given to these policies depending upon their conformity with prevailing national planning policies.

**3.23** These policies are listed in Appendix BC2 of the Basic Conditions Statement which accompanies this Neighbourhood Plan.





Swans Farm from the footpath above the canal



# 04 Vision and Objectives

**4.1** The Vision and Objectives for the Neighbourhood Plan have been prepared taking into consideration the outcome of the stakeholder and community activities undertaken to support the production of the Plan as well as the evidence collected from published data, surveys, and assessments. They also take account of the need to prepare a Neighbourhood Plan which conforms to the provisions of national planning policy and strategic Local Plan policies.

**4.2** The Vision sets out an overarching approach as to how the future development of Winchfield will be delivered through the Neighbourhood Plan. This is amplified through the identification of Objectives for topic areas that have guided the production of planning policies and community actions contained in the Plan. The planning policies in the Neighbourhood Plan do not repeat the policies in the Hart Local Plan but instead supplement them by adding local detail or addressing specific matters.

## Our Vision

**Winchfield, with its ancient and unusual dispersed settlement pattern is, in 2037, a vibrant, attractive village with its own unique character and ambience and sits at the very centre of Hart District. Our residents have embraced the opportunities offered by modern technology enabling them to live and work in a countryside environment.**

**The Norman Church and other historic buildings are cherished and used by the community; protected for future generations. The historic environment sits in harmony with several small, fully sustainable developments of sympathetically designed new housing which have enabled younger families to live in the village.**

**Our quiet, narrow lanes, bridle paths, well maintained footpaths and the Basingstoke Canal welcome residents and visitors alike; offering space for healthy outdoor leisure pursuits or quiet enjoyment of the peaceful rural scenery. Winchfield is the healthy heart and lungs of Hart; the physical and mental benefits of access to outdoor space enjoyed in our village contribute significantly to the overall diversity and opportunities this District has to offer.**

## Our Objectives

### 1. Conserve and enhance our Natural Environment and the Biodiversity of Winchfield

---

**4.3** The ecology and tranquil amenity of our Parish and the diverse rural and farming landscapes and ecosystems within it have been assessed in an independent Landscape Character Appraisal and Key Views report commissioned by the Parish Council. This Plan and these studies will guide future actions to ensure sensitive management of this important environment. Winchfield strongly supports the various District Council initiatives such as the Green Infrastructure Grid which is being created across Hart. New areas will be planted with various species of native trees and hedgerows as part of the Climate Change Action Plan, The Tree and Landscape Strategy and the National Association of Local Councils 'Tree Charter' programme. Wildlife will benefit from these initiatives which, together, provide nesting sites and undisturbed areas—including "old standing and fallen wood" in ancient woodlands and orchards.

**4.4** The Parish, with its patchwork of ancient woodland, copses, hedgerow corridors, open countryside, green spaces, wildlife sites, the SSSI canal, related flashes and flood-prone reaches must be protected whilst encouraging carefully controlled development to meet the housing needs of village residents.

### 2. Maintain, sustain and enhance our Historic Environment

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**4.5** Our historic buildings and rare Grade I Norman Church will be maintained, enhanced, and preserved for the benefit of residents, visitors, and future generations. The vista and setting of St Mary's Church, the oldest Grade I listed building in Hart, will continue to be protected. The Church has a small but thriving and perennially committed congregation and is also a much-loved venue for concerts which have a loyal audience and assist with fund raising for its continued preservation. The many historic buildings in Winchfield and archaeological areas of significant interest will be maintained and cared for.

### 3. Influence the sustainability of our Built Environment for the benefit of all Parish residents

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**4.6** With mixed use development and the use of brownfield land regenerating the town centres and more urban areas of Hart, Winchfield residents hope that pressure for greenfield development will be resisted. Led by our local MP and Council leaders Hart has taken an ambitious stance to protect the open space in the District acknowledging, *"We are so lucky to have our open spaces in Hart and we know how much quality green space matters to our residents and visitors"*.

**4.7** Winchfield would, should a brownfield site become available, welcome a small development of mixed housing. This would provide opportunities for local people to remain in the village and for younger families to make Winchfield their home. Such a development might also enable some elder residents to 'downsize' to a property more suitable to their needs without leaving the village. This would allow some of the

larger houses in Winchfield to slowly come on the market allowing natural progression for each generation to respond to the lifestyle changes they require. New homes will be built to be sustainable and self-sufficient, ideally with shared facilities to support their infrastructure needs.

#### **4. Promote Health and Wellbeing**

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**4.8** Our unusual, dispersed settlement situated at the very heart of the District will continue to be the healthy lungs of Hart. The Parish welcomes many hundreds of visitors year-round who use the canal for recreation, ride their horses or cycle around our quiet lanes and walk our integrated network of footpaths, both local and long distance. At leisure, or whilst exercising, the peaceful scenery of rural countryside and farmland is enjoyed from many vantage points and the far-reaching views are enhanced by existing natural local gaps which we share with our neighbouring villages to maintain the special identity which is Winchfield.

**4.9** Winchfield is part of the Hampshire Walking Strategy and Hampshire Countryside Access Plan. The Parish footpaths are well maintained and signposted. Where possible they will become wheelchair and pushchair friendly. The 'Winchfield Walking App' is well used, as are the paper map plans which are available at various points around the village. Circular route options can start or finish at either of the two village pubs.

#### **5. Support our local economy and sustain our agricultural heritage**

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**4.10** There are productive farms in Winchfield although the crops and livestock have changed and evolved to meet consumer demands. The equestrian liverys thrive, and horses are seen every day in the fields and on the lanes. Two solar farms contribute to the National Grid. Broadband services are improving with new technology. Many people work from home or from small business units which have been converted from farm buildings. The station offers a reliable service east to London and to the south-west for business commuters and the public.

#### **6. Value and cherish our village, encourage a thriving, strong, vibrant community and respond to the needs of our residents**

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**4.11** The village hall is well utilised offering activities and social events; a wide variety of classes for all age groups are well supported. Should additional land become available the Parish Council would aspire to extend the hall facilities and add more parking spaces and other facilities.

**4.12** Community events are well supported, and St Mary's Church has an active fund raising 'Friends' group. The Parish Council is very responsive on village matters and has an inclusive policy encouraging residents' participation at meetings. The Parish Councillors are all fully engaged with the community and involved with residents' issues, supporting community activities including two village-wide litter picks each year.



Spring



Summer

**4.13** Based on feedback from community engagement meetings Winchfield residents are wholeheartedly in favour of maintaining the village heritage and rural identity. With access to retail and leisure amenities in neighbouring villages and towns the village offers a quieter environment which is highly valued. People know their neighbours and the two pubs have many 'regulars'. During the Pandemic 'lockdowns' small groups of residents could be seen, socially distanced, meeting outside to maintain friendships and share news. Events such as the Winchfield Festival, which is held every other year, has a loyal audience and a large group of village volunteers cheerfully assist with the logistics of staging a major event in a small village. Winchfield residents value and cherish their village and are proud of its reputation as a 'good neighbour community'.

## **7. Introduce, promote and monitor safety measures to improve traffic management and reduce rural criminality**

**4.14** New road and verge markings with additional signage are planned to encourage extra care and slower speeds through the village. Speed limits and traffic movements are monitored to inform future actions to encourage safety and to reduce the dangers on our narrow lanes, tight bends, and beneath bridges but the 12th

Century pattern of lanes is deliberately preserved. Attention will also focus on discouraging large goods vehicles and HGV drivers using 'sat nav' directions as a 'rat run' through Winchfield. Although these matters do not directly relate to the development and use of land the aim is to make everyday village life safe and secure.

## **8. Support Hart District Council initiatives to become a carbon neutral authority by 2035 and a carbon neutral district by 2040**

**4.15** Winchfield will play a significant part in supporting Hart's initiatives on Climate Change particularly through its capacity to capture carbon which is absorbed by its landscape of trees, hedgerows, fields, and ancient woodland. The largest carbon sequestration rates in the UK are in native broadleaf woodlands which, in Winchfield, comprise at least 61 hectares. Winchfield was an early adopter of solar technology and currently hosts two 4.5MW Solar Farms which generate green energy.





## Sustainable development

**4.16** The overarching Vision and Objectives of the new neighbourhood plan aim to secure sustainable development in the parish as required by the NPPF. The NPPF states that, *“At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”*. The NPPF outlines the Government’s intentions with regards to sustainable development, in particular the need for the planning system to achieve several objectives:

- **an economic objective**—to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure,

- **a social objective**—to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- **an environmental objective**—to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

**4.17** Table 4.1 identifies how the Neighbourhood Plan contributes to each of these objectives and promotes the principles of sustainable development.

**4.18** The alignment between the Neighbourhood Plan objectives and its policies, strategic Local Plan policies and Government policies as set out in the NPPF are detailed in the Basic Conditions Statement which accompanies the Neighbourhood Plan.

**Table 4.1: Contribution to Sustainable Development**

| National Objectives     | Neighbourhood Plan Objectives  | Comments   |
|-------------------------|--|--|
| Economic Objective      | 5. Support our local economy and sustain our agricultural heritage.  | The Neighbourhood Plan objective underpins Government policy in relation to building a strong and competitive economy. NPPF Section 6.   |
| Social Objective        | 3. Influence the sustainability of our Built Environment for the benefit of all parish residents.<br>4. Promote health and wellbeing.<br>6. Ensure that we value and cherish our village, promote a thriving, strong and vibrant community and respond to the needs of our residents.<br>7. Introduce, promote and monitor safety measures to improve traffic management and reduce rural criminality. | The Neighbourhood Plan objectives aim to deliver well designed new homes, promote a healthy and safe community, support the provision of high-quality communications and sustainable transport. NPPF Sections 5, 8, 9 10 and 12. |
| Environmental Objective | 1. Conserve and enhance our Natural Environment and the biodiversity of Winchfield.<br>2. Maintain, sustain and enhance our Historic Environment.<br>8. Support Hart District Council initiatives to become a carbon neutral authority by 2035 and a carbon neutral district by 2040.  | The Neighbourhood Plan objectives support national policy on conserving and enhancing the natural environment, the historic environment, and meeting the challenges of climate change. NPPF Sections 14, 15 and 16.              |

# 05 Natural Environment

## **Objective 1**

- Conserve and enhance our Natural Environment and the Biodiversity of Winchfield.

## **Objective 8**

- Support Hart District Council initiatives to become a carbon neutral authority by 2035 and a carbon neutral district by 2040.

## **In this Section:**

- Winchfield, the rural parish at the centre of Hart District—why our landscape and key views are very important.
- Why its environment is so special and we must be responsible custodians.

## **Includes:**

- Flora—our plants, trees, woodland, fields, hedges and roadside verges.
- Tree Preservation Orders, The Tree Charter.
- Fauna—our wildlife, birds, raptors, bats, nesting and foraging needs.
- Hart District Council's Biodiversity Plan and Green Infrastructure
- Becoming Carbon Neutral, Hart's Climate Change Action Plan—why Winchfield is a key player.



## The unique biodiversity of our village

**5.1** The open fields of Winchfield provide the first real feel of Hampshire countryside for those travelling by train or driving on the M3. Located in the very centre of Hart District the quiet settlement of Winchfield is a patchwork of fields, ancient woodland, copses and hedgerows offering a more tranquil environment just a few moments away from the busier towns of the District. Every gateway to our village is green and offers a key view of rural life.

**5.2** The whole of Hart District covers 215km<sup>2</sup> and Winchfield is positioned right in the centre. The Parish, with an area of 7km<sup>2</sup>, is bordered to the North by Hartley Wintney and to the East by the River Hart. On the Southern border is the rare environment of the Basingstoke Canal, a Site of Special Scientific Interest (SSSI).

**5.3** In this small Parish there are two Sites of Special Scientific Interest, (SSSIs), 32 Sites of Importance for Nature Conservation (SINCs) which includes 26 designated as ancient woodland, and the Canal Conservation Area. As a combined area of 148ha, this is 21% of the total area of Winchfield. These sites are very important, and we have a duty to care for them. See Figure 5.1 and Tables 5.1 and 5.2.



Ancient Woodland

**5.4** The concept of protecting our nationally most valuable species and habitats dates back more than 70 years. SSSI is the highest designation and the entire length of the Basingstoke Canal, a 5km (three-mile) stretch of which forms much of the southern boundary of the Parish, is a nationally important site. There is a further Canal Conservation Area from Sprats Hatch Lane to the Canal providing additional protection. In Hampshire there are only two 'open freshwater' SSSIs and the Basingstoke Canal is one of them.<sup>11</sup>

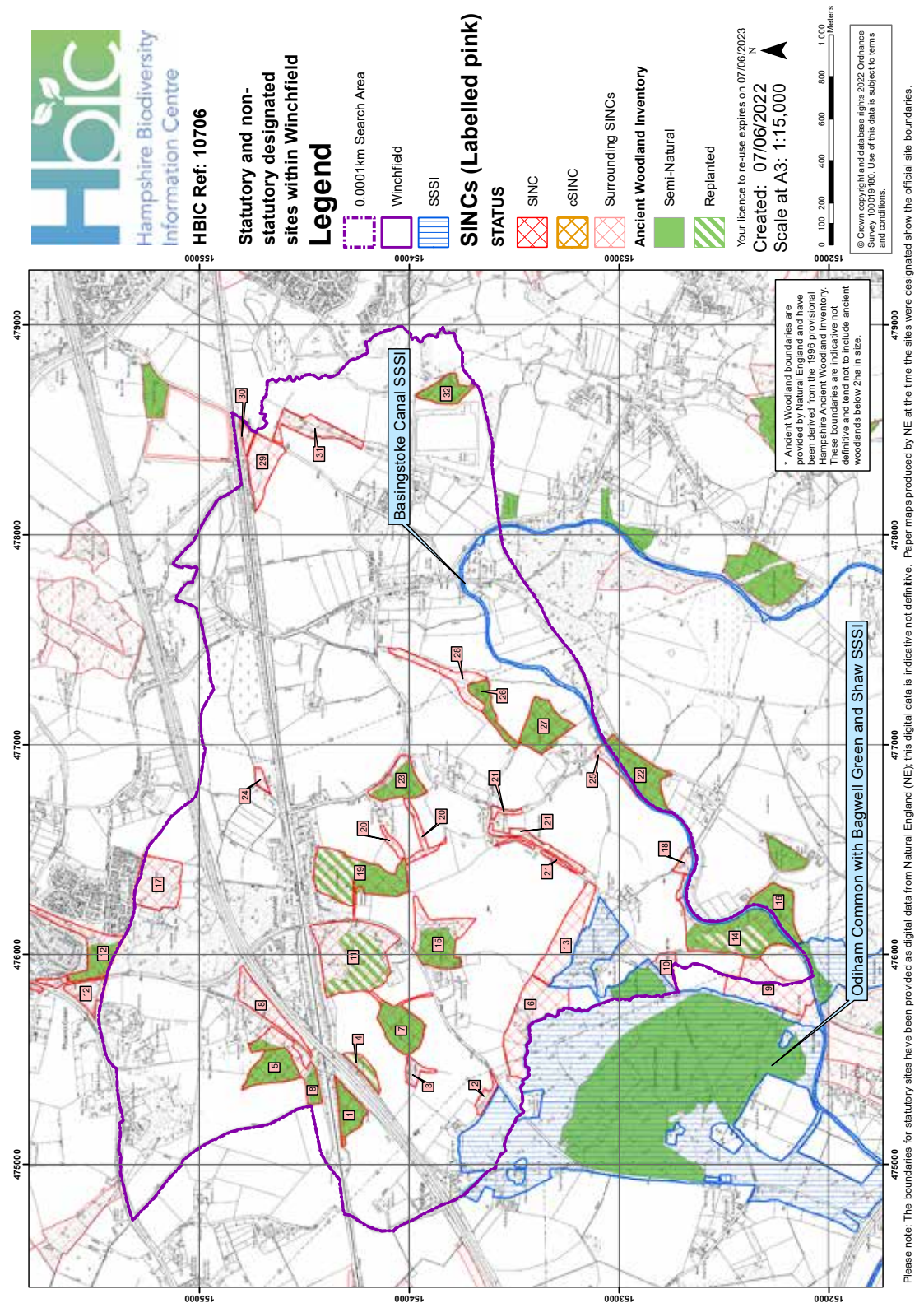
**5.5** On the south-western boundary Odiham Common, also SSSI, is a protected habitat and its ecosystems are carefully managed by coppicing, haloing and other specialist work to ensure the health and vitality of the wood pasture, meadow, and common land. Totalling 115 hectares (284 acres) in Hart this is one of the few examples of wood pasture outside the New Forest. It is a joint SSSI with the adjoining Bagwell Green and Shaw (old English for a thicket or small wood) which used to form part of Winchfield Common.



Kingfisher

11. See Appendix D for 'Flora and Haven for Biodiversity', 'Landscape Character, TPOs and SINCs' and 'Hampshire Biodiversity Information Centre (HBIC) Protected and Notable Species list'.

Figure 5.1: Statutory and non-statutory designated sites in Winchfield



See Tables 5.1 and 5.2 for details of sites



**Table 5.1: Details of Sites of Importance for Nature Conservation (SINCs)**

| Map label | Status | SINC Ref. | SINC Name                      | Grid Ref.  | Area (ha) |
|-----------|--------|-----------|--------------------------------|------------|-----------|
| 1         | SINC   | HA0076    | Beggars Corner                 | SU75305430 | 2.31      |
| 2         | SINC   | HA0283    | Wood adjacent to Bailey's Farm | SU75315364 | 0.68      |
| 3         | SINC   | HA0078    | Gravelly Copse, Winchfield     | SU75405398 | 0.87      |
| 4         | SINC   | HA0079    | Oldman's Copse                 | SU75455420 | 1.16      |
| 5         | SINC   | HA0083    | Shapley Heath Copse            | SU75505470 | 3.16      |
| 6         | SINC   | HA0282    | Winchfield Court Farm Marsh    | SU75705345 | 6.40      |
| 7         | SINC   | HA0086    | Bottom Copse, Winchfield       | SU75705400 | 3.98      |
| 8         | SINC   | HA0087    | Shapley Heath                  | SU75705460 | 6.17      |
| 9         | SINC   | HA0091    | Fields West of Lousey Moor     | SU75905240 | 6.55      |
| 10        | SINC   | HA0092    | Bagwell Shaw (South)           | SU75905276 | 1.11      |
| 11        | SINC   | HA0094    | Tossell Wood                   | SU76005430 | 10.97     |
| 12        | SINC   | HA0095    | Hartley Wintney Wooded Greens  | SU76005600 | 22.49     |
| 13        | SINC   | HA0281    | Winchfield Court Farm South    | SU76045326 | 4.85      |
| 14        | SINC   | HA0096    | Lousey Moor                    | SU76105250 | 7.92      |
| 15        | SINC   | HA0097    | Withy Bed Copse                | SU76105390 | 5.46      |
| 16        | SINC   | HA0100    | Piller's Copse                 | SU76255230 | 3.04      |
| 17        | SINC   | HA0280    | Mabs Copse                     | SU76305518 | 4.78      |
| 18        | SINC   | HA0106    | Lousey Moor North-East         | SU76405270 | 1.08      |
| 19        | SINC   | HA0107    | Furzy Moor                     | SU76405430 | 7.82      |

| Map label | Status | SINC Ref. | SINC Name                           | Grid Ref.  | Area (ha) |
|-----------|--------|-----------|-------------------------------------|------------|-----------|
| 20        | SINC   | HA0111    | Tudor Farm Shaws                    | SU76505393 | 1.67      |
| 21        | SINC   | HA0253    | Mousey Row                          | SU76535341 | 2.37      |
| 22        | SINC   | HA0119    | Yew Tree Copse                      | SU76805290 | 4.11      |
| 23        | SINC   | HA0120    | Blacklands Copse,<br>Winchfield     | SU76805400 | 3.22      |
| 24        | SINC   | HA0262    | Small Copse,<br>Winchfield          | SU76855470 | 0.46      |
| 25        | SINC   | HA0121    | Yew Tree<br>Copse North             | SU76905303 | 0.86      |
| 26        | SINC   | HA0125    | Round Copse<br>and Shaw             | SU77105360 | 1.75      |
| 27        | SINC   | HA0126    | Hellet's Copse                      | SU77205340 | 3.88      |
| 28        | SINC   | HA0284    | Winchfield Hurst<br>Grassland South | SU77325381 | 2.53      |
| 29        | SINC   | HA0285    | Pale Lane Marsh                     | SU78335469 | 3.31      |
| 30        | SINC   | HA0146    | Pale Lane Field                     | SU78455476 | 0.56      |
| 31        | SINC   | HA0147    | Hungerford Farm<br>Meadow & Copse   | SU78505450 | 2.84      |
| 32        | SINC   | HA0154    | Gunner's Copse                      | SU78705380 | 2.21      |

**Table 5.2: Sites of Special Scientific Interest (SSSIs)**

| Status | SSSI Name                                 |
|--------|---|
| SSSI   | Odiham Common with Bagwell Green and Shaw |
| SSSI   | Basingstoke Canal                         |



## The Basingstoke Canal

**5.6** This freshwater Canal is of national importance for aquatic plants and invertebrates. With its corridor of associated aquatic habitats and terrestrial flashes, conservation areas and SINCs it produces extremely diverse flora, including nationally scarce species. It supports a correspondingly rich range of fauna and wildlife.<sup>12</sup>

**5.7** The Basingstoke Canal Conservation Area is divided from West to East by Hart District Council. In 2009 nine Character Location Areas were defined each with key characteristics, views, and vistas and according to historical development, activity, and setting. The length from the Odiham Wharf to the Barley Mow Bridge (the Canal's most northerly point within the District) is designated as Character Location Area 3. Recent views and vistas are shown in the Winchfield Landscape Character Assessment and Winchfield's Key Views, LCA6 'Basingstoke Canal and Dogmersfield Edge'.<sup>13</sup>

**5.8** Hampshire is botanically the richest county in the British Isles. Approximately 30,000ha of woodland of ancient origin in Hampshire are home to some of the rarest and most important ancient woodland vascular plants and some of the richest and most diverse arable flora of any county in Britain. The county is outstanding for the range of nationally rare and threatened species. Per hectare the significantly high number of identified species found in our tiny (relative to the size of Hampshire) Parish of Winchfield which are classified as 'notable and protected' or 'nationally threatened and endangered' is astonishing.

**5.9** A total of 650 different wildflowers have been recorded here since 1970, the biodiversity of this Parish is extraordinary, particularly in ancient woodland, for an area so close to much denser urban development. It is remarkable that such a small area provides the diverse natural and semi natural habitats for so many threatened, vulnerable, rare, or scarce plants which need urgent and ongoing protection.

**5.10** Woodland cover is one of the prevailing and distinguishing characteristics of the Parish. It provides a framework to the landscape, enclosing open fields to create a mosaic of farmland and woodland across the Parish. In other places it flanks the rural lanes connecting overhead to create attractive tunnels of vegetation. Within this woodland framework is a high occurrence of Ancient Woodland and Sites of Importance for nature Conservation (SINCs). Of note is a sequence of small–medium sized Ancient Woodland blocks that extend in a north-west to south-east alignment through the centre of the Parish. This sequence is a highly valuable network for local wildlife. See Figure 5.2

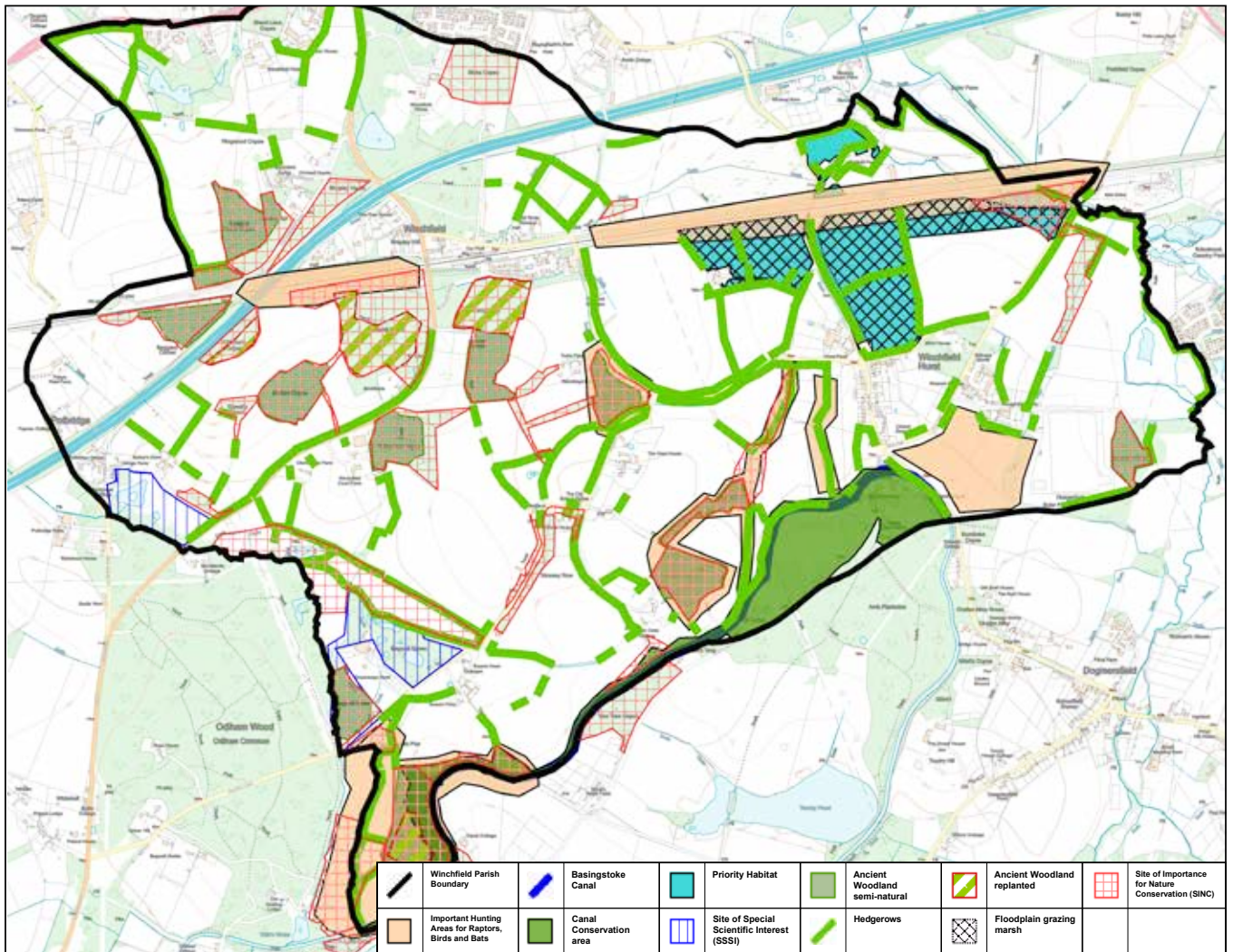
**5.11** Habitat loss and degradation are the most significant threats to our wild plants, for species that are, or were once common, as well as the botanical rarities. Recent reports show that the UK is becoming one of the most 'nature depleted' countries in Europe. The loss of national biodiversity has occurred at an ever-increasing rate since the Second World War. Natural habitats have been lost, fragmented, or declined in quality and an estimated 97% of wildlife meadows and 120,000 km of hedgerows have been destroyed.

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12. See Appendix D for Basingstoke Canal SSSI.

13. See Appendix A1, Landscape Character Assessment. Michelle Bolger, Expert Landscape Consultancy.

**Figure 5.2: Priority Wildlife Areas**



5.12 In 1905 records tell us that the Parish had 243ha of arable land, 228ha of permanent grassland and 64ha of woodland. More than 100 years later it is quite remarkable to find that we have approximately 61ha of ancient, semi-natural and replanted, woodland. Over the same time span there have been major changes in UK agriculture and a move towards ever larger fields which have altered rural landscapes considerably. It is evident from our Parish landscape that successive generations of Winchfield landowners, residents and their local councils have valued, conserved, and managed this land with skillful care. The benefits today

are that Winchfield landscapes have a rich diversity of trees, hedgerows and woods which provide the habitats, food, and safe routes to support wildlife.





Aerial view of The Hurst



Sprats Hatch Bridge bridleway to Bagwell Lane



View over farm gate at Swans Farm



## Parish Landscape

**5.13** The diverse rural landscapes within Winchfield have been assessed in an independent Landscape Character Assessment commissioned by the Parish Council. The document identifies and describes six landscape character areas (LCAs) within the Parish and includes a description of the unique combination of elements and features (characteristics) which make these areas, and the Parish overall, distinctive.

**5.14** Key characteristics have been identified for each Landscape Character Area within the Landscape Character Assessment. Key characteristics are those combinations of elements which help to give an area its distinctive sense of place. If these characteristics change, or are lost, there would be significant consequences for the current character of the landscape, and the overall sense of place within the Parish. The Landscape Character Assessment should be read in conjunction with the policy.

**5.15** In order to conserve the sense of place within Winchfield Parish, it is important that future development proposals respect the distinctive landscape character described having particular regard to the key characteristics identified. Policy NE1 sets out the Plan's approach to this important matter. The settlement boundaries referenced in the policy are shown in Figures 7.1, 7.2 and 7.3 of this Plan.'

## Overhead Lines

**5.16** Residents wish to maintain the rural landscape and, as has been done in other recent developments, require that new development should be designed with electricity and other infrastructure cables buried beneath the ground with no new poles or masts added to the rural

landscape. Within the parish, overhead power and telephone wires have a detrimental impact on the quality of the area. It is possible to get these placed beneath ground, and their removal where possible would improve the environment and character of the landscape.

### Policy NE1: Landscape Character

**Development proposals should respect the key characteristics of the landscape character areas identified and described in the Winchfield Landscape Character Assessment.**

**As appropriate to their scale, nature and location, proposals should:**

- a) respect and where practicable reinforce the key characteristics of the parish, having regard to the relevant landscape character area description;**
- b) be designed and sited to harmonise with the existing landscape;**
- c) where necessary provide landscape impact mitigation measures as part of the proposal;**
- d) be designed to be accommodated in the existing landscape without having an unacceptable impact, by reason of height, scale, materials, siting, and location;**
- e) avoid the physical and visual coalescence with the neighbouring settlements of Fleet, Hook, Hartley Wintney and Dogmersfield.**

**Proposals for new development or change in the use of land outside the defined settlement boundaries of Winchfield Court, Winchfield Hurst and Beauclerk Green should be accompanied by a Landscape and Visual Impact Appraisal that demonstrates how the proposal meets the criteria above.**

## Key Views

**5.17** A separate appraisal of views has been undertaken as part of the Neighbourhood Plan Landscape Character Assessment in order to identify and describe Key Views within Winchfield Parish. The Key Views document supports Policy NE2 and should be read in conjunction with the policy.<sup>14</sup>

**5.18** The landscape of Winchfield is relatively complex. Development is infrequent and dispersed in clusters across the Parish and there is no clear 'village centre'. A high coverage of woodland combined with a gentle topography means that views are often localised, and focused. There are few long-distance views. The dispersal of distinctive buildings, and high coverage of woodland has led to a larger number of Key Views being identified than might otherwise be the case in a less wooded Parish.

**5.19** The descriptions of the Key Views include notes on features that might detract from the views and the possible risks to them. The current detractors include the M3, the railway and the high voltage lines. Risks generally concern changes that might impact the character and amenity of the view, such as the expansion of development surrounding an existing residential cluster. Although not referenced in relation to any specific views, a general risk to visual amenity within the Parish is the ambition by Hart District Council for a new settlement.

**5.20** Landscapes inevitably change over time, but the quality and appropriateness of outcomes can vary. It is not intended to prescribe how landscape change occurs, but it is recommended that the management of change respects the landscape qualities and views that have been identified. Examples

of how the landscape might be managed in relation to the conservation of Key Views include, where relevant, continued management of foreground vegetation so that views can continue to be enjoyed (e.g., where views have been identified looking over/above a hedgerow) and continuing not to mow grassy verges alongside rural lanes, where these contribute to the character and quality of views.

**5.21** In total, the appraisal identifies 26 Key Views which is a product of the diverse landscape within the parish. It also describes the experience and appreciation of Winchfield's landscape qualities at each of the locations. Each view is fully described in the Key Views document however Figure 5.4 summarises the landscape qualities of each viewpoint as illustrated by Figure 5.3.

### Policy NE2: Protection of Key Views

**The Plan identifies a series of key views in Figures 5.3 and 5.4. Development proposals should safeguard and respond positively to the key views.**

**Development proposals which would affect the key views should be accompanied by a Landscape and Visual Impact Appraisal that demonstrates how the proposal will respect and, where practicable, reinforce the view(s) concerned.**

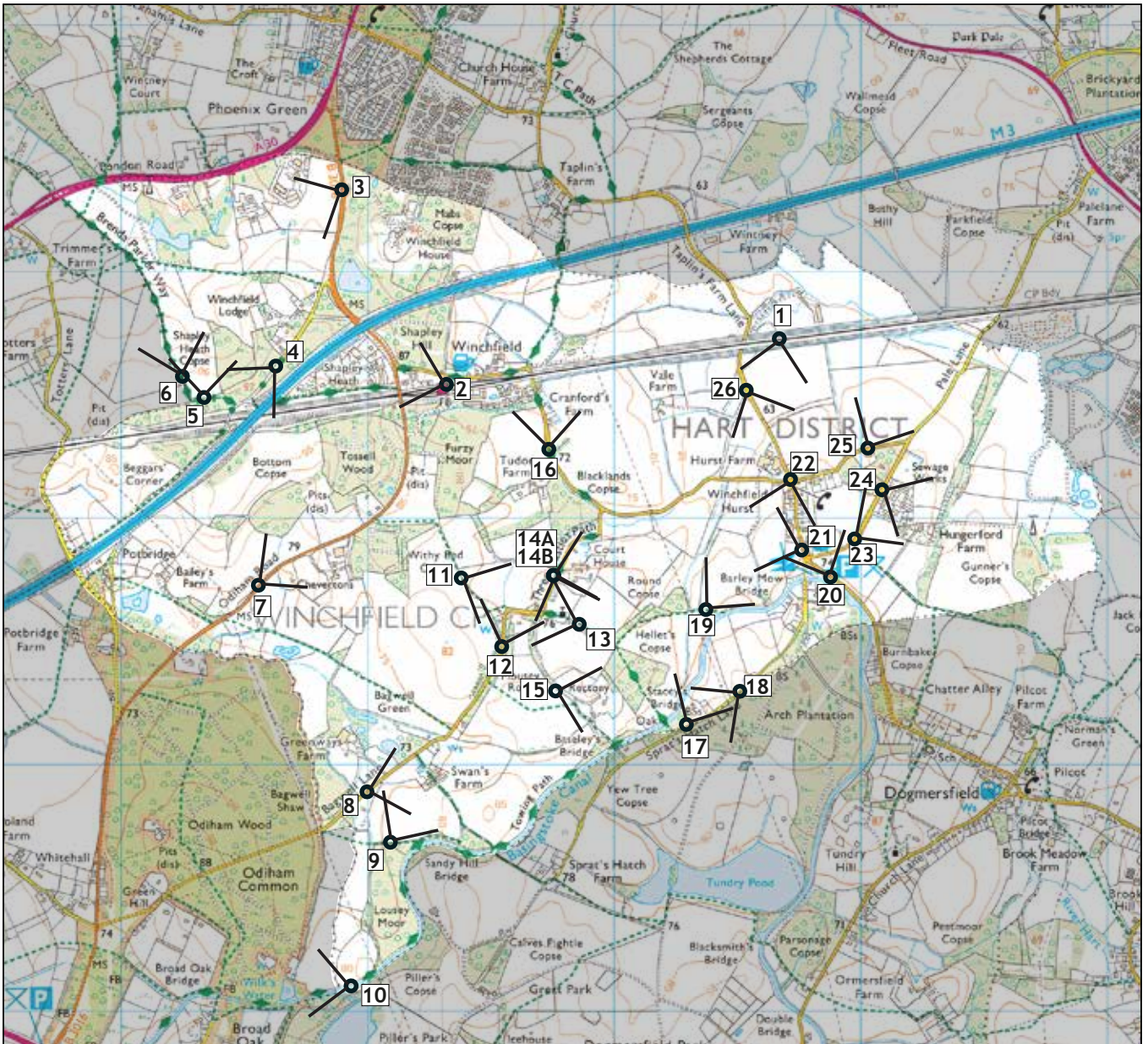
**Development proposals which would have an unacceptable impact on the characteristics of identified key views will not be supported.**

<sup>14</sup> See Appendix A2, Winchfield's Key Views, Michele Bolger Expert Landscape Consultancy.



**Figure 5.3: Key Views in Winchfield**

See Figure 5.4 overleaf for description of views.

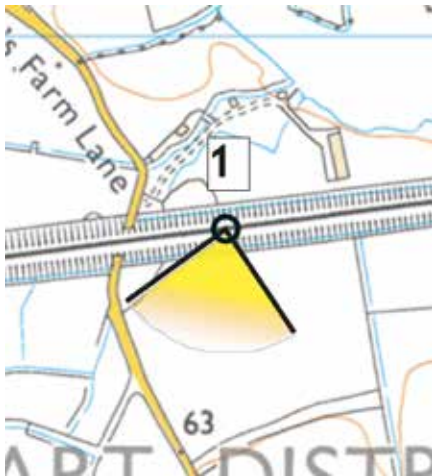




**Figure 5.4: Landscape Qualities in Key Views and Locations**

| Summary of Landscape Qualities  | Key View |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
|---|----------|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|
|   | 1        | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| Infrequent and dispersed residential clusters small in scale, well defined and characterised by a rural setting.  |          |   |   |   |   |   |   |   |   |    | ●  |    |    | ●  |    | ●  |    |    | ●  | ●  |    | ●  |    | ●  |    |    |
| Sense of being within an extensive area of rural countryside.   | ●        |   | ● |   | ● | ● |   | ● | ● | ●  | ●  |    | ●  |    | ●  |    | ●  | ●  | ●  |    | ●  |    | ●  |    | ●  | ●  |
| A mosaic of farmland and woodland, with Ancient Woodland and assarted character.  | ●        |   |   |   | ● |   | ● | ● | ● | ●  | ●  |    | ●  |    | ●  |    |    |    | ●  | ●  | ●  |    | ●  |    | ●  |    |
| Localised concentrations of woodland – strongly wooded and rural character  | ●        | ● | ● | ● | ● |   | ● |   |   | ●  |    | ●  |    |    | ●  | ●  | ●  | ●  | ●  |    | ●  |    |    |    | ●  |    |
| Network of attractive rural lanes flanked by unmown grassy verges, hedgerows and trees –with ‘tunnels’ of foliage overhead.                                       |          |   |   |   |   |   |   | ● |   |    |    | ●  |    | ●  |    | ●  | ●  | ●  |    | ●  |    |    | ●  | ●  | ●  | ●  |
| Locally distinctive areas of heathland.   |          |   |   | ● |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Locally distinctive areas of water meadow and riparian vegetation.  |          |   |   |   |   |   |   |   |   | ●  |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |
| Historic landscape pattern of ancient woodlands and hedgerows intermixed with clustered farms, historic buildings, and interconnecting rural lanes and footpaths. |          |   | ● |   | ● | ● |   | ● | ● | ●  | ●  | ●  | ●  | ●  | ●  |    | ●  | ●  | ●  |    | ●  |    | ●  | ●  |    | ●  |
| Strong sense of history derived from heritage assets such as Grade I Norman St Mary’s Church.   |          |   | ● |   |   |   |   | ● | ● | ●  | ●  |    | ●  | ●  | ●  |    | ●  |    |    |    |    |    |    | ●  |    |    |
| Dispersed farms that have retained a rural setting and a strong association with the countryside.   | ●        |   |   |   |   |   |   | ● | ● |    |    |    |    |    |    |    |    |    | ●  |    |    |    |    |    |    | ●  |
| Attractive buildings constructed in the vernacular style of mid red brick & distinctive style at Winchfield Court.  |          | ● |   | ● |   |   |   | ● | ● | ●  | ●  |    |    |    |    | ●  |    |    |    |    |    | ●  |    | ●  |    |    |
| Distinctive areas of former parkland and remnant estate buildings.  |          | ● | ● |   | ● | ● |   |   |   | ●  |    |    |    |    |    |    | ●  | ●  |    |    |    |    |    |    |    |    |
| The Basingstoke Canal Conservation Area.  |          |   |   |   |   |   |   |   |   | ●  |    |    |    |    |    |    |    | ●  | ●  |    |    |    |    |    |    |    |
| A network of public rights of way which includes promoted routes of Three Castles Path, the Brenda Parker Way, and King Alfred’s Way.                             |          |   |   | ● | ● | ● |   |   | ● | ●  | ●  | ●  | ●  | ●  | ●  |    | ●  | ●  | ●  |    |    |    |    |    |    |    |

1: Train between Fleet and Winchfield



2: Winchfield Station



3: B3016



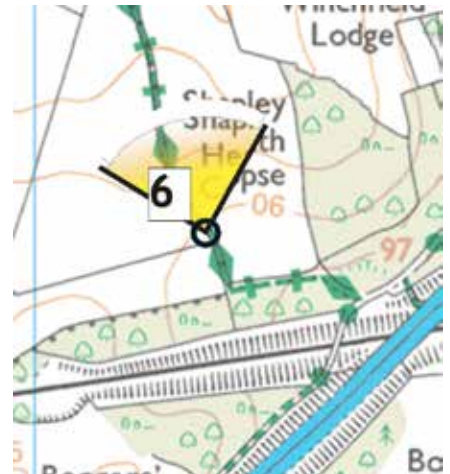
4: Old Potbridge Road



5: West of Shapley Heath Copse



6: Brenda Parker Way



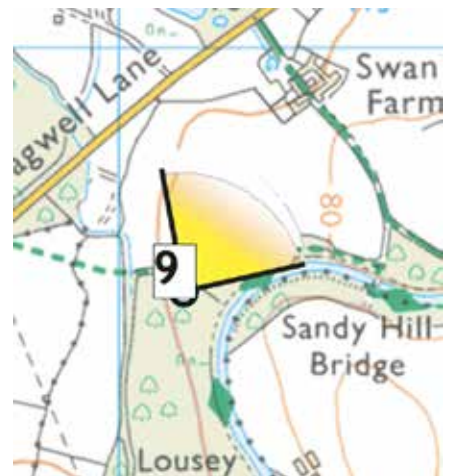
7: B3016



8: Bagwell Lane



9: South of Swan's Farm





10: Basingstoke Canal Towpath



11: Footpath near St Mary's Church



12: Bagwell Lane



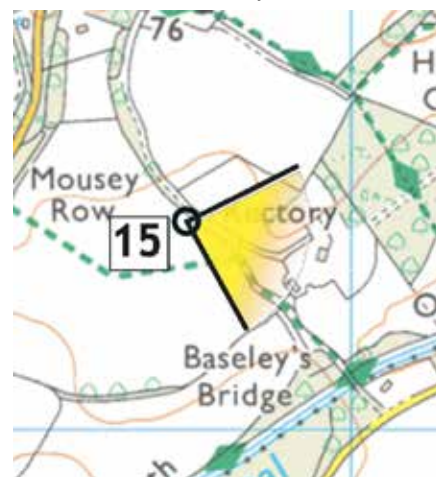
13: Footpath east of St Mary's Church



14A & 14B: Bagwell Lane



15: West of the Old Rectory



16: Station Road



17: Sprats Hatch Lane



18: Sprats Hatch





19: Footpath South West of Winchfield Hurst



20: Chatter Alley



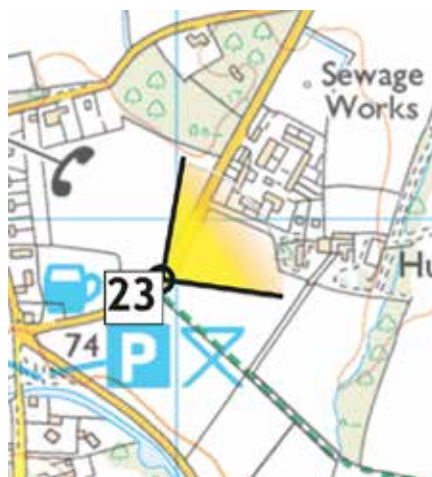
21: Southern End of Winchfield Hurst



22: Winchfield Hurst from the North



23: Pale Lane



24: Entrance into Winchfield Court



25: Lane East of Winchfield Hurst



26: Taplins Farm Lane



## Coalescence with Neighbouring Parishes

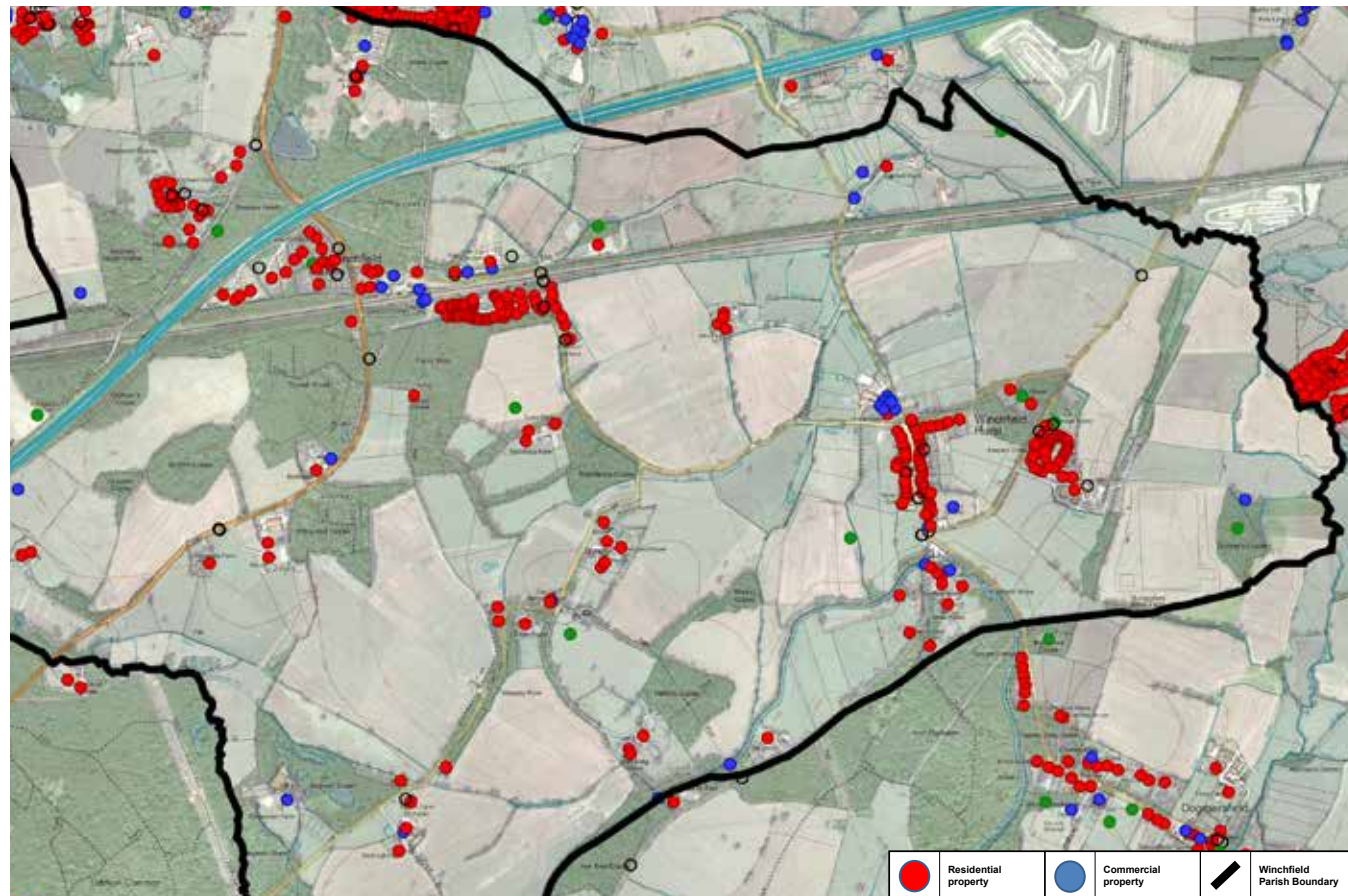
5.22 Winchfield is right at the centre of Hart District. Except for a short section on the A30, the Parish boundary is entirely green comprising farmland, fields, hedgerows, and ancient woodland. The natural gaps that exist between existing areas of settlement in the Parish with Fleet, Hook, Hartley Wintney and Dogmersfield currently prevent coalescence between Winchfield and its neighbours.

5.23 Within the parish the presence of small, distinct areas of houses and other buildings which are separated by the natural landscape is a defining characteristic of the 'dispersed settlement pattern' of Winchfield. These are referred to as 'hamlets' or 'clusters' in this Plan and accompanying

documents. The Landscape Character Assessment identifies the significance of the space between them, and it is essential that such natural features are maintained.

5.24 This Neighbourhood Plan therefore underscores the importance of Policy NBE2: Landscape in the adopted Local Plan which requires that development proposals respect and wherever possible enhance the special characteristics, value or visual amenity of the District's landscapes. Criterion (e) to the policy makes it clear that development proposals should *"... not lead to the physical or visual coalescence of settlements, or damage their separate identity, either individually or cumulatively with other existing or proposed development."* The supporting text to this policy makes it clear that development that would result in a perception of settlements coalescing, or which would otherwise damage their separate identity, will be resisted.

**Figure 5.5: The Dispersed Settlement Pattern**





5.25 In view of the dispersed settlement pattern in Winchfield this Neighbourhood Plan fully supports the provisions of Local Plan Policy NBE2 and the accompanying text to guide development proposals. See Figure 5.5.

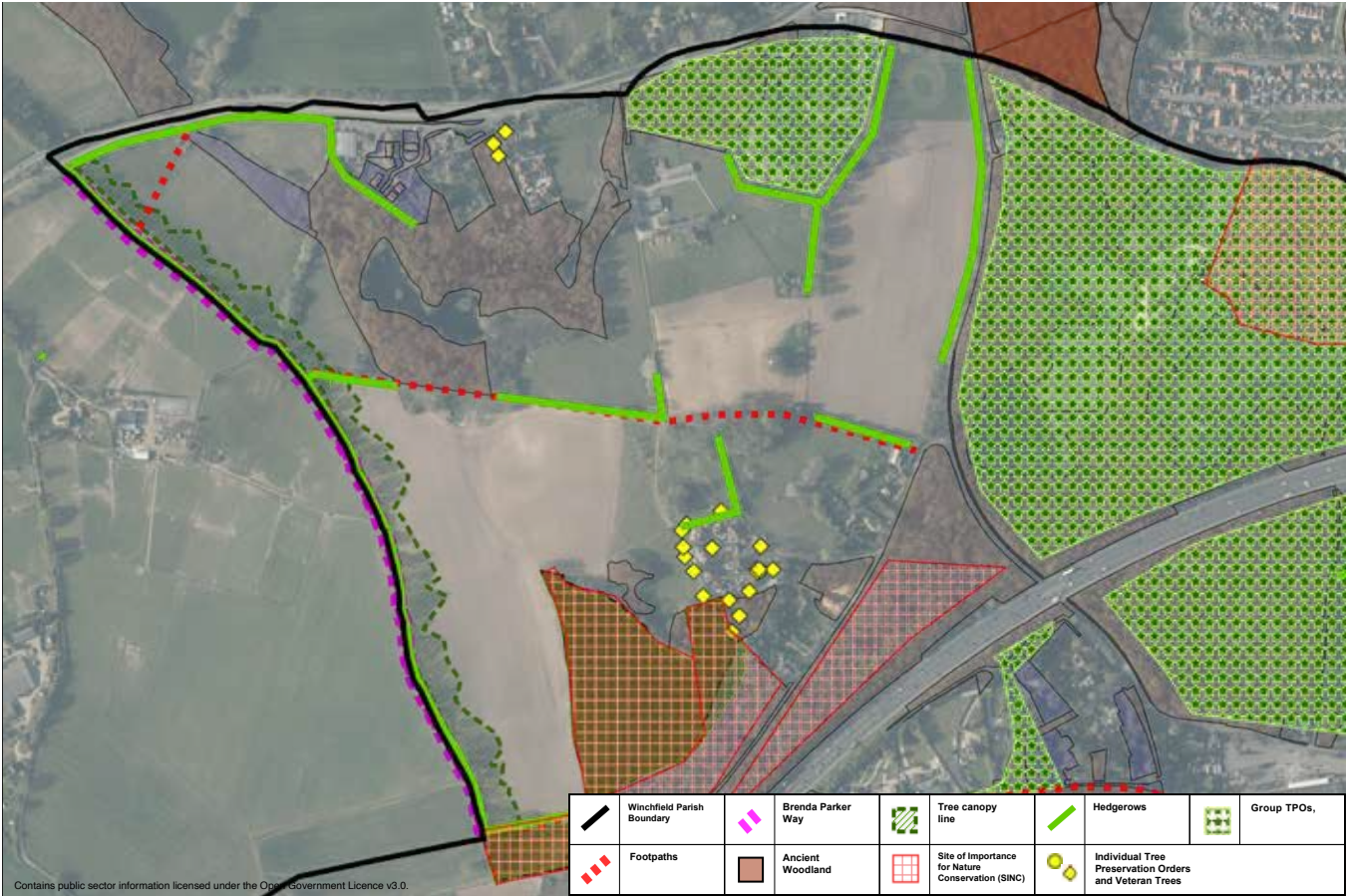
### Brenda Parker Way

5.26 To the north west of the parish is a ‘green lane’, an ancient sunken footpath on the Winchfield / Hook Parish boundary. This path, a section of the Brenda Parker Way which is a part of the National Footpath Network has, for some years been a BOAT (Byway Open to All Traffic). The permitted use of wheeled vehicles has caused considerable damage to the path and the flora on either side. As the most historic path in the Parish there is significant evidence of rare and notable

species of flora and the overhead canopy provided by the ancient trees is a vital wildlife corridor. Application is being made for this path to be classified as a Site of Interest for Nature Conservation (SINC) and to reclassify the BOAT as a bridleway thereby restricting other uses which may cause further damage to this historic route.

5.27 A world first project is currently underway mapping sunken lanes to analyse and understand their cultural value; the initial findings will be published by Natural England in 2023. This path is, in places, up to five metres wide although at times so sunken that adjacent fields are difficult to see. Land to the west is fenced and land to the east is newly fenced in part. The fence line runs behind the ancient trees that line this path which provides an important wildlife link between woodland habitats.

Figure 5.6: Brenda Parker Way









The overhead canopy creates a strong sense of enclosure contributing to the paths ancient look and feel which is distinctive in the parish. Should development proposals come forward on land adjoining the Brenda Parker Way during the Plan period, the safeguarding of the trees, their root structure and the canopies should be addressed in detailed proposals and/or masterplans

**5.28** To provide further protection to this important path Winchfield Parish Council is working with Hook Parish Council to safeguard the historical and biodiverse importance of the path and its setting which is defined as a landscape corridor in the Winchfield Landscape Character Assessment (April 2022) and in The Brenda Parker Way Landscape Report (September 2022). For the avoidance of doubt this Plan does not make any formal designations within the Parish of Hook.<sup>15</sup>

### Policy NE3: Brenda Parker Way

**The Brenda Parker Way is shown on Figure 5.6. It is an ancient sunken path.**

**Development proposals should safeguard the Brenda Parker Way and its associated tree canopy.**



[Left]  
Examples of the  
flora and fauna  
species found  
in the parish  
of Winchfield

15. See Appendix D for 'Brenda Parker Way Landscape Report'

## Flora and Fauna

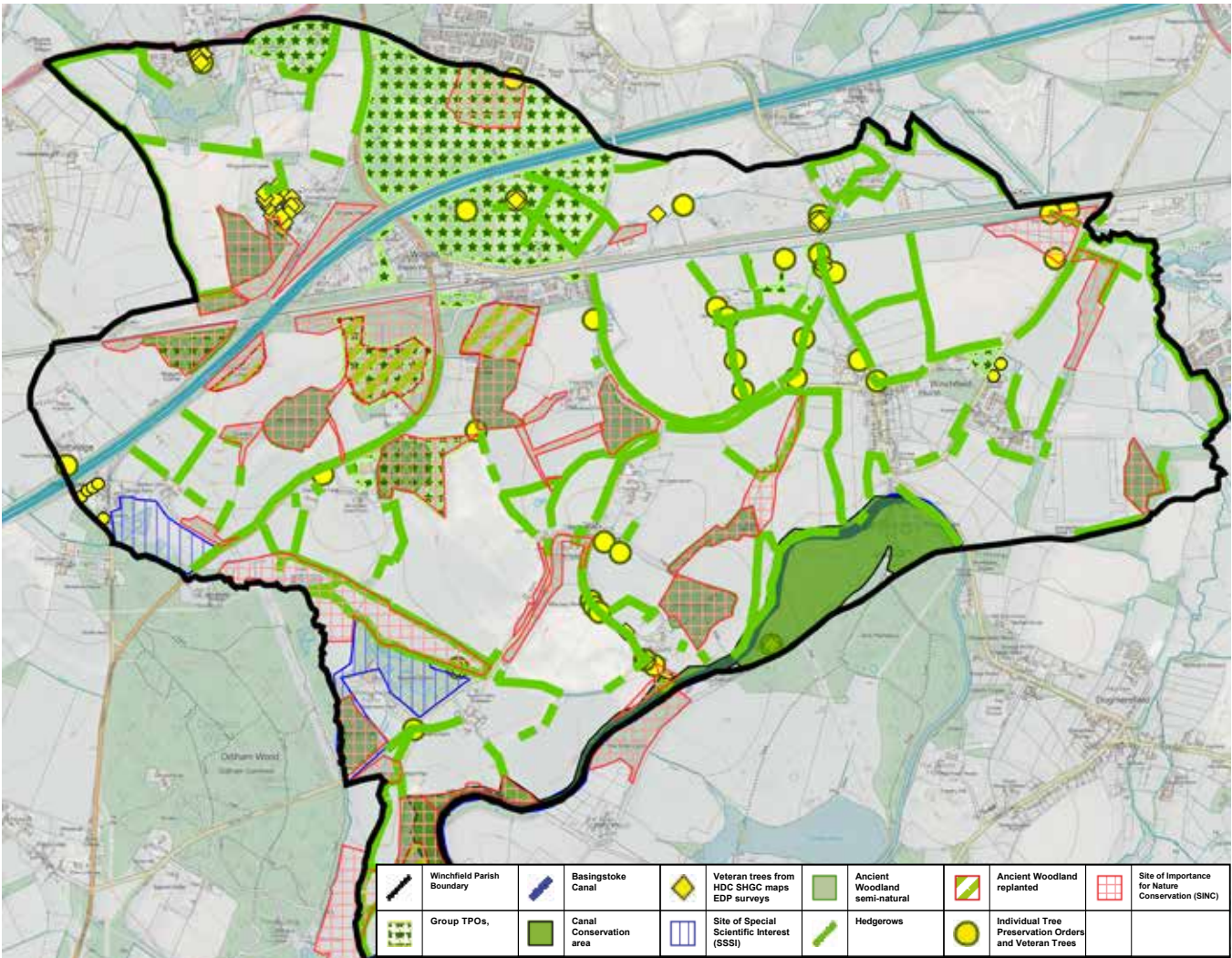
**5.29** Most of the Parish is characterised as Medium Irregular Assarts—land converted from woodland. Ancient woodlands, which have disappeared from so much of England, punctuate the mosaic of fields and include several areas which offer abundant seasonal wildflowers.

**5.30** Flora and fauna will be enhanced by the planting of new native trees and hedgerows to provide shelter, food, nesting sites and safe passage for birds and small mammals. Where possible these will create continuous wildlife corridors across the Parish. Additionally, landowners will be encouraged to leave undisturbed areas of old standing and fallen wood in both ancient and replanted woodlands. Such areas are vital environments for nest sites and food sources. All new planting will, over time, enhance the key views which residents particularly value.

**5.31** The extensive open watercourse network within the Parish coupled with roadside verges and banks plays a critical part in controlling flooding in Winchfield. They also provide flora and fauna habitat and are pleasing to the eye on a seasonal basis. The ditches behind the verges on some lanes are kept clear by landowners and help significantly with run off from the fields. Hedge flailing and verge cutting is done annually in autumn to cause the least disruption to wildlife nesting and hibernating. Wherever possible the Parish aims to reduce the impact of traffic on our narrow country lanes to preserve verges and banks.



Figure 5.7: Trees, TPOs, Woodland and Hedgerows



5.32 To the north and south of the high embankment of the railway line is an extensive area of neutral grassland, rough pasture, meadow, scrubland and, in times of heavy rainfall, a floodplain grazing area. The railway corridor is an important biodiversity asset; the steep embankments of the railway are covered with a jungle of brambles, shrubs, herbaceous plants and small trees. The area is rich in invertebrates, small mammals and nesting birds, and the embankments provide a broad wildlife corridor across the northern part of the parish. This undisturbed area is vital habitat for owls, raptors, bats, small mammals and other wildlife to nest, breed, and forage for food.

5.33 It is important that future actions ensure sensitive management of our environment to encourage native flora and fauna. The protection of ancient woodland, open countryside, hedgerows, copses and other wildlife habitats which together form the distinctive landscape of Winchfield is essential whilst encouraging carefully controlled development to meet the housing needs of the village.

Trees, Woodlands and Hedgerows

5.34 Trees and hedgerows perform a number of important roles in supporting biodiversity, providing attractive shade/shelter and generally improving health and amenity.

**5.35** The National Association of Local Councils (NALC) in partnership with the Woodland Trust, the National Union of Students (NUS) and the Tree Council has produced a 'Tree Charter'. The Charter now enjoys the support of more than 70 other organisations and the NALC believe that town and parish councils have a key role in protecting trees and woodlands by embodying the principles in helping people to understand and appreciate the value of trees in their neighbourhood. The flexibility of Neighbourhood Planning, NALC believes, provides an ideal opportunity for councils to enact the Tree Charter. To do so effectively, an essential pre-requisite is that councils understand the tree cover within their jurisdiction.<sup>16</sup>

**5.36** Winchfield Parish Council is participating and is now a 'Charter Branch' committed to delivering the Tree Charter to our community. Other national incentives are also supported to plant new native trees, hedgerows, and wildflowers to provide support for wildlife. In 2022 'Free Trees', funded by the Parish Council were offered to all homes and enthusiastic residents supported this initiative. In the first tranche of applications 96 applicants requested 230 trees and over 2,000 hedge saplings. This represents one third of the households in the Parish.

**5.37** The first Tree Preservation Order (TPO) in Hart District was made in 1949. In Winchfield today there are 99 individual trees protected and 11 'wooded areas' of group TPOs. The Parish Council is keen to ensure that additional TPO's are made where individual trees or woodland are threatened by development. Additionally, where development is likely within the vicinity of ancient woodland it is

essential that 'standoff' distances are established in consultation with nature conservation bodies and implemented via the planning application process.

### **Policy NE4: Trees, Woodlands and Hedgerows**

**Development proposals which would result in the loss of or damage to ancient woodland and ancient or veteran trees will not be supported other than in exceptional circumstances. The loss of or damage to other areas of woodland, trees and hedgerows will not be supported.**

**Proposals which impact on trees and hedgerows should provide for their retention and be accompanied by a survey that establishes the health and longevity of any affected trees and hedgerows.**

**As appropriate to their scale, nature and location, development proposals should include new tree and hedgerow planting using locally native species.**

**5.38** In recognition of the rural landscape the District Council will be requested to make Tree Preservation Orders where the removal of trees and woodlands would be detrimental to the character of the surrounding area.



Little Owl

<sup>16</sup>. See Appendix D for 'Winchfield Trees and the Tree Charter' and 'Landscape Character, TPO's and SINCS'.



## Biodiversity

**5.39** Hampshire Biodiversity Information Centre (HBIC) has provided information about habitats in Hart which require active conservation measures. In addition to its in-house data sets relating to biodiversity, HBIC also has copies of the listings supplied by 15 specialist partner organisations. There are 20 species recorded in the Parish considered as 'sensitive' by the relevant specialist groups and prescriptive locations of those sites are not routinely disclosed. Six species of birds, 12 species of bats, the otter, and the badger have this special classification. In addition to the 'sensitive' list there is a further list "notable and protected" with more than two hundred named species of flora and fauna found in Winchfield.<sup>17</sup>



Kestrel



Red Kite on nest

<sup>17</sup>. See appendix D for 'The HBIC Flora and Fauna, Protected and Notable list'.

## Ornithology and Falconry

**5.40** Winchfield offers many opportunities for ornithologists and a list of more than 100 birds which might be seen here indicates how the biodiversity of Winchfield supports such a variety of resident and visiting birds.<sup>18</sup>

**5.41** Winchfield is rich in wildlife that thrives in its variety of habitats; wetlands and field edges support vertebrates, small mammals, and insects that in turn support a huge variety of birds, many of which are protected species. Winchfield is also under the flight path for many breeds of waterfowl, geese and ducks which visit the wildlife haven of Tundry Pond which lies close to our southern boundary, Winchfield House lake and the Winchfield fishing ponds within our parish boundary.

**5.42** The fields where the hedges are long established and of good quality are particularly important for birds and small mammals. In the copses and wooded areas away from the intrusion of noise from the M3 Common Buzzards, Tawny Owls, Little Owls and Short-eared Owls can be seen. Around Lousey Moor and across the meadows offers sightings of Barn Owls, Little Owls, Tawny Owls, Common Buzzards and Kestrels. The distinct call of the Short-eared Owl is a common sound in the early evening. Pipistrelle Bats are often seen at twilight particularly near Round Copse, Hellet's Copse and the Arch Plantation.

**5.43** Regular visitors to the area each summer include Hobbies and Merlins as they migrate. The area south of the railway line all the way from Cranford's Farm to Pale Lane and beyond towards the Edenbrook Estate is a vitally important water meadow,

<sup>18</sup>. See Appendix D for 'The Hampshire Ornithology list' and 'Bats and their Habitats'.

very busy with Barn Owls, Water Birds, and Hares (which are also seen near Round Copse). Barn Owls are of concern as their numbers are in serious decline.

**5.44** It is quite remarkable that the biodiversity within the Parish which in some way or another is considered by experts to be 'special' has been catalogued over recent decades by at least 4,000 formal records devoted to at least 1,000 species. These data sets deliberately exclude, for example, 'common' species of birds, farm and companion animals, reptiles and amphibians, rodents and countless insects, beetles, spiders and so on. HBIC has provided documentation which details how many amphibians and reptiles are present in Winchfield including, 96 species of birds, 54 species of flowering plants, 84 butterflies and moths, four species of dragonflies and 12 species of bats which are listed as 'notable and protected'; some of these are rare and some endangered.



**Pipistrelle Bat**

**5.45** That so many different species of bats have been recorded in Winchfield is very encouraging. Hampshire Bat Group and the Bat Conservation Trust request all bat sightings be recorded to help provide appropriate protection for them. Bats face many threats, including from loss of habitat, loss of roost sites, light pollution and decline in the abundance of nocturnal insects. Foraging areas and commuting

routes, such as the woodlands and undisturbed open rough grassland areas of Winchfield, are particularly important for their survival; one tiny pipistrelle bat can eat up to 3,000 insects a night.

## **Dark Skies**

**5.46** There are very few streetlights in Winchfield and those that exist are near the station and in Beauclerk Green. The night sky is therefore largely free from light pollution. Light pollution is a generic term referring to artificial light which shines where it is neither wanted nor needed. In broad terms, there are three types of light pollution:

- skyglow – the pink or orange glow we see for miles around towns and cities,
- glare – the uncomfortable brightness of a light source
- light intrusion – light spilling beyond the boundary of the property on which a light is located, sometimes shining through windows and curtains

**5.47** CPRE, the Campaign to Protect Rural England has, using data based on satellite maps from 2016, provided interactive maps which allow us to see that Winchfield, right in the centre of Hart, is largely a dark area until you move to the north west of the Parish where the station, the M3 and our more urban neighbours increase the levels of light pollution.

**5.48** There is increasing awareness of the impact that light pollution can have on wildlife, by interrupting natural rhythms including migration, reproduction and feeding patterns. Not only is light shining upwards where it isn't needed and affecting the behaviour of wildlife it is wasting energy and money; lights can account for between 15-30% of a council's carbon emissions.



Most residents are aware that setting minimum 'on' times to their security lights significantly contributes to Winchfield's dark skies and benefits wildlife activity, particularly the bats and owls which are regularly seen and heard in the Parish.

**5.49** The Parish Council is therefore keen to ensure that development proposals involving the provision of outdoor lighting contain the minimum necessary for security and safety reasons with light spillage and glare being minimised by the use of suitable cowls or other deflectors, particularly where the development is in the countryside or on a settlement edge.<sup>19</sup>

## Policy NE5: Dark Skies

**To maintain Winchfield's Dark Skies all proposals involving the installation of outdoor lighting should:**

- a) provide the minimum level necessary for the secure and safe operation of the development;**
- b) minimize light spillage and glare (especially where the development is in the countryside or on the edge of a settlement); and**
- c) not have an unacceptable impact upon highway safety, landscape character, biodiversity, or designated heritage assets.**

**As appropriate to their scale, nature and location, development proposals involving the installation of outdoor lighting should be accompanied by a lighting assessment which specifies the way in which the criteria above have been applied.**

## Biodiversity Action Plans

**5.50** In the last thirty years there have been many conventions, international, national, and within-country pledges to halt the decline in biodiversity globally, regionally, and locally. Our intention is "To conserve biodiversity in Winchfield for all those who live in and visit the Parish"—and to include not just the rare and endangered species but also the security of the biodiversity within our everyday travelling and working environments e.g. the network of village lanes, roadside hedgerows, ditches and verges.

**5.51** The rural nature of Winchfield is greatly valued and residents overwhelmingly support objectives which promote and sustain the rich biodiversity of the Parish. Conservation and management of the natural environment is important to those living in the village and they wish to support initiatives which will sensitively manage the farming landscapes and ecosystems.

**5.52** Awareness of our biodiversity heritage will underpin and inform decision-making on the future development of Winchfield. In keeping with National and County objectives we have ambitions to:

- Raise local awareness of the need for biodiversity conservation,
- Investigate opportunities for habitat enhancement and restoration,
- Monitor targets for species and habitats,
- Identify those targets which are most appropriate locally and reflect the values of residents,

<sup>19</sup> Guidance on how this can be achieved is provided in Guidance Note 1 for the reduction of obtrusive light (2021), Institute of Lighting Professionals.

- Continue to support and develop partnerships with local groups and Councils—action on biodiversity must be built on consensus,
- Seek financial and human resources sufficient to implement our objectives, and
- Refine those objectives and expectations over the duration of the Plan.

**5.53** These ambitions will be addressed during the life of this plan as community aspirations. See Section 9.

**5.54** Hart district has an overall population density of 4.6 persons per hectare (2021 census) whereas Winchfield is just 0.9 persons per hectare. The very low density and therefore the lack of human intervention is reflected in the abundance of flora and fauna in our Parish; it is a very rare and special environment.

**5.55** Winchfield is in complete harmony with the District Council's biodiversity planning goal: *"to continue protecting habitats and species within the District and to enhance existing areas for wildlife through development mitigation, positive management of designated sites and by working with local groups to deliver enhancement projects"*.

**5.56** The NPPF provides planning policy on conserving and enhancing the natural environment. The Hart Local Plan 2020 also contains relevant policies: NBE2—Landscape, NBE 3—Thames Basin Heaths Special Protection Area and NBE 4—Biodiversity, which provide more specific local requirements. The Neighbourhood Plan policies add detail to those national and local policies to safeguard the Natural Environment.

## Policy NE6: Biodiversity Protection and Enhancement

Development proposals should retain, and where possible reinforce the value of existing watercourses, wetlands, ponds, copses, woodlands, mature native trees, hedgerows, and roadside verges. The loss of, or material harm to, key features that are biodiverse, such as the Basingstoke Canal, and other natural features will not be supported if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or compensated for.

All development proposals should provide a measurable net gain of 10% (minimum)<sup>20</sup> in biodiversity through, for example,

- a) the creation of new natural habitats including ponds,
- b) the planting of additional native trees and hedgerows (reflecting the character of Winchfield's traditional hedgerows), and
- c) restoring and repairing fragmented biodiversity networks through, for example, additional planting and habitat creation.

20. Under the Environment Act 2021 all planning permissions granted in England (with a few exemptions) have to deliver at least 10% biodiversity net gain measured using Defra's biodiversity metric





Hungerford Solar Farm

## Green Infrastructure

**5.57** Winchfield, as a rural village at the very centre of Hart, is a critical and key player in the District Council's ambition to promote and support Green Infrastructure across the District. Green Infrastructure is defined by DCLG<sup>21</sup> as *"A network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure is not simply an alternative description for conventional open space. As a network it includes parks, open spaces, playing fields, woodlands, but also street trees, allotments, public rights of way and private gardens. It can also include streams, canals and other water bodies and features such as green roofs and walls"*.

**5.58** Green Infrastructure projects in Winchfield will be Community Actions and investigation into possible projects will be promoted after the Neighbourhood Plan has been adopted. These will seek to implement initiatives that reflect the policies of the Plan. In understanding the scope for these projects, consideration will be given to how these will improve accessibility, enhance biodiversity, and provide health and well-being benefits.

## Carbon Sequestration and Storage

**5.59** Winchfield undoubtedly makes important contributions to the Hart Action Plan as the "green-lung" of the District. The rural natural and semi-natural heritage of the Parish provides invaluable health benefits and recreational opportunities for both residents and countless visitors from neighbouring communities and far beyond. These same natural features also make a very significant contribution to the capture and storage of carbon within the Hart District. The Parish trees, and especially those older veteran and ancient ones which have grown for several decades under changing climatic influences, have magnificent green canopies which absorb CO<sub>2</sub> and convert the carbon into biomass. The carbon captured by canopy photosynthesis in native species such as oak, beech and horse chestnut can then be locked-up for centuries throughout the entire ecosystem in the form of living and dead wood and leaves, roots, surrounding vegetation and in soil, organic matter or peat.

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21. Department for Communities and Local Government (DCLG) National Planning Practice Guidance for the Natural Environment'



**5.60** Trees not only combat climate change as their leaves absorb CO<sub>2</sub> and convert the carbon into biomass, they also help to prevent flooding, mitigate atmospheric pollution, reduce air and soil temperatures and help maintain the status and recycling of nutrients in soil. However, just 13% of the UK's land area is under tree cover compared with an EU average of 37%. Not only are more trees needed nationally and regionally but also those we have in Hart require ongoing protection. District-wide and parochial initiatives, as described previously in this section, involve the planting of new trees and hedgerows as well as work to maintain the well-being of mature trees and ancient woodlands. These efforts will be encouraged and are enthusiastically supported in Winchfield.

**5.61** In the early 1960s models developed by experts to estimate carbon storage per hectare by UK woodlands provided powerful evidence that the mixed species, deciduous native trees are significant contributors to "carbon banks". Furthermore, calculations based on other independent estimates of the CO<sub>2</sub> emissions footprint for the Parish indicate that the annual CO<sub>2</sub> sequestration rates by those same trees make an important contribution to the capture of carbon emissions year-on-year.

**5.62** In December 2022, scientific collaborators across Europe published data which confirm that the carbon storage by older trees in deciduous UK mixed-species woodlands such as we have in Winchfield has been drastically underestimated and that the amounts of carbon trapped into biomass are in fact almost double the values originally predicted. The conviction expressed by those scientists is that *"the carbon sink capacity in large, older mature trees is almost incalculable...those trees are incredibly important and their role is very difficult to replace by simply planting more trees"*

**5.63** With a joint focus on the wellbeing of our heritage of veteran and ancient trees alongside the plantings of new trees and mixed native species hedgerows, Winchfield will continue to make important perennial contributions to the ambitions of Hart to combat climate change and to become a carbon-neutral District by 2040.



**5.64** Carbon storage per hectare can be calculated; Winchfield is not only a potential sink for its own entire carbon output, but the native broadleaf woodlands alone are making a significant contribution as a sink for the capture of carbon emissions from the entire Hart District.<sup>22</sup>

**5.65** Winchfield will support, and wherever possible enhance, all Local Plan policies relating to reducing the impact of climate change with specific attention to:

- supporting renewable energy by use of solar panels, ground or air source heat pumps or current technologies,
- encouraging any new development proposals to meet or exceed renewable or low carbon energy technologies,
- reducing energy consumption through sustainable approaches to building design and layout by using, for example, low-impact materials and high energy efficiency,
- enhancing permeability in outdoor space by use of appropriate landscape materials and planting of hedges in preference to inert fencing or brickwork to assist land drainage and minimise flooding,

- encouraging rainwater recycling by use of water butts and other storage options,
- encouraging walking or cycling whenever possible by ensuring that footpaths, signage and road markings are maintained and appropriate.

**5.66** These matters are reflected by the requirements of Policy BE4—Development Design Considerations and Policy P&C1—Public Rights of Way.

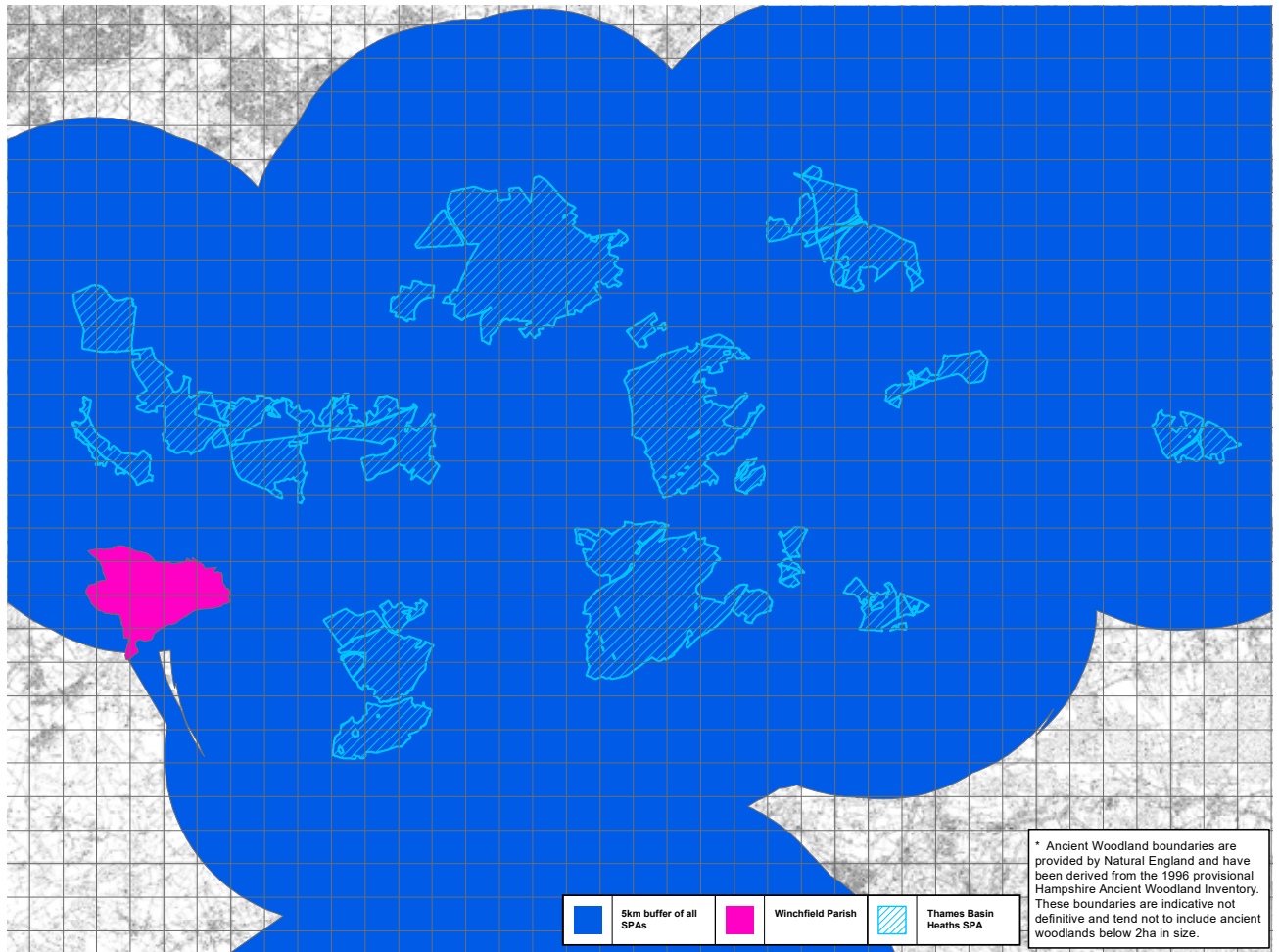
## **Policy NE7: Energy Efficiency and Generation**

**Proposals which contribute to energy efficiency and renewable low carbon energy generation will be supported subject to compliance with other development plan policies and where they:**

- a) do not adversely affect the character and appearance of the landscape,**
- b) do not result in the loss of higher quality agricultural land,**
- c) improve biodiversity, and**
- d) make provision for additional tree and hedgerow planting.**

<sup>22</sup>. See Appendix D for 'Carbon Sequestration', 'HDC Neutrality Target and Global Warming' and 'Summary of Post Brexit Agricultural Rural Policy'

**Figure 5.8: Thames Basin Heaths Special Protection Area. SPA and 5km zone of influences with Winchfield Parish. (HBIC ref 10984. 27/09/2022)**



## Thames Basin Heaths Special Protection Area

5.67 Winchfield lies materially within the zone of influence of the Thames Basin Heaths Special Protection Area (TBHSPA) set at 5km linear distance from the SPA boundary. Within this zone of influence Natural England has identified that additional housing development is likely to have a significant effect on the integrity of the SPA. Therefore, any proposals for new development within this zone must include measures to protect its integrity. New housing development within this zone will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.





The Brick Kiln at 'Dignity'



# 06 Historic Environment

## **Objective 2**

- Maintain, sustain and enhance our Historic Environment.

### **In this Section:**

- Twelve centuries of history, Winchfield's past can be seen across the Parish
- Why our historic environment must be cared for—our duty to future generations
- Listed buildings and monuments which tell our story
- Why our landscape is such an important setting for our historic buildings.

### **Includes:**

- Archaeology—findings in the fields
- The Church of St Mary—the oldest Grade 1 listed building in Hart District
- The Hartley Wintney Union Workhouse (in Winchfield), Winchfield Hospital and now Winchfield Court
- Building the Basingstoke Canal
- Winchfield Station—once critically important at the end of the line.



**6.1** There are 21 villages in the District of Hart which are mentioned in the Domesday Book. Winchfield is one of the six important settlements with churches. Mentioned in a Saxon document Circa AD727, as 'Winesflet' in the Domesday Book of 1086, and traced as 'Winchelefeld' meaning 'open country'.

## Archaeology

**6.2** Winchfield is probably a deserted medieval village and there have been significant archaeological finds in several areas of the village which support this theory. Many of the buildings around the Church of St Mary may well have been built on the sites of much earlier structures since the church would have been built to serve a community at that time. Although Winchfield is now polyfocal and has several dispersed 'clusters' of settlement this is probably the result of the gradual coalescing of small settlements or isolated farms.

**6.3** Such dispersed settlements as ours, which still use the original lanes and paths, are now rare and Winchfield is an excellent example. Light Detection and Ranging (LIDAR) images of the area indicate that trackways and driftways, or droveways, clearly show routes to Dogmersfield, Odiham Common and Winchfield Hurst. Records in 1665 show there were 41 occupied dwellings in Winchfield but no indication of where they were or the population at that time.<sup>23</sup>

**6.4** The most recent report available, The Archeological and Heritage Assessment Report 2021<sup>24</sup> commissioned by Hart District Council for the proposed Shapley Heath Garden Community describes the historic medieval parish of Winchfield and confirms

The Hampshire Historic Environment Record (HHER) which defines *"Winchfield and Winchfield Hurst as Historic Rural Settlements"*. These have been identified as they contain historic settlement features including the 12th century Church of St Mary and 18th century Court House Farm in Winchfield and the 18th Century Hurst Farm at Winchfield Hurst. They are depicted on the early county maps.

**6.5** The 2021 Assessment referred to earlier describes the Church as a *"heritage asset of the highest significance"*. It also describes how the heritage assets surrounding the Church retain a strong visual association and contribution to the setting.

**6.6** There are 29 listed buildings, two parks and gardens, 13 locally listed 'Hampshire Treasures', 20 pillboxes and 18 sarsen stones in Winchfield. There are also two documented areas of high archaeological potential and 14 listed 'finds'. The historic environment and heritage assets of Winchfield are highly treasured and must be respected. See Figure 6.1 and 6.2.<sup>25</sup>

**6.7** Whilst Local Plan and NPPF policies give good guidance for the protection, conservation and enhancement of heritage assets and their settings the area of surrounding landscape is not a designated asset. Winchfield, being a rural Parish, is fortunate to still have many listed buildings set in their original landscape and undisturbed by development. Such wider settings, which enhance their visual historical significance and contribution to the local character of the area, are becoming very rare and additional policies to give added protection to original historic landscape settings are appropriate.

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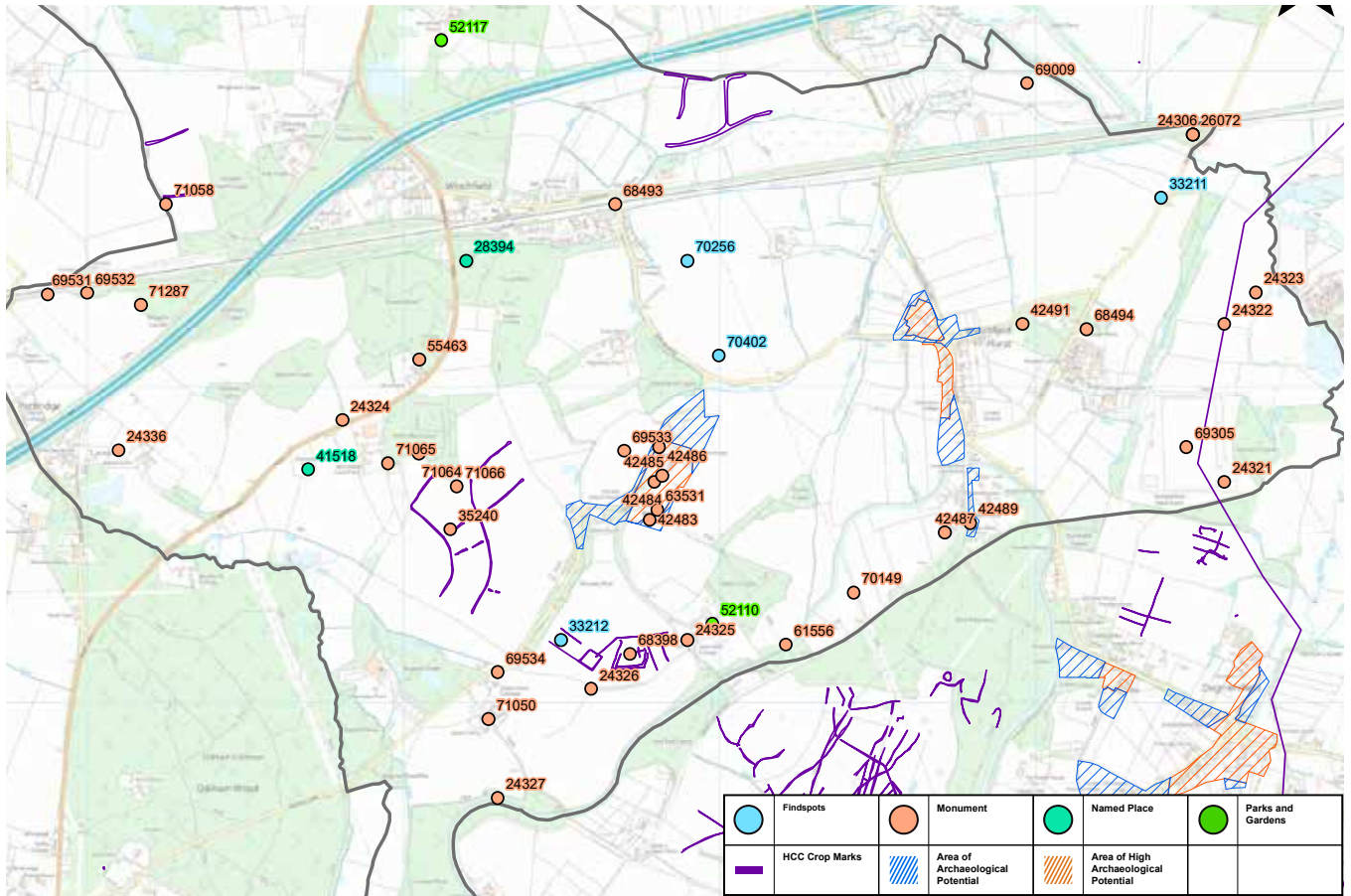
23. See Appendix D for 'A View of Winchfield' from a local amateur archaeologist and 'Winchfield History' from Cllr Tim Davies.

24. Environmental Dimension Partnership research for Hart District Council.

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25. See Appendix D for 'Chart of Listed Buildings and Designated Heritage Assets'.

**Figure 6.1: Archaeological Sites and Finds. Winchfield Parish**  
(07/04/2021. Hampshire County Council)



## The Historic Landscape

6.8 Hampshire's Historic Landscape Assessment (HLA) stresses the importance of good planning to ensure that the landscape evolves in a way that leaves it rich and diverse in the future. Buildings, monuments, and conservation areas that may be designated in future assessments will also be protected, to maintain historic integrity.

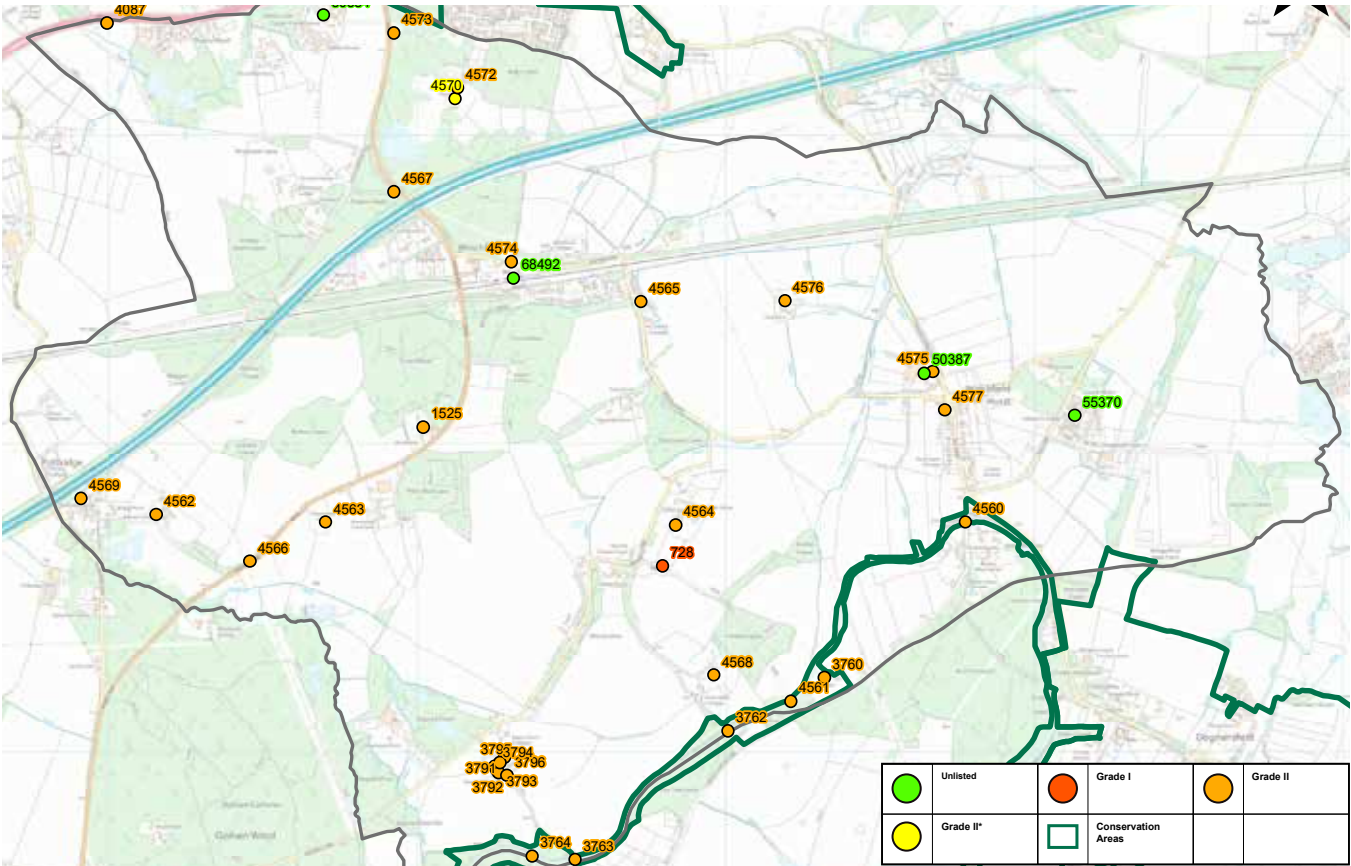
6.9 Future development should therefore respect the character of the landscape, the setting of listed buildings and the sense of place that exists so that the significance of our historic landscape can continue to be appreciated and understood.

6.10 Annex 2 of the NPPF defines 'significance' as *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"*.

6.11 As can be seen by Figures 6.1 and 6.2 from Hampshire County Council many of the listed buildings and areas of archaeological interest currently sit in open, rural locations which enhance their visual historical significance and contribution to the local character of the area.



Figure 6.2: Historic Buildings. Winchfield Parish (07/04/2021. Hampshire County Council)



**The Church of St Mary and the Surrounding Landscape**

6.12 St Mary’s Church, the oldest Grade I listed building in the district of Hart, still stands alone in the fields as it did when it was built about 1150. Positioned almost centrally in the Parish it was originally built by the monks of Chertsey Abbey.

6.13 This outstanding example of Norman architecture is unusual in having survived the age of Victorian restoration with much of its fabric virtually as it was when the medieval masons finished it nine centuries ago. Many of the original Norman features remain to this day; of note are the Norman Tower Arch, Norman Chancel Arch, Font, the Pulpit, and ancient oak pews.<sup>26</sup>

6.14 The church is surrounded by its associated churchyard, beyond which, (aside from two historic settlement features noted to the north and west) is well vegetated agricultural land back-dropped by enclosing woodland copses. As such the asset’s setting has a strong rural character which emphasises the separation of the church from its associated settlement of Winchfield Hurst to the east. This setting reinforces the church’s key associations with the other notable historic buildings in this isolated group.

26. See Appendix D for ‘Church of St Mary’.



**St Mary's Church**

6.15 Winchfield School opposite the Church was built in 1860. The architect was William Burges, a famous Victorian architect specialising in Gothic Revival style and well known for the ornate and very ornamental details of his illustrious works. The school closed in 1933 and is now divided into two private homes<sup>27</sup>.



**Winchfield School, taken in 1902**

27. See Appendix D for 'Winchfield Court History' and 'Non-designated Heritage Assets' for 'Winchfield School'.

## **The Workhouse**

6.16 The Hartley Wintney Union Workhouse was built in 1870 to house 120 people. This later became Winchfield Hospital and was converted to housing in 1985 and is now known as Winchfield Court.

6.17 The first workhouse for this area was built in Hartley Wintney in 1835 on land gifted by the Mildmay family, *"a convenient house, buildings and offices for the reception, accommodation and employment of the poor of the said Parishes"*. This workhouse was in use until 1871 and when demolished the funds were put towards the new Union Workhouse which was built in Winchfield in 1870 at a cost of £11,739. It opened in 1871 and the male and female 'tramps' wards were to the left and right of the entrance and then work-sheds, laundries, infirmary, fever wards, dining hall and offices all behind high, forbidding railings.

6.18 The Union Workhouse became a hospital around 1894. Until 1948 the hospital was run by the local authority under the poor law and subsequently by the NHS. It became a hospital for geriatrics around 1962 and remained so until it closed in 1984. In 1985 the site was redeveloped to provide 33 homes. The main buildings were converted into residential houses and apartments supplemented by some new buildings in character and keeping with the original buildings.



**Winchfield Court, formerly The Workhouse**



## Building the Basingstoke Canal

**6.19** The Basingstoke Canal is an engineering achievement of great historical significance. Work began in 1787; the construction of the 60km (37-mile-long) canal was led by John Pinkerton and 200 men. It was dug by hand and finally completed in 1794. The canal was never the commercial success it might have been as road building improved around the same time and haulage by canal could not compete.<sup>28</sup>

**6.20** There are 69 bridges over the canal; four cross the 5 km (3.1 miles) stretch of the canal which forms much of the southern boundary of Winchfield. Built in 1792 they were restored by Hampshire County Council in 1975 as part of the restoration work by Surrey and Hampshire Canal Society and an army of volunteers; 51km (32 miles) of navigable canal were re-opened in 1991. The bridges are Grade II listed, considered by Historic England to be *"of outstanding regional interest"*.

**6.21** The significance of the Canal as an SSSI is enriched by the historical significance and architectural value of various buildings and structures along the Parish route. These include Sarsen Stones, which may once have marked the parish boundary, pillboxes (which are relics of the role played by the Canal within the General Headquarters Line during the Second World War), and the 16th Century 'Old Thatch' Grade II listed Cottage.

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28. See Appendix D for 'Basingstoke Canal'.



The Basingstoke Canal



Sandy Hill Bridge



## The London and South-Western Railway

6.22 The railway arrived in September 1838. Shapley Heath Station, renamed Winchfield when the line was fully opened in 1839, was the end of the line from the London terminus at Nine Elms and took five years to build in sections. The adjacent stations of Hook and Fleet were not opened until 1847 and 1883 respectively and neither had any goods yard facilities. As the only station in a large area Winchfield became the focus for all the local and West Country mail to and from London and hops were brought by cart from Alton to be carried to the London breweries. Houses were built around this north-eastern area of Winchfield and the Post Office at the top of Station Hill employed 12 postmen at its peak continuing to be an important distribution point for the Royal Mail for many years.

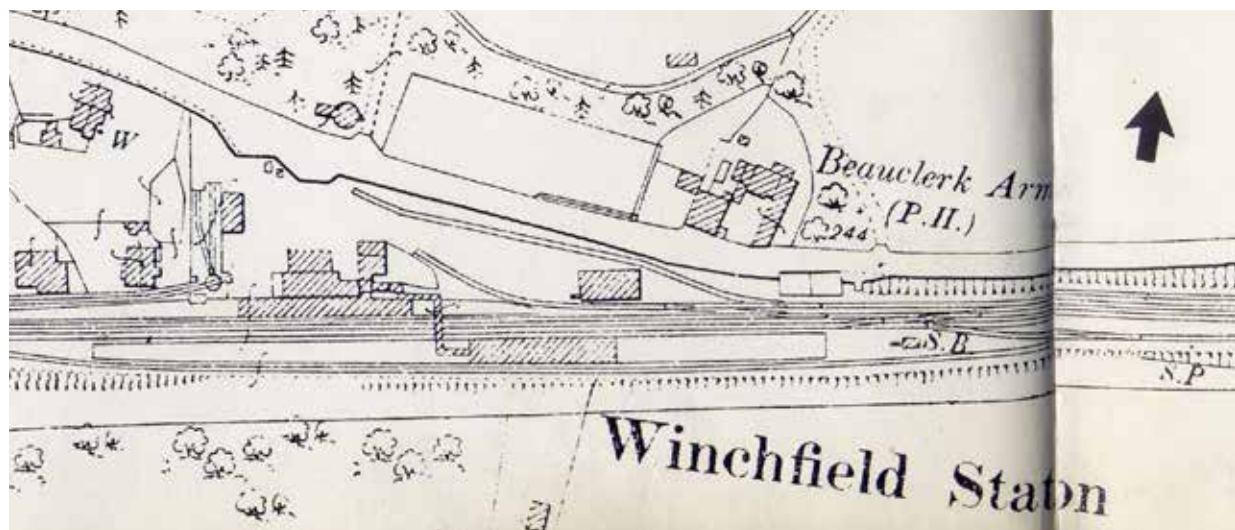
6.23 In 1904 the increase in freight and passengers led to the installation of an additional track in each direction resulting in two 'up' and two 'down' lines. Rail enthusiasts are frequent visitors as the station is very important for the Locomotion Preservation Societies who run steam hauled excursions. Winchfield is



**Winchfield Station**

one of the few places where a water tanker can get close to the down platform. The station buildings at Winchfield are now recorded as Designated Heritage Assets.<sup>29</sup>

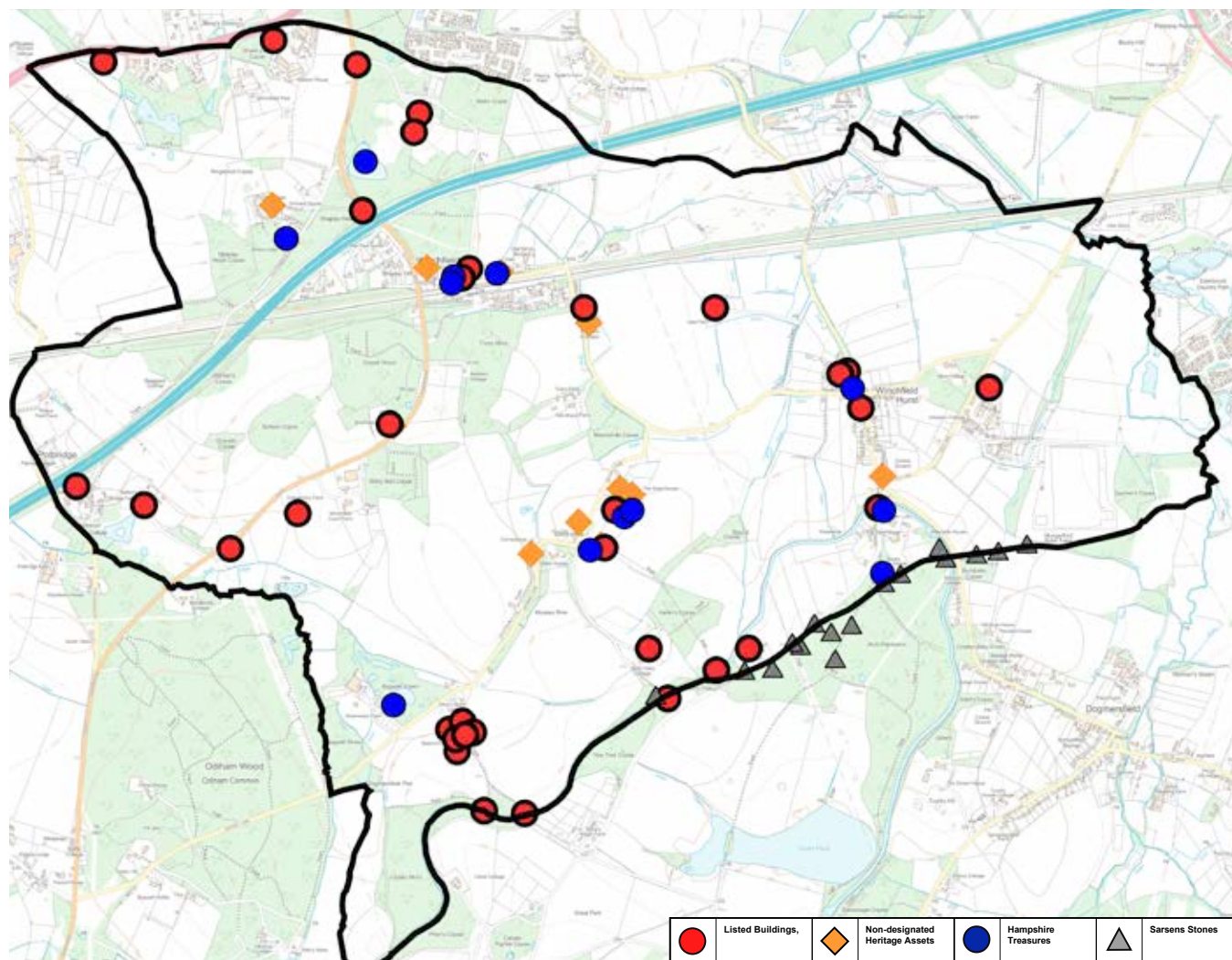
6.24 The Winchfield Inn opposite the station is a 17th Century Coaching Inn formerly named The Beauclerk Arms after the local landowner Lord Frederick Beauclerk. As commercial trade grew so did Winchfield which was on the main coaching route from London to Exeter. Milestones, listed as Grade II monuments, which marked this ancient village as an important route still stand on the old A30—now the B3016.



<sup>29</sup>. See Appendix D for 'Winchfield Station'.



**Figure 6.3: Nationally Designated Listed Buildings, Non-designated Heritage Assets, Hampshire Treasures and Sarsen Stones**



## History at every Gateway

**6.25** Approach Winchfield from any direction and the gateway will be fields; your first view of the village will be a building with history and probably has nationally listed status. On the B3016 from Odiham on your right is 'Chevertons' dating from around 1600 and on your left the sight of the old Winchfield Brick Kiln at Dignity Pet Crematorium. Many bricks and roof tiles found in older Winchfield buildings including at the station and the hospital were made at the brick works from 1860.

**6.26** On the same road coming from Hartley Wintney the North Lodge of Winchfield House is on your left. On Taplin's Farm Lane are Vale Farm and Hurst Farm; on Pale Lane is Winchfield Court.

**6.27** From Odiham Common on Bagwell Lane Swans Farm sits back from the lane in the open fields with a glimpse of St Mary's Church in the distance. From Chatter Alley, Dogmersfield, the Barley Mow Pub welcomes you. Winchfield is steeped in history; Figure 6.2 shows the location of all listed buildings in the Parish.

**6.28** In addition to heritage assets listed in the Hampshire County Council Archaeology and Historic Buildings record Winchfield has additional sites and monuments which are shown at Figure 6.3 as 'Hampshire Treasures' (Hampshire County Council but no longer available online) or 'locally listed' heritage assets.

**6.29** The 'Hampshire Treasures' lists were initiated by Hampshire County Council in 1976 as the result of a challenge from The Duke of Edinburgh's conferences held in 1963 and 1965 'Countryside in 1970'. The second conference defined a countryside treasure as *"those natural or man-made features of the countryside which are of public interest by reason of their aesthetic, archaeological, historic, scenic, scientific, sociological or traditional interest"*. The Treasures Survey in Hampshire was led by Hampshire County Council and carried out by volunteer field correspondents.<sup>30</sup> See Figure 6.3.

## Sarsen Stones

**6.30** Distinctive standing stones, known as Sarsen Stones, are to be seen mostly on the Southern boundary of Winchfield. It is believed that they might have originally been situated as markers along the private carriage way from Chatter Alley to Dogmersfield Park (now the Four Seasons Hotel) and later moved to mark the boundary between Dogmersfield and Winchfield. Sarsen is a very hard and heavy form of sandstone, at least 40million years old.



A sarsen stone

<sup>30</sup>. See Appendix D for 'Hampshire Treasures' and 'Sarsen Stones'.





Pillbox near  
Swan's Farm

**6.31** There are 20 or more war time defences known as 'pillboxes' in Winchfield, many along the canal which was regarded as a critical part of the defence line. In recent years there has been a resurgence of interest in studying and restoring these buildings and there are various local groups of enthusiasts. All Pillboxes in Winchfield Parish are now recorded as protected assets in the Hampshire Archaeology and Historic Buildings Record (HAHBR).<sup>31</sup>

**6.32** The need to maintain historic integrity is clearly stated in the Hart Local Plan 2020 which supports the importance of heritage assets and their settings. Objective 8 states *"To conserve and enhance the distinctive built and historic environment in the District including the protection of the significance and special interest of heritage assets and their settings"*. Policy NBE2—Landscape also provides that development proposals will be supported where there will be no adverse impact to historic landscapes and Policy NBE8—Historic Environment indicates that there is a "...need for a thorough understanding of the significance of the heritage asset and its setting and the importance of maintaining historic integrity."

<sup>31</sup>. See Appendix D for 'Pillboxes'

**6.33** NPPF paragraphs 189–208 provide clear guidance for designated and non-designated heritage assets, scheduled monuments, Listed Buildings, archaeological sites, and areas of archaeological importance. Paragraph 189 recognises that heritage assets are an irreplaceable resource and that they should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of current and future generations.

**6.34** In addition to the requirement for planning permission, a separate Listed Building consent will be required for many works relating to Listed Buildings. The NPPF contains national policies relating to Listed Buildings and will be applied alongside the Local Plan and Neighbourhood Plan policies, as appropriate.

**6.35** In considering whether to grant planning permission or listed building consent for development that has an impact on a Listed Building, or its setting, regard must be had to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses. This might require the establishment of buffer zones, as part of a mitigation strategy, the

need for which can only be established by gaining a thorough understanding of the affected heritage asset and in recognition that the appreciation of the asset will be dynamic and seasonal. Opportunities should also be taken to enhance and better reveal the significance of designated and non-designated heritage assets. This might be achieved, for example, by the removal of modern accretions or improved landscaping.

### **Policy HE1: Designated Heritage Assets**

**To ensure the conservation and enhancement of Designated Heritage Assets in the Parish, and to retain local distinctiveness, all proposals affecting a Designated Heritage Asset should be accompanied by a Heritage Statement. The level of detail in the Heritage Statement should be proportionate to the importance of the asset, the works proposed, and be sufficient to understand the potential impact of the proposal on its significance and or setting.**

**Proposals which lead to substantial harm or total loss of significance to a heritage asset and/or its setting will not be supported. Proposals which lead to less than substantial harm to the significance of the heritage asset and/or its setting will be weighed against the public benefits that might accrue from the development.**

**If appropriate the Heritage Statement should clearly set out any mitigation measures that may be required including the possible establishment of buffer zones. All proposals which potentially affect heritage assets should have regard to Historic England advice and guidance.**

**6.36** The historic environment cannot be replaced; it is a finite resource that is particularly sensitive to new development, particularly in an age when the needs to our society change so rapidly. Winchfield is fortunate to benefit from a rich built heritage, with 29 Listed Buildings which are recognised nationally by their inclusion on the National Heritage List for England.

**6.37** These are spread across the village and contribute to the tapestry of the historic and built environment and include archaeological sites, the Church of St Mary, houses and farm buildings displaying a variety of styles and historic designs from many centuries.

**6.38** 'Listed Buildings' are those which have been formally designated by the Government in accordance with advice from Historic England. These buildings have been recognised for their contribution on a national level, because of their architectural or historic interest and are graded according to their individual significance. As such they benefit from legal protection under the Planning (Listed Buildings and Conservation Areas) Act 1990 and prior consent must be obtained from the Local Planning Authority prior to certain works commencing. These are 'Designated Heritage Assets'. See Figure 6.3.



## Non-designated Heritage Assets

**6.39** In addition to nationally listed buildings, formally designated by the Secretary of State or included on the National Heritage List, there are also non-listed buildings, structures and sites that are locally significant. Near the oldest farms there are cottages which were previously farm buildings or homes for farm workers. Although not listed they add to Winchfield's agricultural history. There are several such examples in Winchfield that make a positive contribution to the character and distinctiveness of the village. This may be due to their historic, aesthetic, evidential or communal value, architectural significance or a combination of these factors. These have been identified by plan-making bodies as having importance thereby meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets, these are shown on Figure 6.3 as 'Non-designated Heritage Assets'<sup>32</sup>.

**6.40** The National Planning Policy Framework (NPPF), 2021 defines a heritage asset as *"a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest"*. Heritage assets include designated heritage assets and also non-designated heritage assets identified by the local planning or neighbourhood planning process.

**6.41** Table 6.1 sets out the selection criteria which have been used in this Neighbourhood Plan for the purposes of identifying Non-designated Heritage Assets in the Parish. The selection criteria follows the Historic England guidance, Local Heritage Listing: Identifying and Conserving Local Heritage. Historic England Advice Note 7 (Second Edition) 2021.

<sup>32</sup>. See Appendix D for Non-designated Heritage Assets.

## Policy HE2: Non-designated Heritage Assets

The Plan identifies the following non-designated heritage assets:

- The Old School / The Old School House
- The Oast House
- The Grange
- Triangle Cottage
- The Memorial Tablet in St Mary's Church
- The Chase
- The Mural at Winchfield Station
- Cranford Cottages
- The Winchfield Inn
- Winchfield Lodge
- The Barley Mow Public House.
- The Brickyard and Kiln

The significance of Non-designated Heritage Assets, including buildings, structures, features, archaeological sites, and gardens of local interest should be conserved where possible

Proposals for any works that effect the significance or lead to the loss of a Non-designated Heritage Asset must be supported by a proportionate analysis of the significance of the asset to enable a balanced judgement to be made having regard to the scale of any harm or loss of significance to the Non-designated Heritage Asset.

**Table 6.1: Criteria for identifying Non-designated Heritage Assets**

| Ref | Criteria   | Description   |
|-----|--|---|
| WH  | <b>Rarity</b><br>Directly associated with <b>Winchfield History</b>  | Is it a rare surviving, or substantially unaltered example of a particular type, form or style of building or materials within the context of the local area?   |
| AC  | <b>Aesthetic Value</b><br>Especially striking aesthetic value or<br><b>Architectural Connection</b>  | How does the aesthetic or design merit relate to the local character and distinctiveness of the district, including the form or architectural style of the asset, choice of materials and quality of workmanship?   |
|     | <b>Group Value</b><br>Directly associated with the:  | Does the asset form part of a grouping of assets which contribute positively to local character and distinctiveness?  |
| AH  | <b>Agricultural Heritage</b> of Winchfield,  |   |
| WS  | History of <b>Winchfield Station</b> and /or railway,  |   |
| PO  | <b>Post Office</b> / mail service,   |   |
| BC  | History of the <b>Basingstoke Canal</b>  |   |
| WW  | History of <b>Winchfield Workhouse</b> or the hospital.  |   |
| HA  | <b>Historical Associations</b>   | Is the asset associated to any locally or historically significant figures including architects or builders or perhaps historic trades?   |
| SH  | <b>Social and Communal Value</b><br>Directly associated with the <b>Social History</b> of Winchfield.<br><br>Directly associated with a specific area of the village/defines the historic activity of that area. | Does the asset contribute to the social and communal history of the area due to its location, form or use, or better inform our understanding of the social and communal progression of the locality and how this has shaped its local distinctive character? |

## Winchfield Non-Designated Heritage Assets List

6.42 Details for each entry include the name of the structure or group, a photograph and a brief description. This is intended as an aid for identification and is not an exhaustive list of the elements of significance. The list and more comprehensive information on each asset is in Appendix D.

- The Memorial Tablet in St Mary's Church – WH, SH
- The Chase – WH, PO, WS
- The Mural at Winchfield Station – WH, WS, SH
- Cranford Cottages – WH, AH
- The Winchfield Inn – WH, WS, PO, HA
- Winchfield Lodge – WH, AC, HA
- The Barley Mow Public House – WH, BC, SH
- The Brickfield or brickyard and Kiln – WH, AH, HA.
- The Old School / The Old School House – WH, HA, AC, SH
- The Oast House – AH, SH
- The Grange – AH, SH
- Triangle Cottage – WH, AC, HA





# 07 Built Environment

## **Objective 3**

- Influence the sustainability of our Built Environment for the benefit of all Parish residents.

### **In this Section:**

- 2021 Census Data
- How Winchfield's eclectic mix of housing styles developed over time
- Why the variety of housing styles and locations epitomises the unique character of the Parish.
- Supporting future proposals for dwellings which can become part of 'the village'
- Encouraging new technologies in plans for sustainable homes.

### **Includes:**

- Balanced housing stock mix to encourage younger families to live in or return to Winchfield
- Existing Settlement Boundaries and one new area for Beaucherk Green and part of Station Road
- Plans for Affordable Housing.
- Development Design Considerations—architectural design, landscape, location, scale, height, density, water efficiency, external storage, broadband, electric vehicle charging points, low carbon energy and future technologies, residential parking requirements, gardens, road design.



## Housing Provision

**7.1** The original survey for the Winchfield Neighbourhood Plan in 2015 gave us a clear indication that residents want future development in the village to provide homes that will enable younger families to live here or be suitable for older people to downsize to. There was a very strong emphasis on enabling families to stay near to each other. The Housing Needs Survey which Winchfield Parish Council conducted in February 2021 provided the same feedback and this has been reinforced at community engagement meetings during the preparation of this Plan.

**7.2** Residents have, at every opportunity, been invited to tell us what type of homes they want in Winchfield; how many bedrooms and aesthetically, what type of designs are appropriate and acceptable. Comments fed back at drop-in events overwhelmingly support small developments of smaller houses in similar styles to existing homes to harmonise with the area of the village in which they are built.

**7.3** Recently available Census data from the Office of National Statistics shows how life in the village has changed in the decade from 2011 to 2021 (Table 7.1). More people, particularly over 50s, fewer young people and more vehicles. The data show Winchfield to be a wealthy area with a high proportion of larger houses, four bedrooms or more, owned outright or mortgaged. Buying or renting property in Winchfield is now beyond the reach of many younger families. As in other small communities the built environment is not responding to the proven demographics; availability of smaller homes is not being met.

**7.4** Hart is one of the areas that has been recognised as a high value area by Homes England. Property in Winchfield is expensive and it is hard for younger

people to buy homes here. The Housing Needs Survey found that the average price paid for all sized properties sold within Winchfield over the previous 2 years would require 17 times the Hart median annual income of £37,082 and 23 times the Hart lower quartile income threshold of £27,137.

**7.5** Studies show there are concerns that housing designed for families is being occupied by older people, frequently only two people. Evidence suggests that there are substantial numbers of people who would like to move to smaller homes, but cannot find a suitable property.

**7.6** Potential ways to meet the changing demand for housing could involve providing new homes, ensuring that the existing housing stock is suitable and adaptable, and helping people to move to a home that is appropriate for their needs. The demand for inter-generational living will increase in the future and adaptability of homes will be a fundamental issue<sup>33</sup>.

**7.7** In Winchfield we have elderly residents who would prefer to move to a smaller and more manageable sized home but stay in the village, particularly if they can be supported by family members. Winchfield residents want future development to focus on providing homes for local people and for those homes to be of a size which is more affordable.

**7.8** Rural villages need younger families to be part of the community if they are not to become, over time, populated only by older people. Winchfield supports sustainable development when sensitively positioned and in harmony with the existing rural cottages and the eclectic mix of older and historic buildings.

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**33. UK Parliament. Housing our ageing population. September 2022. [local.gov.uk/publications/housing-ageing-population](https://local.gov.uk/publications/housing-ageing-population)**

**Table 7.1: Data from the 2011 and 2021 censuses. This table shows some indicators of change in the village over ten years.**

|  | 2011 | 2021           |
|--|------|----------------|
| <b>Total number of residents</b>   | 664  | 710<br>(+7.3%) |
| We state in the Plan that there are 294 dwellings, this number includes commercial premises. |      |                |
| Number of households   | 246  | 270<br>(+9.4%) |

**More households with fewer occupants.**

| Accommodation type          | 2011  | 2021  |
|-----------------------------|-------|-------|
| Whole household or bungalow | 77.9% | 96.3% |
| Flat or apartment           | 21.7% | 3.3%  |

**More residents live in larger dwellings.**

| Household Tenure                       | 2011  | 2021  |
|--|-------|-------|
| Owned outright                         | 32.5% | 42.1% |
| Owned with a mortgage or loan          | 29.8% | 43.9% |
| Social and private rented or rent free | 37.7% | 14.0% |

**Home ownership has increased.**

| Household composition          | 2011  | 2021  |
|--------------------------------|-------|-------|
| <b>One person household</b>    | 30.2% | 20.3% |
| <b>Single family household</b> | 63.0% | 74.8% |

**A significant increase in single family households**

| Number of bedrooms | 2011  | 2021  |
|--------------------|-------|-------|
| 1 bedroom          | 1.1%  | 11.4% |
| 2 bedrooms         | 27.3% | 13.4% |
| 3 bedrooms         | 40.0% | 36.8% |
| 4 bedrooms or more | 21.1% | 48.7% |

**More residents live in larger dwellings.**

| Age Profile | 2011  | 2021  |
|-------------|-------|-------|
| Under 5s    | 5.4%  | 4.1%  |
| 5-20        | 17.6% | 11.3% |
| 21-50       | 39.0% | 34.1% |
| 51-80       | 32.9% | 46.5% |
| Over 80s    | 4.9%  | 3.9%  |

**2021 census shows a significant increase in residents over the age of 50. There is a 10% reduction in the number of schoolchildren (over 5yrs) or full time students.**

| Households with cars or vans | 2011  | 2021  |
|------------------------------|-------|-------|
| 0 cars or vans               | 23.5% | 2.9%  |
| 1 car or van                 | 41.3% | 23.2% |
| 2 vehicles                   | 26.1% | 48.5% |
| 3 vehicles                   | 9.1%  | 25.4% |

**There are many more cars and vans in Winchfield than in 2011 when nearly 25% of residents had no car at all and over 40% had only one car or van. In 2021 less than 3% have no vehicle and nearly 50% have at least 2 vehicles.**

| Work and method of travel to work   | 2011  | 2021  |
|-------------------------------------|-------|-------|
| Work from home                      | 31.5% | 46.8% |
| Travel by train                     | 2.0%  | 3.1%  |
| Travel by car (driver or passenger) | 49.0% | 46.7% |
| Bicycle or on foot                  | 9.7%  | 2.2%  |
| <b>Distance to work</b>             |       |       |
| Less than 10km                      | 35.4% | 15.1% |
| 10 – 30km                           | 14.4% | 17.6% |

**More residents work from home but those who travel to work have slightly longer journeys than in 2011. Fewer people walk or cycle to work.**



7.9 Winchfield's population has grown, and homes have been built, mostly on previously developed (brownfield) land, to encourage and accommodate growth of the population. Classed as a 'minor' village there is no housing target set for Winchfield by Hart District Council. New and much needed housing has been built over the last forty years in:

- Barley Mow Close, The Hurst,
- Beauclerk Green, formerly the station goods yard,
- Winchfield Crescent, on the land adjoining Winchfield Lodge
- King William Court, on the site of the old garden centre, and
- Shapley Grange on land adjoining Shapley Lodge which was previously used for the sale of animal feeds.

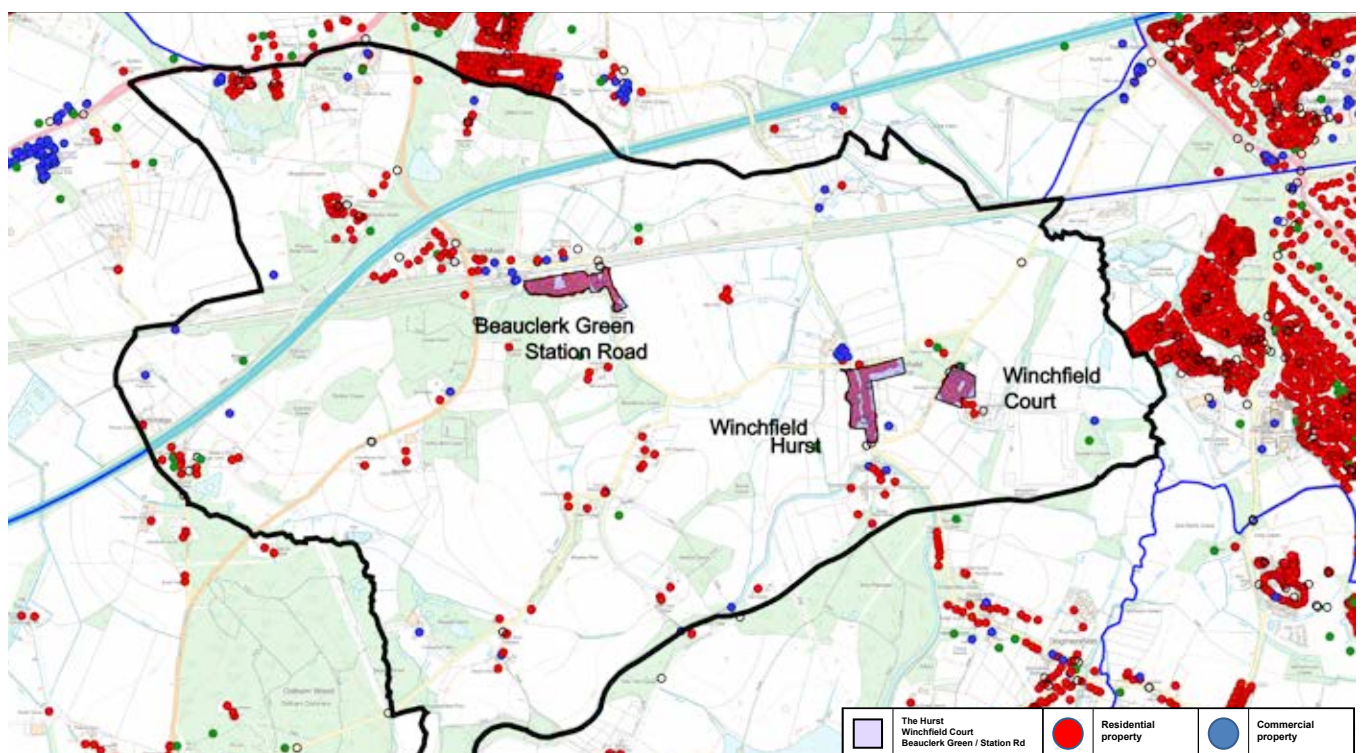
- Winchfield Court, formerly The Workhouse / Hospital.

## Settlement Boundaries

7.10 Settlement boundaries are a well utilised planning tool for guiding and identifying the limits to development for an individual village and are used to determine planning applications. A settlement boundary is a line that is drawn on a plan around a village, which usually reflects its built form and may also be known as a 'village envelope' or 'built-up development area' see Figure 7.1.

7.11 In general, there is a presumption in favour of sustainable development within a settlement boundary. Any land and buildings outside of the boundary line are usually considered to be open countryside where development would be regulated in line with stricter planning policies. It should, however, be noted that any land which has been included within

**Figure 7.1: Existing and new Settlement Boundaries**



**Figure 7.2: Existing Settlement Boundaries**



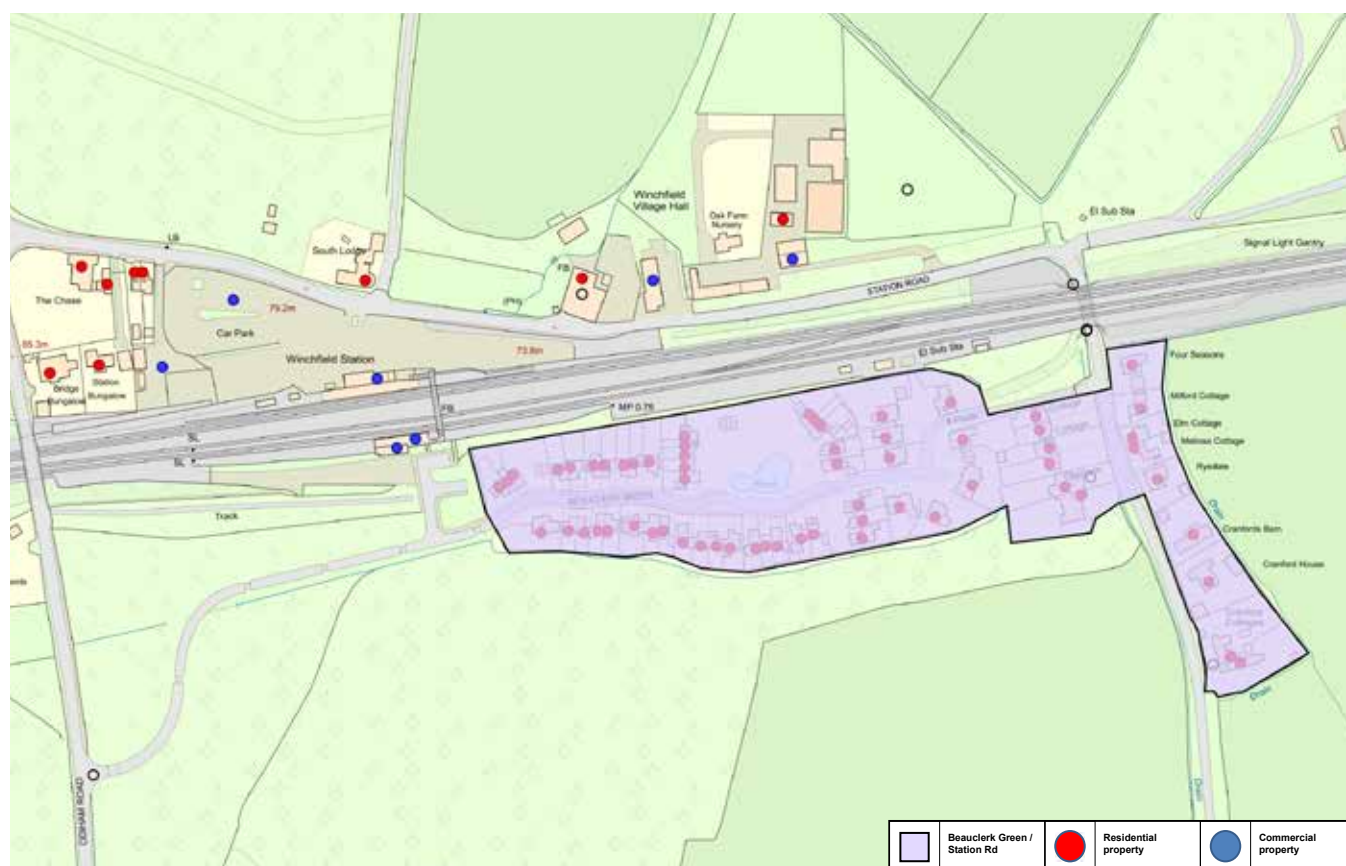
the boundary line does not guarantee the approval of planning permission, as there will be other planning policies which will also need to be adhered to, for example, the safeguarding of important views.

**7.12** Winchfield currently has two Settlement Boundaries—Winchfield Hurst and Winchfield Court—which are defined by the Hart Local Plan. The settlement boundaries are shown in Figure 7.2.

**7.13** Winchfield Hurst includes Barley Mow Close and the Barley Mow Public House and contains 51 homes (including the public house). The area has its own historic identity associated with the earliest farmsteads in the village.

**7.14** Winchfield Court is a contained development with its own clear identity. Converted from the old workhouse it also contains further homes built in a similar architectural style to the original building. There are 33 homes in this defined group.

**Figure 7.3: Beauclerk Green and Station Road Settlement Boundary**



## New Settlement Boundary

**7.15** Winchfield Parish Council will, via this Neighbourhood Plan, define a new settlement boundary around Beauclerk Green and part of Station Road area as shown on Figure 7.3.

**7.16** Beauclerk Green was developed on the site of the railway goods yard when that became disused and is a good example of building on previously developed (brownfield) land. Beauclerk Green has 48 homes which includes 15 'Haig Housing Trust homes for ex-Service personnel'.

**7.17** The settlement boundary around Beauclerk Green extends to include the 14 adjacent houses on Station Road south of the railway bridge. This would result in the inclusion of 62 homes and recognise

Beauclerk Green and Station Road as an identified settlement which relates to the railway and farming history associated with this part of Winchfield. This new settlement boundary is shown in Figure 7.3.

**7.18** There are other clusters of housing and small hamlets across the Parish including Bagwell Lane, Shapley Heath, Shapley House, Shapley Lodge, Shapley Grange, King William Court, Winchfield Crescent, Vale Farm, Potbridge Road, Old Potbridge Road and Sprats Hatch Lane. There are also farms and homes in more isolated rural situations which reflect the dispersed settlement pattern of Winchfield



**7.19** It is important that all new development is carefully sited to minimise its impact upon the essentially open character of Winchfield and not adversely affect the natural beauty and landscape of the local and wider area. Existing areas of settlement, the space between them, and important views into and out of them should be respected. All accesses serving new development should seek to avoid increasing the number of openings onto rural lanes which are a safety concern and will detract from the rural nature of the village.

**7.20** Housing should be provided on a scale which is appropriate to the character of the village that will enable new residents to integrate easily into village life.

## New Homes in Winchfield

**7.21** All new development should be of a size and scale which is appropriate to the character of the village, is sympathetic to its surroundings and be of high-quality design, protecting important hedgerows and treelines, and incorporate hard and soft landscaping particularly in edge of settlement locations.

**7.22** As a general principle this should not result in a new development of more than nine homes in any one group.

**7.23** As an exception, a new housing development in excess of nine homes will be considered if on a carefully chosen site, similar in size and density to Beauclerk Green, respecting existing settlements and current local gaps which prevent coalescence with neighbouring villages.

**7.24** Appropriate redevelopment of brownfield sites and the reuse or redevelopment of disused buildings will be supported.

**7.25** In the absence of previously developed (brownfield) land within the settlement boundaries residents are aware that new housing development is likely to take place on infill plots. Infill development is generally defined as the filling-in of an undeveloped plot of land within an otherwise developed frontage which may prove to be acceptable subject to being compliant with policies in this plan and other planning policies. Housing development beyond the defined settlement boundaries which would result in 'ribbon development' is unlikely to be supported.



Cottage in The Hurst

## Policy BE1: New Development

Proposals for new housing development will be supported within the Settlement Boundaries. Development outside the Settlement Boundaries will only be supported if it is in accordance with national and local planning policies and the policies of this plan.

For the purposes of this Policy, Winchfield Hurst, Winchfield Court, Beauclerk Green/Station Road are defined as settlements.

All new development should be carefully sited to minimise its impact upon the essentially open character of Winchfield and not unacceptably affect the natural beauty and landscape of the local and wider area. Existing areas of settlement, the gaps between them, and important views into and out of them should be respected.

All new development should be of scale which is appropriate to the character of the village and be sympathetic to its surroundings and be of high-quality design, protecting important hedgerows and tree lines, and incorporate hard and soft landscaping particularly in edge of settlement locations.

All accesses serving new development should seek to avoid increasing the number of openings onto rural lanes in the interests of highway safety and the rural nature of the village.



Barley Mow Close



## Affordable Housing

**7.26** In late 2020 the Parish Council engaged with Action Hampshire (AH), a registered housing charity, and Hart District Council (HDC) to investigate the need for affordable homes in the Parish. Under the leadership of AH a Housing Needs Survey was prepared, distributed to all households in the Parish and resulted in a 40% response rate identifying the need for six to eight affordable homes. The Parish Council accepted the report and a Working Group was set up, chaired by AH with representatives from the Parish Council and the District Council's Housing Team. The Parish Council confirmed that a project should be initiated to determine the viability of a Rural Exception Site in the Parish which would provide rented affordable properties, available in perpetuity, to those who have a direct connection with the Parish.

**7.27** Action Hampshire instituted a process to contact all landowners in the Parish to determine the availability of any suitable land for the Rural Exception Site. Several potential sites were put forward. The next stage involved the identification and appointment of the Housing Provider. Three organisations responded to the invitation and were formally interviewed by the Working Group followed by a due diligence exercise. English Rural Housing Association (ERHA) was duly appointed and is now represented on the Working Group. ERHA and HDC have conducted viability and sustainability assessments on the proposed sites and the Working Group has been advised on their suitability. The first of a series of public consultations in Spring 2023 obtained feedback on the proposed sites and the preliminary development plans. The Working Group will select the preferred site based on the results of the consultation. The planning

application will be submitted by ERHA to HDC for approval. It may well take up to a further 18 months for a site to be completed and before the first residents move in.

**7.28** To encourage younger families to live in the Parish we must, if land for sustainable homes should come forward, provide homes suitable for their needs.

## Development Design

**7.29** Feedback from the village survey conducted in 2015 for the first Neighbourhood Plan and from our recent community engagement meetings strongly indicates that residents overwhelmingly want to protect the rural nature, look, and feel of Winchfield. Preference is for new buildings to be limited to two storeys in height to respect the prevailing character of the area. For clarity, this does not mean that loft conversions or the insertion of the appropriate windows or other openings in loft conversions cannot take place.

**7.30** Residents prefer development to be traditional and rural in style in keeping with the character of the village. The opportunity should therefore be taken to enhance the built environment and improve the quality of the design aesthetic within the village. Buildings should respect the rural style via the use of materials and building techniques. The use of traditional bricks, roof tiles, render, natural wood/ larch lap and timber windows and doors is strongly encouraged to reinforce local distinctiveness. Some illustrations of local design features are shown in Figure 7.5

## Policy BE2: Affordable Housing on Rural Exception Sites

Proposals for the development of small-scale affordable housing schemes, on rural exception sites adjoining or in close proximity to the settlement boundaries of Winchfield Hurst, Winchfield Court and Beauclerk Green/Station Road or other notable areas of settlement will be supported where there is a proven local need, and it reflects the findings of the Winchfield Housing Needs Survey providing it:

- a) remains affordable in perpetuity; and
- b) is for people that are in housing need because they are unable to buy or rent properties in the village at open-market prices; and
- c) is offered, in the first instance, to people with a demonstrated local connection because they already live in the Parish, are closely related to an existing resident or work within the immediate area.

Where criterion (c) is not applicable the property should be offered to those with a demonstrated need for affordable housing from a neighbouring village. These requirements will be delivered through a legal agreement attached to the planning permission for the housing development.

Any application for affordable housing in respect of this policy should be accompanied by a specific detailed assessment of the need and how the accommodation proposed will contribute to meeting this proven need.

Some market housing will be supported as part of a rural exceptions site where it would facilitate the provision of rented affordable accommodation to meet local needs.

Where rural exception sites are brought forward with an element of open market housing, both housing tenures shall be built to the same design standards so that they are indistinguishable in appearance and contribute towards the character of the area.

7.31 “Good design is indivisible from good planning.” Local Plan Policy NBE9 gives clear guidance on the need for new development in rural areas to respect local landscape character and reinforce locally distinctive design and appearance.

7.32 Developers will be encouraged to adopt ‘building with nature’ standards and principles promoting high standards of green infrastructure design and delivery.<sup>34</sup>

7.33 Planning applications will also require proposals for hard landscaping to be porous to avoid adding additional run off water onto the lanes in times of

high rainfall and for natural landscaping (planting of native plants) to be of sufficient established size to settle new development into its surroundings as soon as possible.

7.34 Winchfield is a dispersed rural village with no public children’s play areas, allotments or open space designated for communal use. Therefore, all new homes should be planned to accommodate space for families to play safely, to accommodate their own resident and visitor parking needs and storage facilities for utility needs within the property boundary.

34. Chartered Institute of Ecology and Environmental Management Green Infrastructure Standards.

**7.35** Proposals for the development of any site should start by identifying the existing physical and ecological features. In developing proposals special consideration should be given to the way in which existing ecological habitats can be retained, enhanced, and amalgamated with wildlife rich gardens, verges, and amenity green space to promote the retention and establishment of a network of natural corridors within the surrounding landscape.

**7.36** All developers, whether residential or commercial, are strongly encouraged from the outset of the design process to engage with ecological experts such as the Wildlife Trust. The use of wildlife friendly building products e.g. bird and bat bricks, nesting boxes, tiles, and other items specifically designed for incorporation into a building to encourage wildlife and pollinators will be fully supported.

**7.37** Gardens are an important open green space for people and to encourage wildlife corridors. Aerial views show that most homes in Winchfield are set back from the road offering a front garden as well as space to the rear of the building.

**7.38** No amount of sensitive design can compensate for new homes that are too small. All new housing should have sufficient internal space to cater for a variety of different household needs, with the aim of promoting high standards of liveability and accessibility and be capable of accommodating changed personal circumstances, growing families and home working. All new homes in Winchfield should be built to meet or exceed nationally described space standards<sup>35</sup>, for new homes, or successor requirements. This is supported by Local Plan 2032 Policy H6: 'Internal Space Standards for New Homes.'

**7.39** Evidence collected to support the preparation of the current Neighbourhood Plan demonstrated that most respondents were in favour of smaller sized properties being built within the village. That position has not changed and is supported by the most up to date information collected by the District Council.

**7.40** The Strategic Housing Market Assessment 2016<sup>36</sup> which forms part of the evidence base to the Local Plan indicates that the largest share of demand for new homes is likely to come from households needing two-and three-bedroom homes. In the affordable sector, the assessment suggested around 75% of the requirement is for homes with one or two bedrooms, with around 25% of the requirement being for larger homes with three or more bedrooms.

**7.41** It is expected that all new homes in Winchfield will not exceed two storeys in height and be harmonious with the character of the village. All housing should be traditionally designed with smaller properties taking the form of farm or workers' cottages, or as several apartments within one building styled like a country home. This is supported by the Parish Survey, 2014 and Community Engagement Events, 2020 – 2022.

**7.42** All developers, whether residential or commercial, are strongly encouraged as a matter of good practice to engage in pre-application discussions with the District Council, consulting the Parish Council, statutory bodies, and residents as appropriate, before they advance their proposals.

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**35. Technical Housing Standards – nationally described space standard (2015) DCLG.**

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**36. Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment 2014 – 2033. November 2016.**



**Figure 7.4: Plot size and building location within the plot**



Aerial view of The Hurst



**Figure 7.5: Examples of features which illustrate the local vernacular**

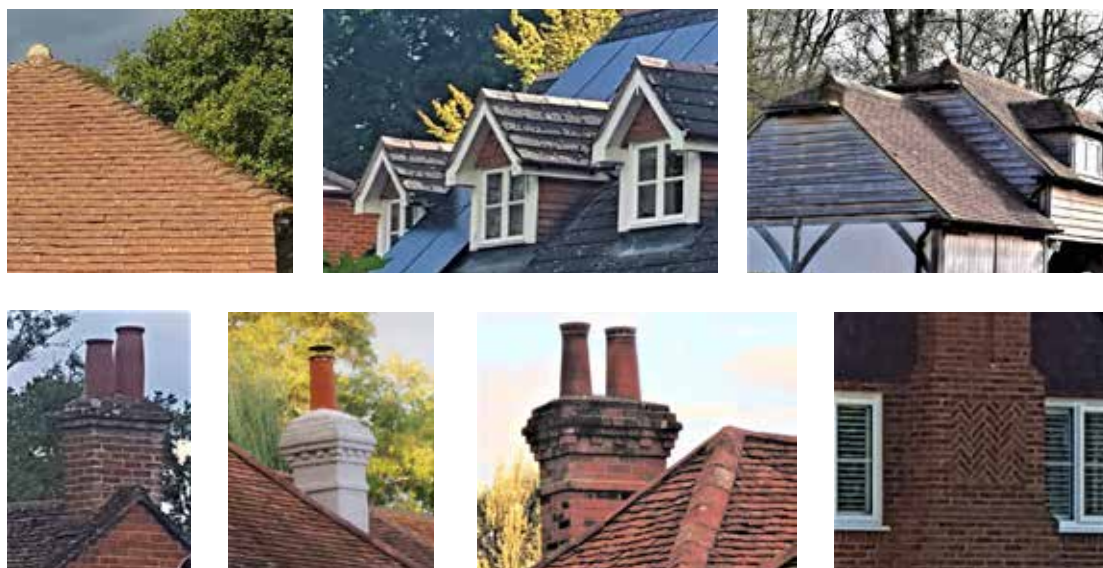
## External Walls

The local building traditions in Winchfield are such that they include walls of many different kinds. Through the careful selection of materials and mortar mixes, the use of traditional brick bonds, the formation of door and window reveals and the use of quoins and lintels these traditions can be continued. Bricks which are naturally soft red in colour similar to those originally made in Winchfield, painted render or painted brick, larch lap or tile hung sections all add detail and interest as shown below.



## Roofs and Chimneys

Variety can be introduced to the roofscape and contribute to the character and appearance of a development. To avoid monotony, it is expected that roofs will be varied in their pitch, style, and materials, and punctuated with chimneys. Roof materials across the village are mostly tiles of a soft red colour and natural grey slate (or a newer equivalent material). Ridges and hips often have some detail to add interest.



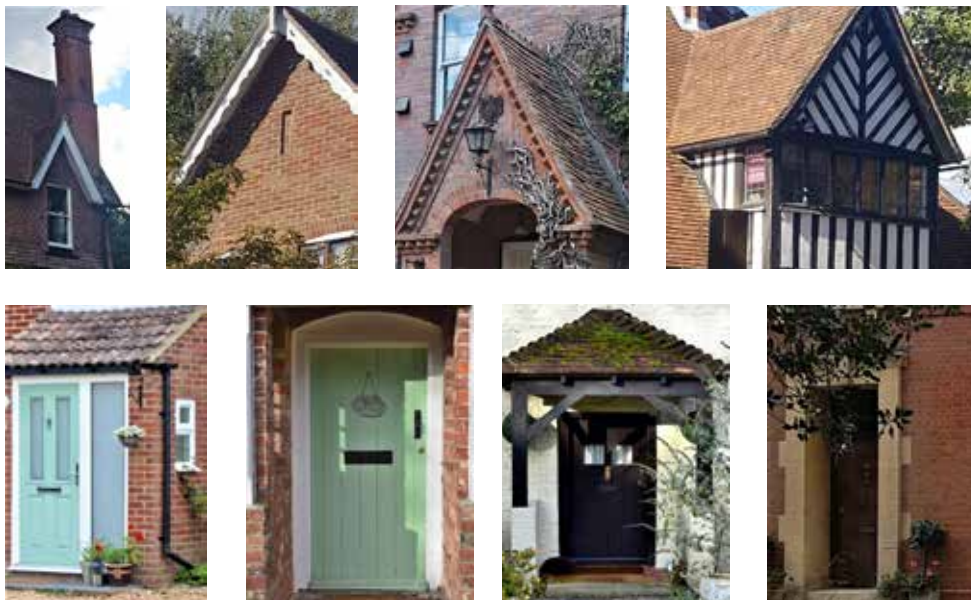
## Gardens, Garden Walls, and Fences

Care with the definition of garden areas and the design of walls and fences to ensure that these elements are correctly proportioned and reflect their true purpose is also essential to the success of any development. Natural hedging and fencing are the most common features and are successful in both the built and the natural landscape.



## Porches, Gables and Doors

The aesthetic quality of the front aspect of a building owes much to the correct proportioning and detailed design of porches and doors; the majority of houses in Winchfield have a porch or a canopy of some design over the front door. Careful attention should therefore be given to how such features are proportionate to the dimensions of the house frontage.



## Windows, Dormer Windows and Roof lights

The quality of a building elevation owes much to the correct proportioning and detailed design of doors and windows. Careful attention should therefore be given to windows to achieve an aesthetically pleasing design and finish to underpin the character of the development. Window frames which are darker in colour blend in with the rural environment, particularly so for roof lights but painted window frames or natural wood frames are common on traditional cottages. There are many larger Victorian and Edwardian homes in Winchfield and these often display stone heads and cills to add detail.





## Policy BE3: Housing Mix and Appearance

In all new housing developments, there shall be an emphasis on providing two and three-bedroomed homes unless it can be demonstrated that:

- a) the circumstances relating to the tenure of the housing dictate otherwise; or
- b) the latest publicly available housing needs information for the Plan area identifies a need for a different mix.

The provision of bungalows will also be supported where the proposal would not have a detrimental impact upon the character of the area within the vicinity of the site.



Cottage in The Hurst



Winchfield Crescent

## Policy BE4: Development Design Considerations

Proposals for all new development must reflect the local characteristics in the Neighbourhood Plan area and create and contribute to a high quality, safe and sustainable environment.

Planning applications should, as appropriate to the proposal, demonstrate how the design:

- a) respects the character, scale, and development density of the locality. New dwellings should not exceed two-storeys in height, result in the loss of garden land or other landscaped or green spaces and ensuring garden sizes are proportionate –and at least the size of the property footprint – to be in character with the village;
- b) is energy efficient, incorporating the use of sustainable and responsibly sourced materials and renewable, decentralised and/or low carbon energy generation technologies. Current and emerging technologies should also be considered including combined technologies for larger developments or developments involving more than one dwelling;
- c) accords with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking, turning areas, and space for loading and unloading is provided within the site curtilage,
- d) makes provision for hard and soft landscaping including the use of native hedgerow planting to the return splays of new or widened accesses,
- e) provides for the proper disposal of wastewater and effluent,
- f) incorporates porous materials in all areas of hard landscaping including, where feasible, rainwater and storm water harvesting,
- g) makes provision for the storage of waste containers'
- h) incorporates space for the secure storage of bicycles and other sports and lifestyle equipment in accordance with District Council standards,
- i) includes suitable ducting capable of accepting fibre to enable superfast broadband; and
- j) provides electric vehicle charging points in accordance with national standards.

Development should not be located where its users and nearby residents would be significantly and adversely affected by noise, smell, light, vibration, or other forms of pollution from existing sources without mitigation.

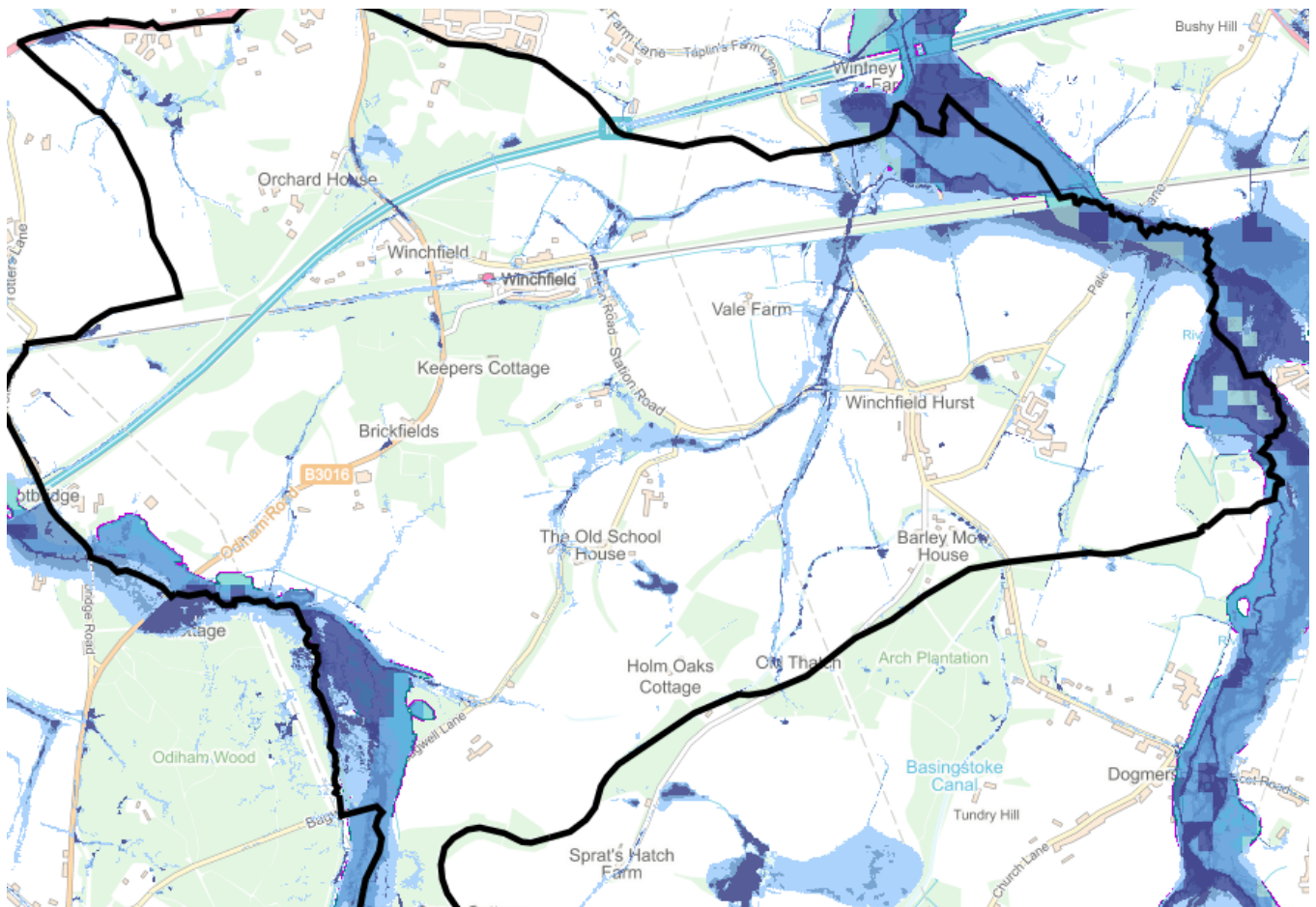
## Flooding

**7.43** The rural nature of Winchfield and the age of much of the housing stock results in many homes having no access to mains drainage. Individual septic tank arrangements or anaerobic-anoxic Sequencing Batch Reactor (SBR) systems are installed; periodic servicing is managed by property owners.

**7.44** Rainwater is often collected for private garden use but run off water from the fields causes flooding on the lanes. It has become, in recent years as climate change impacts our lives, more frequent for lanes to become impassable during times of very heavy rainfall. Use of permeable landscaping by residents makes a significant contribution to alleviating the impact of heavy rain.

**7.45** New development will be required, where appropriate, to make provision for the management of surface water run-off to avoid flooding. The preferred method is infiltration which reduces sewer and river flooding and existing 'green field' absorption rates. The attenuation and recycling of surface water and rainwater will be required through the incorporation of Sustainable Drainage Systems (SuDS) for proposals involving ten or more homes or sites larger than 0.5 ha and where more than 1,000m<sup>2</sup> of commercial floor space is proposed. In addition, consideration should be given to on-site rainwater and stormwater harvesting, greywater recycling and the management of run-off to potentially reduce surface water flooding as required

**Figure 7.5: Areas Prone to Flooding in Winchfield**







Road liable to flooding sign

by Policy BE4— Development Design Considerations. It is the responsibility of the developer to ensure that proper provision is made for surface water drainage.

## Renewable and Low Carbon Energy

7.46 Local Plan Policy NBE10—Renewable and Low Carbon Energy—is a current exemplar for guidance but future technologies must also be considered including combined technologies for more than one dwelling. Any new homes will comply with the legal requirements that gas boilers will not be fitted after 2025. Opportunities should be taken for appropriate latest technology to be incorporated into all stages of a building project at an early stage in the planning process.

## Water, Wastewater, and Water Efficiency

7.47 Local Plan Policies INF1, NBE6 and NBE 7 give clarity to current infrastructure requirements, but most rural dwellings do not have access to mains drainage. Individual wastewater treatment plants are gradually replacing older styles of septic tanks but adding additional dwellings to a wastewater treatment plant which is already at its maximum capacity is a

specific hazard to health, especially if the receiving water environment is unable to accept the additional discharge and will not be supported. Developers are therefore encouraged to contact the relevant utility provider at the earliest opportunity to discuss their proposals to identify potential water and wastewater requirements.

7.48 Rainwater is a valuable commodity and rainwater harvesting for garden use or toilet flushing will be supported whether an individual or communal system. Planned use of rainwater will also play its part in reducing floodwater which is often a hazard on our narrow lanes in times of heavy rainfall.

## Ultra-Fast Broadband

7.49 Some areas of the village have high speed broadband and others receive a very poor service due to the dispersed settlement pattern. Several communal group actions have led to improvement for some whilst others are still frustrated with slow speeds. Ultra-Fast Broadband is a necessity for any and every new home and business in Winchfield and is essential to enable residents and businesses to access technology for education, recreation, and home working.

7.50 Local Plan Policy INF6—Broadband or Successor Services—recognises the benefits that broadband can provide and will work with Hampshire County Council and the telecommunications industry to maximise access to superfast broadband, wireless hotspots and improved mobile signals for all residents, organisations, and businesses; assisting them in delivering their investment plans and securing funding to address any infrastructure deficiencies or barriers. All new development should incorporate appropriate infrastructure to enable Ultra-Fast Broadband connectivity.

## Residential Parking

**7.51** Due to the dispersed nature of the village and the distance from other towns and villages; car ownership in Winchfield is higher than the national average. Many residents also use online shopping facilities as there are no local shops, regular bus or taxi services.

**7.52** Public parking spaces are only available at the station and must be paid for even at weekends. For many residents, space for visitor parking is minimal or there is none. An appropriate focus on parking is therefore expected for all new developments. Future development in Winchfield must provide adequate off-street parking for both residents and visitors within each dwelling boundary and road design must make provision for delivery vehicles, emergency vehicles and turning areas for such vehicles which do not encroach onto private driveways.

**7.53** Some rural villages in Hart, particularly Dogmersfield and Crondall, have continuous and hazardous on-street parking which severely impacts traffic flow and is a safety hazard, particularly for cyclists and pedestrians. Although there has been minimal development in Winchfield since 2017, residents have specifically requested that the parking requirements should continue as approved in our current Neighbourhood Plan or even be more rigorous. Winchfield residents want to avoid the situation seen in neighbouring villages where stationary vehicles force other road users to make dangerous manoeuvres or where traffic 'gridlocks' due to vehicles stopped or parked on the highway.

**7.54** Recent census data (Table 7.1) tell us that car or van ownership in Winchfield in the ten years from 2011 – 2021 has increased significantly. At least 50% of homes have at least two vehicles and only 3% have no vehicle at all. In 2011

nearly 25% had no vehicle at all and more than 40% had only one vehicle. With increased vehicle ownership parking is a concern to all our residents and good planning for future development is an issue of great importance to them.

**7.55** The census data also tell us that the number of people who travel to work by bicycle or on foot has dropped significantly; the narrow lanes are much busier now as shown by our SID (Speed Indicator Device) data. Our Community Engagement Meeting in February 2022 focussed on road use, safety and parking in the village; feedback clearly demonstrated residents' concerns.

**7.56** Working from home has increased by 15% since 2011. In part this number probably reflects the changes triggered by two years of the Covid pandemic, 2020 / 2021 but many residents continue to work from home and there are requests for this to be accommodated in the design of future development. There are more larger vehicles in the village at all times responding to business as well as domestic online purchasing and future planning should ensure that they can safely deliver and turn without causing a hazard to other residents and road users.

**7.57** Inadequate provision for car parking has led to some on-street parking on some of our narrow village roads, especially where there are no pavements. The recent development at Winchfield Crescent met the required parking requirements from Neighbourhood Development Plan 2017 but the issue of delivery vehicles and turning areas was not included in the road design. In consequence delivery vehicles often park partly on the pavement then need to use private driveways to turn in order to leave the cul-de-sac.

7.58 When cars and vans park partly on the path as shown below it restricts vision for other road users and pedestrians cannot easily pass. This development was built in 1997 and parking provision was then in line with District Council standards.

7.59 Hart District Council has recently reviewed their Parking Standards and intend that the current Technical Advice Note which states at para 2.2 that: *"There are several made Neighbourhood Plans across the Hart district, which form part of the adopted development plan. Where Neighbourhood Plans contain their own parking standards, those standards take precedence over the standards within this document, which are a material consideration."* will become part of the updated Development Plan Policies.



7.60 Given this intention and current first-hand experience residents feel that one space per bedroom plus one visitor space per dwelling is the minimum requirement. Where possible a space for delivery vehicles to safely stop without impeding passing traffic should also be provided. Garage blocks (i.e. multi-dwelling garaging concentrated in stand-alone blocks) are not considered in keeping with the village character and will not be supported. If no garage is to be provided with a dwelling, secure storage space suitable for bicycles and other lifestyle equipment should be provided as set out in Policy BE4—Development Design Considerations. Whilst there are currently



Barley Mow Close

no specific size requirements for internal garage space it would be appropriate to require a minimum size to allow at least one door of an SUV type vehicle to open when parked inside the garage.

## Policy BE5: Residential Parking

All new homes built in Winchfield should allow for one car parking space per bedroom, plus one visitor space per dwelling within each curtilage. For the purposes of this Plan, a 'dwelling' is defined as a unit independently available for sale or rent.

Garage blocks (i.e. multi-dwelling garaging concentrated in stand-alone blocks) are not considered in keeping with the village look and feel and will not be supported. Where no garage is provided with a dwelling, secure storage space suitable for bicycles should be provided in accordance with Policy BE4.

Proposals for the provision of car parking in separate courtyard areas will not be supported. Where car parking cannot be provided within the curtilage of the dwelling concerned, it should be provided within a dedicated and accessible location close to the dwelling'.





Brenda Parker Way ancient footpath



# 08 Parish and Community

## **Objectives 4, 5, 6 and 7**

- Promote health and wellbeing
- Support our local economy and sustain our agricultural heritage
- Ensure that we value and cherish our village, promote a thriving, strong, vibrant community and respond to the needs of our residents
- Introduce, promote and monitor measures to improve traffic management and reduce rural criminality.

## **In this Section:**

- Why so many people come to Winchfield for outdoor recreation
- Our network of Public Rights of Way; National and Local Footpaths and Bridleways,
- Cycling, Walking and Running on Winchfield lanes
- Employment and our local economy
- Our Village Hall
- St Mary's Church
- Rural Crime awareness.

## **Includes:**

- The Basingstoke Canal—on the water and the towpath
- Equestrian activities
- Winchfield Festival
- Traffic concerns
- Where people work.

## Outdoor Recreation

**8.1** The Landscape Character Assessment and Winchfield's Key Views documents demonstrate how rural Winchfield is today and, when compared to maps from a century ago, how little the village has changed. The lanes, paths, fields, hedgerows, and tree lines are hardly altered thanks to good farming practices and residents' efforts to keep Winchfield's rural character as a place they love and an environment they value highly. Most of those who live in Winchfield know the footpaths, the canal towpath, and the bluebell woods; they value the peace and tranquility that can be found in this quiet Parish. In addition to Winchfield residents, visitors from the wider area come to Winchfield to use the canal for canoeing, paddle boarding and fishing, and the equestrian farms to ride or hack out on the quiet lanes.

**8.2** Cyclists and runners are frequently seen throughout the village. Most users practice good road safety aware that there are no paths, but only grass verges and run off ditches. The lanes, in many places, are only suitable for domestic sized vehicles to pass in opposite directions.

**8.3** Patience, courtesy, and care are needed from all road users and speed indicator devices (SIDs) are positioned in several positions to help deter speeding motorists. Outdoor activity and exercise are vital to both physical and mental health and well-being and being inactive is a major risk to health. People today are 20% less active than in the 1960's and physical inactivity directly contributes to 1 in 6 deaths in the UK (the same number as smoking)<sup>37</sup> Winchfield provides an environment for

those who wish to enjoy healthy recreation, also for community participation as can be seen annually when the Hart half marathon runners pass this way.

## Walkers

**8.4** There are 17 local footpaths and bridleways which run through and around the fields and lanes and two national paths, the Three Castles Path, and the Brenda Parker Way. The car park at the Barley Mow wharf is often the meeting point for groups of walkers to start their walk and a very good place to end with a drink or lunch at the pub. A valued resident performs the important function of 'footpath warden' and works with the Hampshire County Council Countryside Ranger Team and with Winchfield Parish Council to ensure maintenance of footpaths is carried out as required. See Figure 8.1

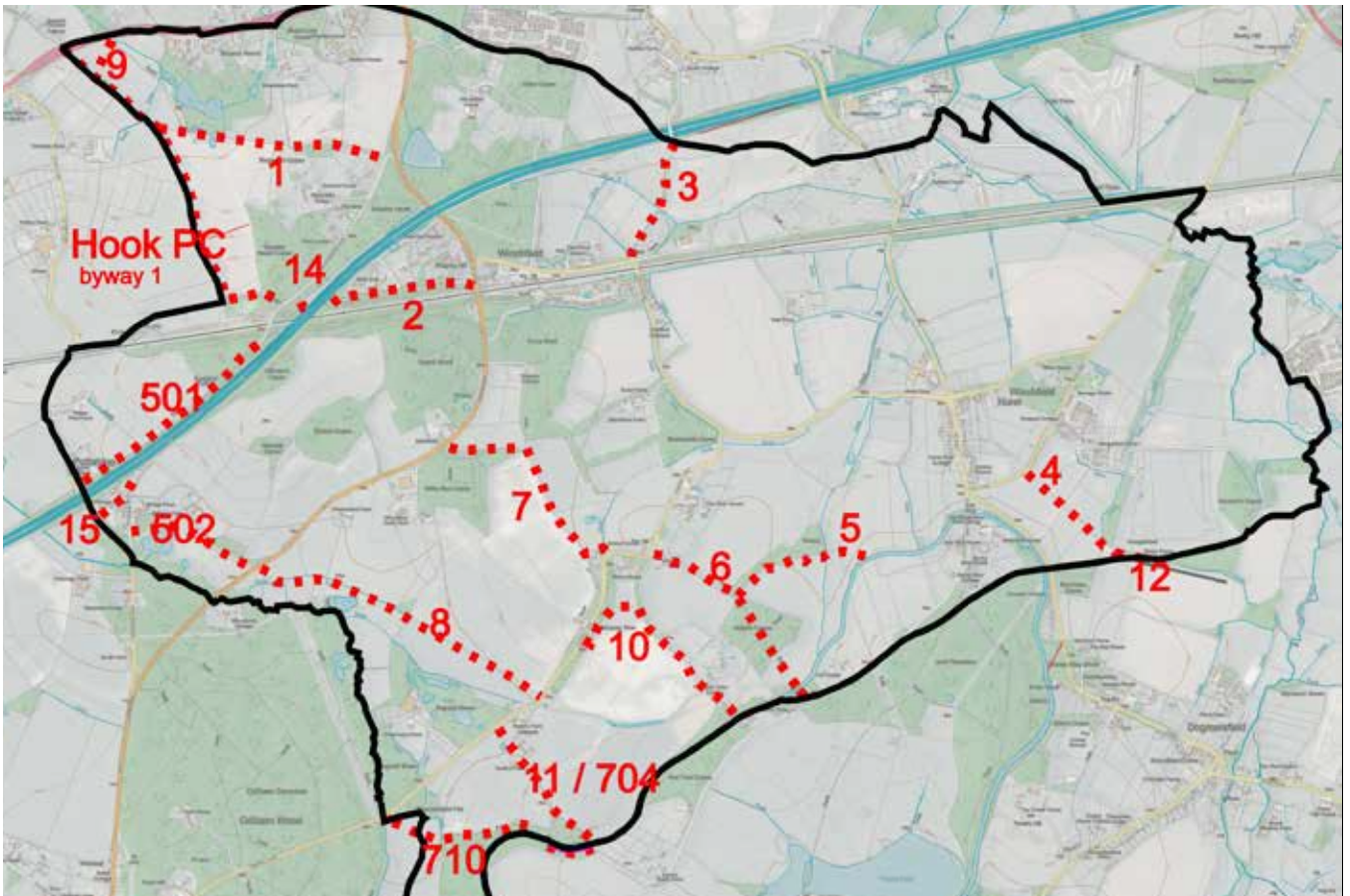
**8.5** The Brenda Parker Way is a national long-distance path which passes through the north of the Parish. This 125km (78 mile) long distance path is broken into nine sections and crosses the rich and diverse north Hampshire countryside between the towns of Aldershot and Andover. These towns lie respectively at the eastern and western edges of the north of the county and have links to Hampshire's military heritage. Between, the walk takes in heathland, forest, tiny fields and small farms, then climbs to the highest villages in Hampshire, offering spectacular views, rolling downland and clear chalk streams. Despite recent developments the route uses less than five miles of roads, mostly unclassified quiet lanes.

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37. The Routledge Handbook of Planning for Health and Well-Being: Shaping a Sustainable and Healthy Future, 2015



Figure 8.1: Parish Footpaths



8.6 The Three Castles Path is a long distance route from Windsor to Winchester. The route, 97km (61 miles) from King John's Castle at Odiham leaves the Basingstoke Canal in Winchfield and heads north through the village via Bagwell Lane, which is narrow with a dangerous bend and without a footpath. There is a community aspiration to re-route this path to significantly enhance safety for users of this section of the long-distance path and provide iconic views of wooded countryside.

### Policy P&C1: Public Rights of Way

Development proposals which unacceptably affect the tranquillity, rural nature and layout of the existing roads, lanes, roadside verges, bridleways, byways and footpaths will not be supported.

The improvement or re-routing of existing public rights of way and the provision of new public rights of way, bridleways and cycle paths within the parish which respect local character will be supported.

Development which would result in the loss of existing or proposed rights of way, will not be supported

unless alternative provision or diversions can be arranged which are at least as attractive, safe, and convenient for public use.

## On the Canal

8.7 The Basingstoke canal is well used by canoeists, anglers, paddle boarders and narrow boat enthusiasts as well as walkers using the tow path. There is a car park at Barley Mow Wharf and from there a good circular walk route of around 5 km (3 miles) using Winchfield and Dogmersfield paths is very popular. A licence is needed to fish or use any watercraft on the Basingstoke Canal.<sup>38</sup>

8.8 Some residents work with the Basingstoke Canal Authority and support for their working parties is always required, particularly as funding is becoming more difficult to obtain, volunteers are always very welcome.<sup>39</sup>



Kayaking on the canal



The 'John Pinkerton' narrow boat

38. See Appendix D for 'Angling in Winchfield,' and 'The Canal for Recreation'.

39. <https://basingstoke-canal.org.uk>





**Figure 8.2: King Alfred's Way long distance cycle path**

## Cyclists

8.9 Winchfield is very popular with cyclists and several websites offer a variety of circular routes varying from 24 to 80 km (15 to 50 miles) in length. There is only one formal cycle path on part of the B3016 between the top of Station Hill and Hartley Wintney. The Ordnance Survey 'get outside' website gives local information for various forms of outside exercise.

8.10 King Alfred's Way<sup>40</sup> is a new (2020) 350km circular off-road adventure route through 10,000 years of history, connecting some of England's most iconic sites. The name of the trail is inspired by Alfred the Great, who ruled the Anglo-Saxon Kingdom of Wessex. The trail starts and ends at King Alfred's statue in Winchester, where he is buried. By using parts of the Ridgeway and South Downs Way, the trail comes through Winchfield from the canal path across Swans Farm and then up towards the northern boundary of the Parish. It also connects with the Thames Path and the

North Downs Way riders' route to allow for the combination of multiple routes into a longer escape. King Alfred's Way forms a crucial part of Cycling UK's goal to create a network of long-distance off-road routes across the length and breadth of Great Britain, through fascinating places and inspiring landscapes.

40. <https://www.cyclinguk.org/king-alfreds-way>



## Farmland

**8.11** There are currently nine farms in the Parish although not all are in agricultural use<sup>41</sup>. Land classifications vary across the Parish, but most are Grade 3 and 4 with some Grade 2. Many of the fields are let to other local farmers and produce various arable crops, or are let as grazing land, for sheep, cattle, and horses.

**8.12** Two farms have created small business units which are utilised by a variety of product and service providers. Others use their land for different purposes including supplying logs, an angling club, storage units, caravan and motorhome club, warehouse, and distribution uses. Two solar farms, barely visible from any road, are discretely positioned and contribute income to community funds.

## Equestrians

**8.13** Four farms focus on equestrian facilities offering livery, hacking, dressage, indoor and outdoor manège; these equestrian businesses are well used by riders and horse owners from a far wider area than just Winchfield.

**8.14** The Staff College and Royal Military Academy Sandhurst Draghunt has used the original Winchfield Lanes since its first meet in the winter of 1877. The Hunt can be seen, and heard, as their first hunt of the year is usually on New Year's Day. 'The Winchfield Brook' is featured in a painting by the English artist Charles 'Snaffles' Johnson Payne (1884–1967) and the 'Swans Farm hedges' are part of the route; this is the oldest such Draghunt in the country.



[Left] Wheat harvesting  
[Top] Equestrian Centre  
[Bottom] Potato harvesting

<sup>41</sup>. See Appendix D for 'Winchfield in Perspective'.

## Working in Winchfield

8.15 There is no major employer in the village, but both the Winchfield Inn and the Barley Mow offer various opportunities in the hospitality trade. On the northern border of the Parish Mildmay Oaks is a secure, specialist learning disability and rehabilitation centre, part of the Priory Group. Dignity Pet Crematorium is located at the old brick works and has a far-reaching client base; winner of many awards the staff of more than 40 offers a dignified and caring end of life alternative for pets.

8.16 Many people work from home; some areas of the village have excellent broadband facilities. The Covid pandemic has changed how people work and this is reflected in the number of vacant parking spaces at the station carpark which, pre-Covid, was fully utilised most days.



Dignity Pet Crematorium

## Policy P&C2: New Businesses and Employment Development

Proposals for new business development will be supported where sites are located within the Settlement Boundaries identified on the Policies Map (as shown on Figures 7.1, 7.2 and 7.3) and where they would not have an unacceptable impact on residential amenity, heritage assets and the highway network.

Outside the Settlement Boundaries, proposals for new business development will be supported where they are of a scale and nature appropriate to a countryside location and a need to be located outside the Settlement Boundary can be satisfactorily demonstrated.

Where possible, business developments should be sited in existing buildings or on areas of previously developed land and be of a size and scale that does not adversely affect the character and appearance of the locality, the highway network, residential amenity, or the environment.

Proposals for equestrian development, whether domestic or commercial, will be supported where the size, scale, design, and siting of new development (including lighting and means of enclosure) do not have an unacceptable effect on the character and appearance of the countryside.





The Village Hall

## At the Village Hall

**8.17** Winchfield's modern Village Hall is located next to the Winchfield Inn and is a short walk down the hill from the railway station. It is very well supported by local interest groups for a variety of activities including ballet, dancing, yoga classes, art groups and a fencing club as well as for meetings. The Village Hall is run, as a charity, by volunteers and the monthly coffee mornings offer a warm welcome to newcomers of all ages.<sup>42</sup>

**8.18** The original hall was built in September 1928 but in 1997 the aged building was demolished and replaced by today's modern hall. A big fundraising effort by the local community plus contributions from the Millennium Commission and a developer financed the new hall which was opened in 1998. Recent improvements have been made to the acoustics and IT infrastructure of the hall thanks to a Section 106 developer contribution resulting from the Winchfield Crescent development. These enhancements offer new opportunities for increased utilisation of the hall.

**8.19** Each autumn the Village Hall hosts the annual 'Harvest Supper' for 80–90 people and welcomes everyone, of faith or none. There is always an excellent menu and raffle, sometimes some entertainment or a quiz too.

**8.20** National events such as The Platinum Jubilee of Queen Elizabeth II, Royal Weddings and the Coronation of King Charles III are well supported and celebrated with local groups in the Parish creating their own communal parties in addition to events at the Village Hall.

<sup>42</sup>. <https://winchfieldvillagehall.co.uk/>

## St Mary's Church

8.21 In addition to being the oldest Grade 1 listed building in Hart and of great historical and architectural interest St Mary's Church plays a very significant role in the Winchfield Community. The committed and regular congregation attend a service at St Mary's every week and the Clergy cover three Parishes, St John's Hartley Wintney, All Saints Dogmersfield and St Mary's Winchfield. Weddings are very popular at this historic church and, along with christenings and funerals. The church is well utilised and supported by the community<sup>43</sup>.

8.22 The importance of the church to residents is always demonstrated by a significantly larger attendance for special dates; Easter and Christmas services, a magnificent display of poppies for Remembrance Day and a beautiful candlelit Christmas Carol Service welcomes those of faith or none.

8.23 St Mary's is also the venue for some Winchfield Festival events and loved by the artistes and audience for the wonderful acoustics and atmosphere at their performances. Concerts are also arranged periodically for fundraising and the Church has an active 'Friends' group who regularly assist with additional financing to maintain the fabric of the church and churchyard.<sup>44</sup>



43. <https://www.stmaryswinchfield.org.uk/>

44. <https://www.stmaryswinchfield.org.uk/page7.html>



## Community Litter Picks

**8.24** At least thirty Winchfield residents come to the Village Hall in spring and autumn for the biannual village litter picks. Organised by a committed and conscientious resident who observes all required safety requirements the 'pickers' are provided with grabbers, bin bags and hi-visibility vests and are allocated routes. It is common for more than 30 bags of rubbish to be brought back to the hall plus details of items which have been fly-tipped. Arrangements are made with the District Council for these larger items, sometimes including contaminated material such as asbestos, to be collected.

**8.25** Fly tipping is a rural concern, on quiet lanes there seems very little hope of preventing this anti-social behaviour. However the District Council is vigilant in its efforts to bring prosecutions whenever sufficient evidence is obtained.

## Communications

**8.26** Social media is not widely used for community communications although there are various e-mail groups and a growing number of Facebook groups in Winchfield. Not every home is equipped with broadband and with a little over three hundred properties to visit a hand delivered note is often still the best way to share news of upcoming events.

**8.27** There are three notice boards in the village; St Mary's Church, Winchfield Parish Council (at The Hurst) and the Village Hall. All have their own websites and support groups. The monthly Parish Magazine, 'Contact' which covers three villages, is an excellent source of village news and contact details for local services and traders as well as information of services in all the churches.

## Winchfield Parish Council

**8.28** Winchfield Parish Council encourages residents to participate in the bi-monthly meetings and welcomes comment and feedback about village issues of any kind. The Parish Council will continue to engage and nurture the current good relations with Hampshire County Council to introduce additional signage and road markings to improve awareness and safety for all road users in the village.<sup>45</sup>

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<sup>45</sup> <https://www.winchfield-pc.org.uk>



## The Winchfield Festival

### Winchfield Festival

8.29 Every two years the village hosts the week-long Winchfield Festival which presents world class musicians in the charming setting of either the Church of St Mary's or in the Festival Marquee, sited in an adjoining field courtesy of the landowners. The Festival has an excellent reputation and a very loyal audience. Many festival supporters come to most of the concerts to enjoy an eclectic range of genres rarely found in such an attractive village setting. Winchfield Festival is a formally constituted charity which also supports education for young musicians in Hart.<sup>46</sup>

### National Garden Scheme

8.30 The National Garden Scheme is supported particularly by Old Thatch on the canal and several hundred people usually attend whenever the gardens are open. The owner of the property has been part of this scheme and raising money for charity for many years and it is always a lovely garden to visit.

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46. <https://www.winchfieldfestival.org>



## Public Houses

8.31 The Barley Mow, recognised by CAMRA (Campaign for Real Ale) is located at the end of The Hurst near the canal. The annual beer festival is always very well supported and offers live music in addition to an excellent selection of guest beers. The Winchfield Inn is almost opposite the station, in addition to good beer it offers bed and breakfast rooms. Both pubs offer a friendly welcome, attractive gardens, good menus, and off-road parking.



The Barley Mow

### Policy P&C3: Protecting Existing Services and Facilities

Proposals that would result in the loss of valued facilities or services which support a local community (or premises last used for such purposes) will only be supported where:

- a) it can be demonstrated that the current use is not economically viable or likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for the existing or another community use for a minimum of 12 months; and
- b) it can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- c) alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.



The Winchfield Inn

## Rural Crime

**8.32** Rural crime is on the increase; burglaries and thefts of garden and farm machinery, particularly from garages, sheds, and outbuildings, in rural areas and farms are an issue of concern to our residents. Described by the National Farmers Union: 'rural crimes are seasonal and very different to urban crimes and require specialist police attention'. In Winchfield we no longer see regular police presence unless there is a specific incident, but neighbours do, where possible, look out for suspicious activity or unusual behaviour.

**8.33** Fly tipping of household and commercial waste is the most common crime, particularly on quiet lanes and in field entrances; another issue and expense that farmers and landowners must deal with. Wildlife crimes, heritage crimes, trespass and criminal damage all occur in isolated or remote locations putting individuals and communities at risk, but Hart is overall safer than other areas of the region.

**8.34** Rural Criminality is broadly classified as "Any crime and anti-social behaviour occurring in rural areas". Wildlife and heritage crimes are less common but included under the same definition. Any crime often has a significant impact on victims and communities—including vandalism of property, loss of income, intimidation, and a raft of traffic issues both on and off-road.

**8.35** A meeting in February 2022 with Hampshire Police has increased awareness of how to report incidents. There is a Rural Volunteer Mounted Police (RVMP) and Hampshire Horse Watch (HHW) Team in addition to the Neighbourhood Policing

Team. Hampshire Police are very keen to work with the rural communities to better understand the current gaps in engagement and to provide a better service.<sup>47</sup>

## Road Traffic

**8.36** Traffic is a major concern for our residents as vehicles which are often unfamiliar with the country lanes are driven at inappropriate speeds. Most of the lanes



are only suitable for smaller vehicles to pass in opposite directions. Speed Indicator Devices (SIDs) are used in several positions to help deter speeding motorists. The SIDs are re-located to best capture data across the busiest parts of the Parish. The diligent resident who manages this programme regularly reports the findings to Parish Council meetings.<sup>48</sup>

**8.37** There is a short length of pavement at the top of Station Road and then on to Hartley Wintney on the B3106 which is a fast and very busy main road from Odiham to Hartley Wintney.

**8.38** The only other pavements are in the small housing areas of Beauclerk Green and Barley Mow Close. Every other lane is shared by vehicles, walkers, cyclists, runners, and riders. Residents would like to see additional signage and speed limits to alert vehicle drivers to the likelihood that they will meet pedestrians and recreational users.

<sup>47</sup>. See Appendix D for 'Rural Crime and Rural Policing', and 'Neighbourhood Policing Team'

<sup>48</sup>. <http://www.winchfield-pc.org.uk/community/winchfield-parish-council-7804/speed-indicator-device/>





Traffic island and road sign at The Hurst crossroads



Summer verges



Railway bridge on Taplin's Farm Lane

# 09 Community Aspirations

## **Objectives 1, 2, 4, 6 and 8**

- Conserve and enhance our Natural Environment and the biodiversity of Winchfield
- Maintain, sustain and enhance our Historic Environment
- Promote Health and Wellbeing
- Value and cherish our village, encourage a thriving, strong vibrant community and respond to the needs of our residents
- Support Hart District Council initiatives to become a carbon neutral authority by 2035 and a carbon neutral district by 2040

## **In this Section**

- To work with our neighbouring Parish of Dogmersfield to create a foot / cycle path to the Hart Leisure Centre
- Create a circular walk for wheelchairs and pushchairs
- Create an area of land which could be available for community events
- Plant an orchard
- Winchfield Parish Council will work with Hook Parish to have Hook No.1 Byway Open to All Traffic (BOAT) (Brenda Parker Way) re-classified as a Byway. Apply for SINC status for this path
- Review whether a permissive footpath to divert walkers off Bagwell Lane can be achieved
- Monitoring flora, trees, and wildlife across the Parish
- Create a 'local history' trail or introduce 'local history' notice boards
- Introduce new residents to our Neighbourhood Plan
- Review current 'Assets of Community Value'
- Monitor and comment on any proposals involving new power lines and overhead infrastructure.



**9.1** Many comments and suggestions have been put forward at the five Community Engagement Meetings which have been held during the preparation of this Plan. Many hours of discussion and debate have taken place at Steering Group and Working Group meetings. It is evident that most of our residents are committed to Winchfield, enjoy living here and have a sense of 'belonging' even if they only know people in their immediate residential locality. Given our dispersed settlement pattern there are areas of the Parish that some residents are not even aware of but that does not diminish in any way their wish to contribute to caring for the history and biodiversity around them.

**9.2** The policies in this Plan seek to conserve and enhance the essential rural character of our village to the benefit of ourselves and to future generations. Offers to 'get involved' with projects and work parties which support that aim have been numerous. An excellent example is the 'Free Trees for Winchfield' initiative which has already delivered trees and hedging to more than 30% of village households.

**9.3** As we go forward it is hoped that residents will volunteer to help landowners with some basic 'groundwork' and several people who have skills in conservation and land management have volunteered to lead these initiatives at appropriate times of the year.

## **To work with our neighbouring Parish of Dogmersfield to create a foot/cycle path to the Hart Leisure Centre**

**9.4** We currently have a footpath from Pale Lane across the fields at Hungerford Farm which meets Dogmersfield footpaths 4 and 9. There is currently no footpath to the Sports Centre at Edenbrook Park without a diversion to Hitches Lane. It is hoped that Winchfield and Dogmersfield Parish Councils might work together and try to achieve a permissive footpath around field edges to the Sports Centre. If it is possible for this to be a foot and cycle path that would be an even more effective outcome.

## **Create a circular walk for wheelchairs and push chairs**

**9.5** Winchfield footpaths do not currently permit a circular walk within the Parish and although the paths are quite well maintained the paths or the access to them are mostly unsuitable for wheelchairs or pushchairs. A working group will be set up to see if it is possible to obtain support from landowners for suitable permissive paths to create a circular route. If this can be achieved and landowners are agreeable, a request will be made for Winchfield Parish Council support to make such a path usable for pushchairs and wheelchairs.

**New fully accessible gate in Sprats Hatch Lane**





## **Create an area of land which could be available for community events**

9.6 This is a long-term aspiration which will be further explored during the life of this Plan. Winchfield currently has no public areas aside from the Village Hall and car park

## **Plant an Orchard**

9.7 If land can be obtained for public use, then an orchard might be part of the area. Alternatively, landowners could be approached to ask if they would like to have an orchard planted on an area of their land. Orchards are priority habitats under the UK's Biodiversity Action Plan. Fruit trees are particularly good habitats for wildlife because they are "early senescent". This means they age relatively quickly and develop veteran features such as hollow trunks, rot holes, dead wood and sap runs which encourage many invertebrates that live on decaying wood. Rot holes provide nesting sites for bats such as Noctule, while hollow trunks can provide a home for Lesser Spotted Woodpeckers and Little Owls. Fruit tree blossom is an important source of nectar for pollinating insects including bees, hoverflies, and butterflies. Fruit trees are more widely spaced when planted and create a different and very important wildlife habitat.

## **Apply for Hook No 1 Byway Open to All Traffic (BOAT) to be re-classified as a Byway and apply for SINC status**

9.8 Green lanes and sunken lanes are historic tracks and routes used by walkers, cyclists, horse riders and, as in this case, some have vehicle rights. They are an important part of the history of any area, a story of people, wildlife and habitats, links to communities. This path has biodiversity-

rich verges and veteran trees which meet overhead. There is also old and standing dead wood which is a vital part of its importance. Winchfield Parish Council will apply to have this path designated as a Site of Interest for Nature Conservation (SINC).

9.9 Winchfield Parish Council is working with Hook Parish Council to have this path, a section of Brenda Parker Way, re-classified as a Byway / Footpath with no vehicular access to cause further damage. See policy NE3.

## **Review whether a permissive footpath to divert walkers off Bagwell Lane can be created**

9.10 Conversations with landowners started after our previous Plan was made in 2017 but have not yet resulted in a permissive path which would be a suitable diversion for walkers using the footpaths which meet Bagwell Lane. Of particular concern is the blind bend where Bagwell Lane approaches Station Road, this has been the site of several accidents and many near misses.

## Monitoring flora, trees, and wildlife across the Parish

9.11 While writing this Plan it has become apparent that Winchfield is a very significant area for biodiversity in this part of Northern Hampshire. In addition to assisting Hart District Council to meet its Climate Change objectives, it is vital that we are aware of the condition of the local ecology and that we do all we can to support, maintain and promote the importance of the habitats around us. We shall engage expert intervention or advice as necessary. We hope to encourage volunteers to take part in 'monitoring' groups, possibly working with other local and national initiatives.

## Create a 'local heritage' trail or introduce 'local history' notice boards

9.12 Feedback at Community Engagement Meetings has told us that residents would like to be more aware of the ancient land and buildings around us. There is no written or documented history of Winchfield available and whilst doing the baseline research to evidence the policies in this Plan the Working Group agreed that we should share the interesting facts and information we discovered and documented. It isn't a formal 'history of the village' but Appendix 'D' does contain a wealth of information and we are grateful to everyone who shared their knowledge and memories of otherwise gave their assistance.



## Introduce new residents to our Neighbourhood Plan

Dead tree in  
Pale Lane

9.13 The difficulties we face in being unable to easily communicate with Winchfield residents prompted the suggestion that perhaps new residents might appreciate being introduced to the Neighbourhood Plan and its provisions and wider aspirations. This will be addressed after the adoption of the Plan in 2023.

## Review current 'Assets of Community Value' (ACVs)

**9.14** Assets of Community Value (ACV) were introduced under the provisions of the Localism Act, 2011 and once registered provide local groups with the 'first right' to acquire land or buildings should they come onto the market for the purpose of furthering the social wellbeing or interests of the community now and into the future.

**9.15** If the owner of land or buildings that are listed as an ACV wants to sell them, they must contact the District Council who will notify the community group that nominated the asset. The community group then has an opportunity to register its interest as a potential bidder, triggering a six-month moratorium period during which, subject to certain exceptions, the owner can only sell the asset if it is to the group. After the six-month moratorium period the owner can sell to whomever they choose.

**9.16** Winchfield currently has one ACV registered with Hart District Council. This is The Barley Mow Public House, The Hurst Winchfield, RG27 8DE. This designation was reviewed on 19th August 2020 and extended for a further five years.

**9.17** Suggestions for assets of community value registration will be addressed after this plan is adopted.

## Overhead Lines

**9.18** New power lines over 132kv are Nationally Significant Infrastructure Projects and are considered via a separate planning process and their acceptability or not is determined by the Secretary of State for Energy and Climate Change. Parish Councils and other bodies have an important role to play in the decision-making process and can make representations on matters that are important to them. The Parish Council would therefore want to take an active part in the any future projects that might affect Winchfield.

**9.19** Smaller scale proposals are often deemed to be "permitted development" however the operators are required to undertake some consultation before commencing any works. As residents wish to maintain the rural landscape every effort will be made to ensure that all new development is designed with electricity and other infrastructure cables buried.

View from the canal to The Hurst





Old milestone  
on the B3016





# Appendices

# Appendix A3

## List of Neighbourhood Plan Policies

|             |   |
|-------------|---|
| Policy NE1  | Landscape Character                         |
| Policy NE2  | Protection of Key Views                     |
| Policy NE3  | Brenda Parker Way                           |
| Policy NE4  | Trees, Woodlands, and Hedgerows             |
| Policy NE5  | Dark Skies                                  |
| Policy NE6  | Biodiversity protection and enhancement     |
| Policy NE7  | Energy Efficiency and Generation            |
| Policy HE1  | Designated Heritage Assets                  |
| Policy HE2  | Non-designated Heritage Assets              |
| Policy BE1  | New Development                             |
| Policy BE2  | Affordable Housing on Rural Exception Sites |
| Policy BE3  | Housing Mix and Appearance                  |
| Policy BE4  | Development Design Considerations           |
| Policy BE5  | Residential Parking                         |
| Policy P&C1 | Public Rights of Way                        |
| Policy P&C2 | New Businesses and Employment Development   |
| Policy P&C3 | Protecting existing services and facilities |



# Appendix A4

## **Proposed changes and additions to the Winchfield Neighbourhood Plan**

This statement has been produced to explain the proposed changes and additions to the Winchfield Neighbourhood Plan (2017) to assist Hart District Council and the independent person appointed to examine the new plan.

### **Background**

Planning Practice Guidance (PPG) (paragraph 106, ref id 41-106-20190509) advises us that there are three types of modification which can be made to an existing neighbourhood plan. It states that the process will depend on the degree of change which the modification involves. These are categorised as:

- Minor (non-material) modifications to a plan are those which would not materially affect the policies in the plan or permission granted by the order. These include correcting errors, such as a reference to a supporting document. This does not require examination or a referendum.
- Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
- Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

It is up to the examiner to decide whether any revisions change the nature of the plan and are significant or substantial. The examiner must determine under paragraph 10(1) of Schedule A2 to the Planning and Compulsory Purchase Act 2004 (as amended) whether the modifications contained in the new plan are so significant or substantial as to change the nature of the existing neighbourhood plan which the new plan would replace. The purpose of this determination is to establish the appropriate examination process for the new plan which will, amongst other things, affect whether the new plan will need to be the subject of a referendum if it is to be 'made' (adopted).

## Proposed Changes and Additions

Table A2 has been produced to assist Hart District Council and the independent person appointed to examine the new plan with the assessment required by virtue of paragraph 10(1) of Schedule A2 to the Planning and Compulsory Purchase Act 2004 (as amended).

The table lists the existing policies, indicates whether they are to be replaced by a new policy, and provides an explanation for the change or addition. The table also contains commentary on whether the change or addition is likely to be significant or substantial.

**Table A2: List of existing Neighbourhood Plan Policies, new Policies, and reason for change or addition**

| Existing Policy  | New Policy   | Reason for change or addition   | Is the change or addition significant or substantial?   |
|--|--|---|---|
| Policy A1: Size and Location of New Developments                     | Policy BE1: New Development<br>Policy BE4: Development Design Considerations | Policy A1 has two components: one relating to the location of new development the other to detailed design considerations. In the interests of clarity Policy BE1 details where new development is expected to take place and what form it should take whilst Policy BE4 provides a comprehensive set of detailed design considerations to promote the principles of sustainable development. | Yes<br><br>The changes have been made to provide for the incorporation of one new settlement boundary and to provide further support to Local Plan Policy NBE9. |
| Policy A2: Residential Car Parking Spaces, Gardens and Utility Space | Policy BE5 (A2): Residential Parking   | A minor deletion has been made to avoid repetition with the provisions of Policy BE4 in relation to garden sizes and domestic storage requirements.   | No  |



| Existing Policy   | New Policy   | Reason for change or addition   | Is the change or addition significant or substantial?   |
|---|--|---|---|
| Policy A3: Height and Type of Housing                           | Policy BE3: Housing Mix and Appearance   | Incorporated into Policy BE3 with a minor deletion to avoid an element of repetition with the provisions of Policy BE4 on responding to local characteristics.  | Yes<br>The changes have been made to support the findings of the Housing Needs Survey. Although the provisions of the existing policy have been incorporated into Policy BE3 the changes do not alter the original purpose. |
| Policy A4: Design   | Policy BE4: Development Design Considerations  | To be replaced by Policy BE4 which provides a comprehensive set of detailed design considerations.  | Yes<br>The change has been made to provide further support to Local Plan Policy NBE9.   |
| Policy A5: Density  | Policy BE4 - Development Design Considerations   | As above  | As above  |
| Policy B1: Rural Look and Feel – Significant Views & Topography | Policy NE1: Landscape Character<br>Policy NE2: Protection of Key Views<br>Policy NE3: Brenda Parker Way<br>Policy NE4: Trees, Woodlands and Hedgerows. | Policy B1 is to be replaced by Policies NE1, NE2, NE3 and NE4 which take forward the findings of the Winchfield Landscape Character Assessment to safeguard the distinctive characteristics of the Parish and provide specific protection for trees and woodland. | Yes<br>The changes have been made to reflect the emphasis of the new Neighbourhood Plan and its desire to cherish the local landscape and its important features.   |

| Existing Policy   | New Policy  | Reason for change or addition   | Is the change or addition significant or substantial?   |
|---|---|---|---|
| Policy B2: Rural Look and Feel – Lanes and Public Rights of Way | Policy P&C1: Public Rights of Way   | Policies B2 and B3 are to be replaced by Policy P&C1 to provide greater clarity.  | No<br>Although this is a new policy it does not fundamentally change the purpose of Policies B2 and B3.   |
| Policy B3: Safeguarding of Land for a new Public Right of Way   | Policy P&C1: Public Rights of Way   | As above  | As above  |
| Policy B4: Light Pollution                                      | Policy NE5: Dark Skies  | Policy B4 has been replaced by NE5 to make it clear that Winchfield's Dark Skies should be safeguarded to protect the natural diurnal rhythms of flora and fauna.   | No<br>Although this is a new policy it does not fundamentally change the purpose of Policy B4.  |
| Policy C1: Local Ecology, Wetlands and Flood Risk Areas         | Policy NE6: Biodiversity protection and enhancement                           | Policy C1 is to be replaced by Policy NE6 to provide greater clarity.   | Yes<br>The change has been made to reflect the emphasis of the new Neighbourhood Plan and its desire to safeguard nature conservation interests.  |
| Policy D1: Historic Environment and Heritage Assets             | Policy HE1: Heritage Assets and<br>Policy HE2: Non-designated Heritage Assets | Policy D1 has been replaced by Policy HE1 to reflect national planning policy requirements and the provisions of the Hart Local Plan 2020.<br>Policy HE2 has been introduced to safeguard locally important assets. | Yes<br>The change has been made to reflect the emphasis of the new Neighbourhood Plan and its desire to safeguard the local historic environment. |



| Existing Policy               | New Policy   | Reason for change or addition  | Is the change or addition significant or substantial?  |
|-------------------------------|--|--|--|
| Policy E1: Development Access | Policy BE1: New Development<br>Policy NE6: Biodiversity protection and enhancement | Policy E1 has been incorporated into Policy BE1 and Policy NE6 to safeguard the 'rural feel' and biodiversity within the parish. | Yes<br>Although these are new policies, they do not fundamentally change the purpose of Policy E1. |
| N/A                           | Policy NE3: Brenda Parker Way  | New policy to safeguard the enjoyment of the Brenda Parker Way, part of the national footpath network.                           | Yes<br>This is a new policy  |
| N/A                           | Policy NE7: Energy Efficiency and Generation                                       | New policy to respond to the effects of climate change.  | Yes<br>This is a new policy  |
| N/A                           | Policy BE2: Affordable Housing on Rural Exception Sites                            | New policy to reflect local aspirations to secure additional housing within the Parish.  | Yes<br>This is a new policy  |
| N/A                           | Policy P&C2: New Businesses and Employment Development                             | New policy to promote the principles of sustainable development.   | Yes<br>This is a new policy  |
| N/A                           | Policy P&C3: Protecting existing services and facilities                           | New policy to promote the principles of sustainable development.   | Yes<br>This is a new policy  |

**June - September 2023.** Following Regulation 16 Consultation and Independent Examination by Mr Andrew Ashcroft BA (Hons), MA, DMS, MRTPI consequential changes and amendments have been made in response to his 'Report to Hart District Council on the Review of the Winchfield Neighbourhood Development Plan'. All modifications as recommended by Mr Ashcroft have been made and, where necessary, additional text has been added as directed for clarity or to achieve consistency with the modified policies. As directed by the Examiner a new map and legend, Figure 5.6, Brenda Parker Way, has replaced the map submitted for Reg.16 Consultation. General text in the Plan relating to the Neighbourhood Planning process in sections 1-4 has been updated where necessary. Minor spelling, punctuation and grammatical errors have been corrected. Direct quotes throughout the plan have been changed to italics with the use of " " for clarity. Resulting from the above modifications some re-numbering of pages, paragraphs, footers, figures and tables has been necessary.

# Appendix B

## Glossary

### Adoption

The final confirmation of a local plan by a local planning authority.

### Affordable housing

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

(a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) The landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

(b) Starter homes: is as specified in sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

(c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

(d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to government or the relevant authority specified in the funding agreement.

**Ancient or veteran tree**

A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

**Ancient woodland**

An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

**Archaeological Interest:**

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

**Assets of Community Value (ACV)**

A building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future.

**Best and most versatile agricultural land**

Land in grades 1, 2 and 3a of the Agricultural Land Classification.

**Biodiversity**

The degree of variation of life forms within a particular ecosystem. Biodiversity is a measure of the health of an ecosystem. Human activity generally tends to reduce biodiversity, so special measures often need to be taken to offset the impact of development on natural habitats.

**Biomass**

Biological carbon sequestration is the process of removing CO<sub>2</sub> from the atmosphere and converting the carbon into biomass in vegetation such as natural woodlands, forest plantations and grasslands and also as soil organic matter and peat as well as in the oceans. Once captured as biomass, the carbon can be harvested as standing or dead wood or subsequently converted over prolonged periods of time into other organic fuels.

**Brownfield land / see also Previously Developed Land (PDL).**

Any land or premises previously used or developed including vacant, derelict, or contaminated land. It excludes parks, recreation grounds and statutory allotments. Previously developed land, NPPF definition: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.



**Brownfield land registers**

Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.

**Character appraisal**

An appraisal, usually of the historic character of conservation areas or other historic areas, such as terraced housing.

**Climate change adaptation**

Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

**Climate change mitigation**

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

**Community engagement and involvement**

Involving the local community in the decisions that are made regarding their area.

**Conformity**

There is a requirement for neighbourhood plans to have appropriate regard to national policy and to be in conformity with local policy.

**Conservation (the natural environment)**

The protection of animals, plants and natural resources, geodiversity sites and landscape areas. Conservation (for heritage policy) The process of maintaining and managing change to a Heritage Asset in a way that sustains and, where appropriate, enhances its significance.

**Conservation Area (heritage)**

An area of special architectural or historic interest the character and appearance of which are preserved and enhanced by local planning policies and guidance. An area of notable environmental or historical interest or importance which is protected by law against undesirable changes.

**Consultation**

A communication process with the local community that informs planning decision-making.

**Core Strategy**

A development plan document forming part of a local authority's local plan, which sets out a vision and core policies for the development of an area.

**Design and Access Statement**

A short report accompanying a planning permission application. Describes design principles of a development such as layout, townscape characteristics, scale, landscape design and appearance.

**Design Guide**

A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

**Designated Heritage Asset**

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation. It includes locally listed buildings.

**Development**

Legal definition is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.”

**Development Plan**

Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made. a Development plan. A document setting out the local planning authority's policies and proposals for the development and use of land in the area.

**Evidence Base**

The evidence upon which a development plan is based, principally the background facts and statistics about an area, and the views of stakeholders.

**Environmental Impact Assessment (EIA)**

A procedure to be followed for certain types of development project to ensure that decisions are made in full knowledge of any likely significant effects on the environment. Evaluates the likely environmental impacts of the development, together with an assessment of how these impacts could be reduced.

**Flood plain**

An area prone to flooding.

**Green Infrastructure**

A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity. Landscape, biodiversity, trees, allotments, parks, open spaces and other natural assets.

**Greenfield land / Greenfield site**

Land not previously built on, usually outside the current boundary of a city, town or village land where there has been no previous development.

**Green space**

Those parts of an area which are occupied by natural, designed or agricultural landscape as opposed to built development; open space, parkland, woodland, sports fields, gardens, allotments, and the like.

**Highway authority**

The body with legal responsibility for the management and maintenance of public roads. In the UK the highway authority is usually the county council or the unitary authority for a particular area, which can delegate some functions to the district council.

**Historic environment**

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Historic parks and gardens register**

The national register managed by English Heritage which provides a listing and classification system for historic parks and gardens.

**Housing associations**

Not-for-profit organisations providing homes mainly to those in housing need..

**Independent examination**

An examination of a proposed neighbourhood plan, carried out by an independent person, set up to consider whether a neighbourhood plan meets the basic conditions and other requirements.

**Infrastructure**

Basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.

**Inquiry**

A hearing by a planning inspector into a planning matter such as a local plan or appeal.

**International, national and locally designated sites of importance for biodiversity.**

All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.



**Irreplaceable habitat**

Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen. Listed building consent The formal approval which gives consent to carry out work affecting the special architectural or historic interest of a listed building.

**Local Authority (LA)** For Winchfield this is Hampshire County Council -HCC) The administrative body that governs local services such as education, planning and social services.

**Local green space**

This is a formal designation that may be made by neighbourhood plans, to provide protection for green spaces valued by the local community.

**Local list**

A list produced by a local authority to identify buildings and structures of special local interest which are not included in the statutory list of listed buildings.

**Local Plan**

A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two. The name for the collection of documents prepared by a local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

**Local Planning Authority (LPA)**

For Winchfield this is Hart District Council, HDC) The public authority whose duty it is to carry out specific planning functions for a particular area.

**Local referendum**

A direct vote in which communities will be asked to either accept or reject a particular proposal.

**Material considerations**

Factors which are relevant in the making of planning decisions, such as sustainability, impact on residential amenity, design and traffic impacts.

**Neighbourhood Plan**

A plan prepared by a Parish Council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004. A planning document created by a parish or town council or a neighbourhood forum, which sets out a vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood Plans must be subjected to an independent examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the Neighbourhood Plan will then form part of the statutory development plan.

**Neighbourhood planning**

A community-initiated process in which people get together through a local forum or parish or town council and produce a plan for their neighbourhood setting out policies and proposals for the development they wish to see in their area.

**National trails**

Long distance routes for walking, cycling and horse riding.

**Nature recovery network**

An expanding, increasingly connected, network of wildlife-rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

**National Planning Policy Framework (NPPF)**

The government policy document first adopted in 2012 was updated in 2018 and again in 2021. The NPPF introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

**Open space**

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity

**Permitted development**

Certain minor building works that have the benefit of planning permission by virtue of the General (Permitted Development) Order - e.g. a boundary wall below a certain height.

**Planning (Listed Buildings and Conservation Areas) Act 1990**

The primary piece of legislation covering listed buildings and conservation areas.

**Planning conditions**

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning Inspectorate**

The government body established to provide an independent judgement on planning decisions which are taken to appeal.

**Planning obligation**

Planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

**Planning permission**

Formal approval granted by a council allowing a proposed development to proceed.

**Planning Policy**

A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.

**Planning Practice Guidance (PPG)**

The government's PPG can be read alongside the NPPF and is intended as a guidebook for planners. It is not a single document but an online resource which is kept current through regular updates.

**Previously developed land (PDL)**

Also known as Brownfield land Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

**Priority habitats and species**

Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

**Qualifying body**

Either a parish/town council or neighbourhood forum, which can initiate the process of neighbourhood planning.

**Referendum**

A vote by which the eligible population of an electoral area may decide on a matter of public policy. Neighbourhood plans and neighbourhood permission for many minor developments and highway works they carry out. A vote by the eligible population of an electoral area may decide on a matter of public policy. Neighbourhood Plans and Neighbourhood Development Orders are made by a referendum of the eligible voters within a neighbourhood area.



**Renewable and low carbon energy**

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Rural**

Areas of land which are generally not urbanised; usually with low population densities and a high proportion of land devoted to agriculture.

**Rural Exception Sites (RES)**

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Setting of a heritage asset**

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance**

The qualities and characteristics which define the architectural or historic interest of a historic building or area.

**Significance (for heritage policy)**

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

**Site of Importance for Nature Conservation (SINC)**

Some of the most important sites in Hampshire are already protected by international or national designations such as Sites of Special Scientific Interest (SSSIs). However, a large number of other sites are also important for wildlife. To help safeguard these sites for the future, they are being identified and recorded as Sites of Importance for Nature Conservation (SINCs). Many contain habitats or features that cannot be recreated and it is important to ensure that these sites are not lost and that they continue to be managed for their wildlife interest.

**Site of Special Scientific Interest (SSSI)**

SSSIs are the country's very best wildlife and geological sites. A protected area designated as being of special interest by virtue of its flora, fauna, geological or geomorphological features. SSSIs are designated under the Wildlife and Countryside Act 1981 by the official nature conservation body for the particular part of the UK in question.

**Soundness**

The soundness of a statutory local planning document is determined by the planning inspector against three criteria: whether the plan is justified, whether it is effective, and whether it is consistent with national and local planning policy. Plans found to be unsound cannot be adopted by the local planning authority. It should be noted, neighbourhood plans are NOT required to meet these tests of soundness.

**Space standards**

Quantified dimensions set down by a local planning authority to determine whether a particular development proposal provides enough space around it so as not to affect the amenity of existing neighbouring developments. Space standards can also apply to garden areas.

**Special Protection Areas (SPA) e.g. Thames Basin Heaths Special Protection Area (TBHSPA)**

Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

**Statement of community involvement**

A formal statement of the process of community consultation undertaken in the preparation of a statutory plan.

**Strategic Environmental Assessment (SEA)**

Environmental assessment as applied to policies, plans and programmes. Has been in place since the European SEA directive (2001/42/EC). A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Strategic planning**

The overall vision and policies for the planning system in an area. Lays out what an area wants development to accomplish.

**Strategic policy**

A policy that is essential for the delivery of a strategy, for example, the overall scale and distribution of housing and employment in an area.

**Strategic policies (as in the Hart Local Plan)**

Policies and site allocations which address strategic priorities in line with the requirements of section 19(1B-E) of the Planning and Compulsory Purchase Act 2004.

**Sustainability appraisal**

An assessment of the environmental, social and economic impacts of a local plan from the outset of the preparation process to check that the plan accords with the principles of sustainable development.

**Sustainable development**

An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”.

**Tenure**

The terms and conditions under which land or property is held or occupied, e.g. five year leasehold, freehold owner occupation, etc.

**Tenure blind**

This means that affordable housing is treated in the same way as market housing, so that it is indistinguishable.

**Tree Preservation Order (TPO)**

An order made by a local planning authority to protect a specific tree, a group of trees or woodland. TPOs prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State’s view, cutting roots is also a prohibited activity and requires the authority’s consent.

**Urban**

Having the characteristics of a town or a city; an area dominated by built development.

**Vascular Plants**

Those species which have different and specialised tissues for the transport of water and minerals from roots to shoots and the products of photosynthesis (i.e. “food”) from leaves to other plant parts both below and above ground.

**Village design statement**

A document that identifies and defines the distinctive characteristics of a locality and provides design guidance to influence its future development and improve the physical qualities of the area. Village design statements have generally been produced for rural areas, often by parish councils.

**Wildlife corridor**

Areas of habitat connecting wildlife populations, a link of wildlife habitat, generally native vegetation, which joins two or more larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations of plants and animals.

**Windfall sites**

Sites not specifically identified in the development plan.





# Appendix C

## Bibliography

### A

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ARCHI, The Worldwide Archaeological and Historic Sites Index with Maps  
<https://www.archiuk.com>

### B

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Basingstoke Canal Society  
<https://basingstoke-canal.org.uk/>  
<https://www.hants.gov.uk/things/todo/countryparks/basingstokecanal>

British History Online  
<https://www.british-history.ac.uk/vch/hants/vol4/pp109-112#fnn2>

British Listed Buildings  
<https://britishlistedbuildings.co.uk>

Building Projects – Wildlife Friendly Housing  
National Housebuilding Council (NHBC)  
<https://www.nhbc.co.uk/media-centre/industry-news/2021/04/27/the-housebuilding-industry-can-lead-the-way-on-biodiversity>

### C

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Centre for Sustainable Energy (CSE)  
<https://www.cse.org.uk>

- Centre for Sustainable Energy - 'How green is my plan?'
- Centre for Sustainable Energy – Carbon Footprint Report
- Centre for Sustainable Energy – Community Carbon Calculator 2021.

CPRE – The Countryside Charity. Hampshire and North Hampshire  
<https://www.cpre.org.uk/>

- What gets built and where
- Countryside next door
- Strategic vision for Hampshire
- Hedgerows
- Water
- Climate Change and Energy
- Litter
- Landscape
- Dark Skies.

## D

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Dogmersfield Parish Neighbourhood Plan 2016–2032

[https://www.hart.gov.uk/sites/default/files/3\\_Visiting\\_Hart/Towns\\_and\\_parishes/Dogmersfield/Dogmersfield%20Neighbourhood%20Plan%20Adopted%20Version%201.0.pdf](https://www.hart.gov.uk/sites/default/files/3_Visiting_Hart/Towns_and_parishes/Dogmersfield/Dogmersfield%20Neighbourhood%20Plan%20Adopted%20Version%201.0.pdf)

Domesday reloaded – project complete, now archived and no longer available online without request.

## E

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Ethos Environmental Planning – Habitat and Biodiversity Net Gain Summary for Shapley Heath and other environmental papers and maps.

Environmental Dimension Partnership research for Hart District Council Shapley Heath project – agricultural land classifications, archaeological and heritage assessments.

[www.hart.gov.uk](http://www.hart.gov.uk)

Hart District Council Shapley Heath Garden Village

## F

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Friends of the Earth – 20 Actions Parish and Town Councils can take on the Climate and Nature Emergency

<https://policy.friendsoftheearth.uk/reports/20-actions-parish-and-town-councils-can-take-climate-and-nature-emergency>

Friends of St Mary's Winchfield

<https://www.stmaryswinchfield.org.uk>

## G

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Government guidance papers:

[www.gov.uk](http://www.gov.uk)

- Protection and Management of Countryside Hedgerows
- Construction near protected areas and wildlife
- Landscape, Countryside, Wildlife and Biodiversity
- Protecting Rural Landscapes and Features
- Historic Environment and Heritage / non-Heritage assets.



## H

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Hampshire Bat Group

<https://www.hampshirebatgroup.org.uk/>

Hampshire Ornithological Society

<https://www.hos.org.uk/>

Hampshire Biodiversity Information Centre (HBIC) flora and fauna in the Parish:

<https://www.hants.gov.uk/landplanningandenvironment/environment/biodiversity/informationcentre>

- Statutory and non-statutory designated sites
- Protected and notable species,
- Priority habitats
- Ancient survey summary of wooded hedgerows.

Hart District Council

[www.hart.gov.uk](http://www.hart.gov.uk)

- Hart Biodiversity Action Plan
- Hart Local Plan 2020 - 2032 and supporting documents
- Hart Local Plan 2032 site assessments
- Hart Local Development Framework
- Hart District Council Conservation Area Character Appraisal 2009. Basingstoke Canal Conservation Area. Maps on pages 1 and 6 of, area 5
- Hart District Council Climate Change Action Plan 2020
- Hart District Council Action Plan for net zero carbon future
- Hart District Council website for Winchfield
- Hart Green Infrastructure Strategy 2017
- Hart District Council Brownfield Land register and Report 2022
- Hart News – twice a year – hard copy news update delivered to every household in Hart

Hampshire County Council

[www.hants.gov.uk](http://www.hants.gov.uk)

- Cycling and Walking strategy
- Integrated Landscape Character Assessment 2012
- Historic Environment Record
- Archaeology and Historic Buildings Record
- Historic Landscape Assessment

Hampshire County Council 'Hampshire Treasures, volume three, Hart and Rushmoor. Book –no longer available on line or new in print

Hampshire County Council Historic Settlement Surveys: Winchfield

<https://documents.hants.gov.uk/landscape/historic-settlement/WinchfieldHistoricRuralSettlementpublication.pdf>

Hurst, Winchfield

<https://documents.hants.gov.uk/landscape/historic-settlement/WinchfieldHurstHistoricRuralSettlementpublication.pdf>

Hampshire and Isle of Wight Wildlife Trust  
<https://www.hiwwt.org.uk/>

Hartley Wintney Neighbourhood Plan 2019 – 2032  
<https://www.hart.gov.uk/hartley-wintney>

Historic England (Previously English Heritage)  
<https://historicengland.org.uk/>

- Heritage and Non-Heritage Assets
- Managing Historic Environments
- Historic Environment Planning Practice

Hook Neighbourhood Plan 2018 – 2032  
<https://neighbourhoodplan.hook.gov.uk/>

## **I**

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Illustrated History of Winchfield and the Hospital. Anne Pitcher  
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## **L**

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Living with Nature – five wildlife friendly construction innovations  
<https://www.positive.news/environment/sustainable-development/five-wildlife-friendly-construction-measures/>

## **M**

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Mapping the Hampshire Ecological Network, Winchfield Parish  
<https://documents.hants.gov.uk/biodiversity/MappingtheHampshireEcologicalNetworkFinalReport.pdf>

## **N**

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Natural England - Carbon Storage and Sequestration by Habitat 2021  
<https://www.gov.uk/government/organisations/natural-england>  
Neighbourhood Planning – Locality, all relevant toolkits and guidance notes  
Including Neighbourhood Planning in a Climate Emergency  
<https://neighbourhoodplanning.org/toolkits-and-guidance/>

National Archives  
<https://www.nationalarchives.gov.uk/>

National Library of Scotland – 1870s Ordnance Survey maps  
<https://maps.nls.uk/>

Natural England  
<https://www.gov.uk/government/organisations/natural-england>

## O

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Odiham Neighbourhood Plan 2016–2032

[https://www.hart.gov.uk/sites/default/files/3\\_Visiting\\_Hart/Towns\\_and\\_parishes/Odiham%20NH%20plan%20adopted%20June%202017.pdf](https://www.hart.gov.uk/sites/default/files/3_Visiting_Hart/Towns_and_parishes/Odiham%20NH%20plan%20adopted%20June%202017.pdf)

## P

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Pill box Study Group

<http://www.pillbox-study-group.org.uk/>

Pub History Society

<http://www.pubhistorysociety.co.uk/>

## R

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Records of Winchfield, Hants. Rev C.F. Seymour MA (late Rector of the Parish and C.F.Trower Esq. M.A. Barrister-at-law.

Not available on line and no longer in print as 'new'

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The Institute of Lighting Professionals

<https://theilp.org.uk/>

The Orchard Project

<https://www.theorchardproject.org.uk/>

The National Planning Policy Framework

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

The Woodland Trust – How trees fight climate change

<https://www.woodlandtrust.org.uk/>

## W

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Wikipedia – Winchfield

<https://en.wikipedia.org/wiki/Winchfield>

Winchfield's Key Views, Michelle Bolger Expert Landscape Consultancy

<http://www.winchfield-pc.org.uk/community/winchfield-parish-council-7804/key-views/>

Winchfield Landscape Character Assessment. Michelle Bolger Expert Landscape Consultancy

<http://www.winchfield-pc.org.uk/community/winchfield-parish-council-7804/local-area-assessment/>



Winchfield Walks – website link. Leaflets and QR codes available around the Parish  
<http://www.winchfield-pc.org.uk/community/winchfield-parish-council-7804/walks-in-winchfield/>

Winchfield Neighbourhood Plan 2015 - 2032  
<https://www.hart.gov.uk/winchfield>

Woodland Trust research report - U.K.'s woods and trees 2021  
<https://www.woodlandtrust.org.uk/about-us/what-we-do/research-and-evidence/>

Consulted maps include:

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- Taylors map of Hampshire. 1759
- Winchfield Tithe Map. 1849
- Ordnance Survey Maps 1932 – current day







