

**Welcome and thank you for coming to see how we are progressing with the Winchfield Neighbourhood Plan Revision.**

***What is a Neighbourhood Plan?*** Neighbourhood Plans allow communities to set out a positive vision for how they want their area to develop over the next 25 years. The Plans cannot prevent development, but they can help to ensure that new homes, recreational spaces and commercial buildings are built in the right places.

***Winchfield has a Plan – why revise it?*** Our Plan was ‘made’ in 2017 but since that time things have changed. In 2020 Hart District Council adopted a new Local Plan and some of the policies that we have in our current Neighbourhood Plan are no longer aligned with the Local Plan or changes to the National Planning Policy Framework. Revisions to our Plan are therefore necessary to ensure that it reflects current circumstances and is as up to date as possible.

Winchfield Parish Council is the ‘owner’ of the revised Plan, but a Working Group was appointed early in 2020 to take things forward. The Working Group comprises six residents who, for more than two years, have volunteered their skills and time to work on this revision.

The Working Group has, from previous Community Engagement Meetings, collected your thoughts, ideas, wishes and suggestions to ensure that the revised Plan clearly reflects what you – residents of Winchfield - want to be used in future planning decisions. Being involved in the revision process gives you the opportunity to shape the size, form, and character of the village in the future.

The revised Plan provides an opportunity to suggest new policies and projects with the support of the community. When the time comes our Plan will be scrutinised by an Independent Examiner appointed by the District Council. Every policy must meet specific conditions, be backed-up by ‘evidence’, meet legal requirements AND be supported by residents.

If you would like to follow our progress, notes of meetings held by the Steering Group and the Working Group are available on the Parish Council website.

Going forward these are the next steps.

Community Engagement meeting, this is the last one before the Plan starts the journey through the required legal process.	19 <sup>th</sup> June 2022 TODAY!
Expert review of Plan (by a consultant who is a qualified Examiner)	July 2022
Plan “sign off” by Winchfield Parish Council for consultation (Reg 14)	19 <sup>th</sup> July 2022
Pre-submission consultation and Reg 14 Amendments as necessary	September 2022
Submission of Plan to Hart District Council – (Reg 15)	October 2022

Pre-submission consultation of draft Plan, (Reg 16)	Nov – Dec 2022
Appointment of Examiner	Dec 2022
Independent Examination	January 2023
Post examination amendments as necessary to prepare the Plan for Referendum	February 2023
Referendum	Feb / March 2023
Make the Plan – Plan becomes ‘adopted’ by HDC	March 2023

The revised Plan should contribute to the achievement of sustainable development. It must also meet well-defined legal requirements, be aligned with the National Planning Policy Framework, and policies in the Hart Local Plan. New Neighbourhood Plan policies do not need to repeat existing higher-level policies but instead allow local matters to be addressed.

At previous community engagement meetings you have seen, and given your support to, our Vision and Objectives which are:

### ***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 semi-rural and agricultural environment. The Grade 1 listed 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 network of rural 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 rural space enjoyed in our village contribute significantly to the overall diversity and opportunities this District has to offer. We value and protect the status of Hart as ‘one of the best places to live in the UK’

## ***Our Objectives***

- 1. To encourage, support, conserve, protect and enhance our Natural Environment and the biodiversity of Winchfield***
- 2. To maintain, sustain, conserve and enhance our Historic Environment***
- 3. To influence the sustainability of our Built Environment for the benefit of all Parish residents***
- 4. To promote health and wellbeing***
- 5. To support our local economy and sustain our agricultural heritage***
- 6. To ensure that we value and cherish our village, promote a thriving, strong, vibrant community and respond to the needs of our residents.***
- 7. To introduce, promote and monitor safety measures to improve traffic management***
- 8. To support Hart District Council initiatives to become a carbon neutral authority by 2035 and a carbon neutral district by 2040***

The Plan now focuses on four themes which encompass those objectives:

- *Natural Environment (NE),*
- *Historic Environment (HE),*
- *Built Environment (BE),*
- *Parish and Community (P&C)*

At previous meetings we have shown you information and draft policies which support those four themes. Today we have the full set of draft policies which will support the first complete version of the draft Neighbourhood Plan.

The policies are introduced here with a very brief, high level summary of the rationale for having a Winchfield specific policy. The full draft Plan has far more detail and references all the evidence which supports the policies.

# ***Natural Environment***

## ***(NE)***

### ***Natural Environment***

#### ***Objective 1***

- To encourage, support, conserve, protect and enhance our Natural Environment and the biodiversity of Winchfield

## Objective 8

- **To support Hart District Council initiatives to become a carbon neutral authority by 2035 and a carbon neutral district by 2040.**
- **Winchfield, the rural parish at the centre of Hart District – why our landscape and key views are so important. Why its environment is so special and we must be responsible custodians.**
- **The flora – our plants, trees, woodland, fields, hedges, roadside verges**
- **The fauna - our wildlife, birds, raptors, bats, nesting and foraging needs.**
- **Becoming Carbon Neutral, Hart's Climate Change Action Plan – why Winchfield is a key player**

### *The unique biodiversity of our village*

Located in the very centre of Hart District the quiet settlement of Winchfield is a patchwork of fields, ancient woodland, copses and hedgerows. The Parish, with an area of 7 square km, is bordered to the north by Hartley Wintney, to the East and West by the valleys of the Rivers Whitewater and Hart. On the Southern border is the rare environment of the Basingstoke Canal, and on the South-western boundary the equally rare environment of Odiham Common

In this small Parish we have 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.

Winchfield Parish Council commissioned two studies by an independent consultant, The Landscape Character Assessment and Winchfield's Key Views; available today if you wish to see them. These two documents describe the variation in the character of the landscape and the unique combination of elements and features which make the Parish landscape so distinctive and the environment in which so many varieties of flora and fauna thrive. Extensive research has provided evidence of how critical our environment is for the survival of many plants and animals which are 'notable and protected' or 'nationally threatened and endangered' – all are in need of protection.

Our Environment not only supports plants and wildlife but, more specifically our trees, ancient and replanted woodlands, copses and hedges which contribute significantly to capturing and sequestering carbon – Winchfield will be a key player in helping Hart District Council reach its ambitions to become a carbon neutral authority.

It is therefore important that future actions ensure sensitive management of our distinctive landscape to encourage native flora and fauna. The protection of all the elements which together form the distinctive landscape of Winchfield is essential whilst encouraging carefully controlled development to meet the housing needs of the village.

There are **seven** policies in this section which are Winchfield specific and, in addition to national and local policies, will guide the use of land and future development in Winchfield.



## **POLICY NE 1 – Landscape Character**

All development should respect the distinguishing features and special characteristics of the landscape as set out in Winchfield Landscape Character Assessment.

Development will be permitted only where it:

- a) protects or enhances the special landscape qualities of the area as identified in the Winchfield Landscape Character Assessment,
- b) is designed and sited to harmonise with the existing landscape, and
- c) provides landscape impact mitigation measures as part of the proposal.

Proposals for development outside the defined settlement boundaries should be accompanied by a Landscape Visual Impact Appraisal that demonstrates how the proposal:

- d) can be accommodated in the countryside without having a detrimental impact, by reason of the building's scale, materials, and location, on the character and appearance of the countryside and its distinction from the built environment,
- e) conserves and enhances the unique landscape and scenic beauty within the parish, having regard to the types of valued views, and
- f) protects the key features of the important views as identified and described in the Winchfield Landscape Character Assessment.

There are many important views into and out of the Parish that could, without careful consideration, easily be harmed by unsympathetic development proposals. A separate appraisal of Key Views has been undertaken as part of the Neighbourhood Plan Landscape Character Assessment, both documents are available for you to see today.

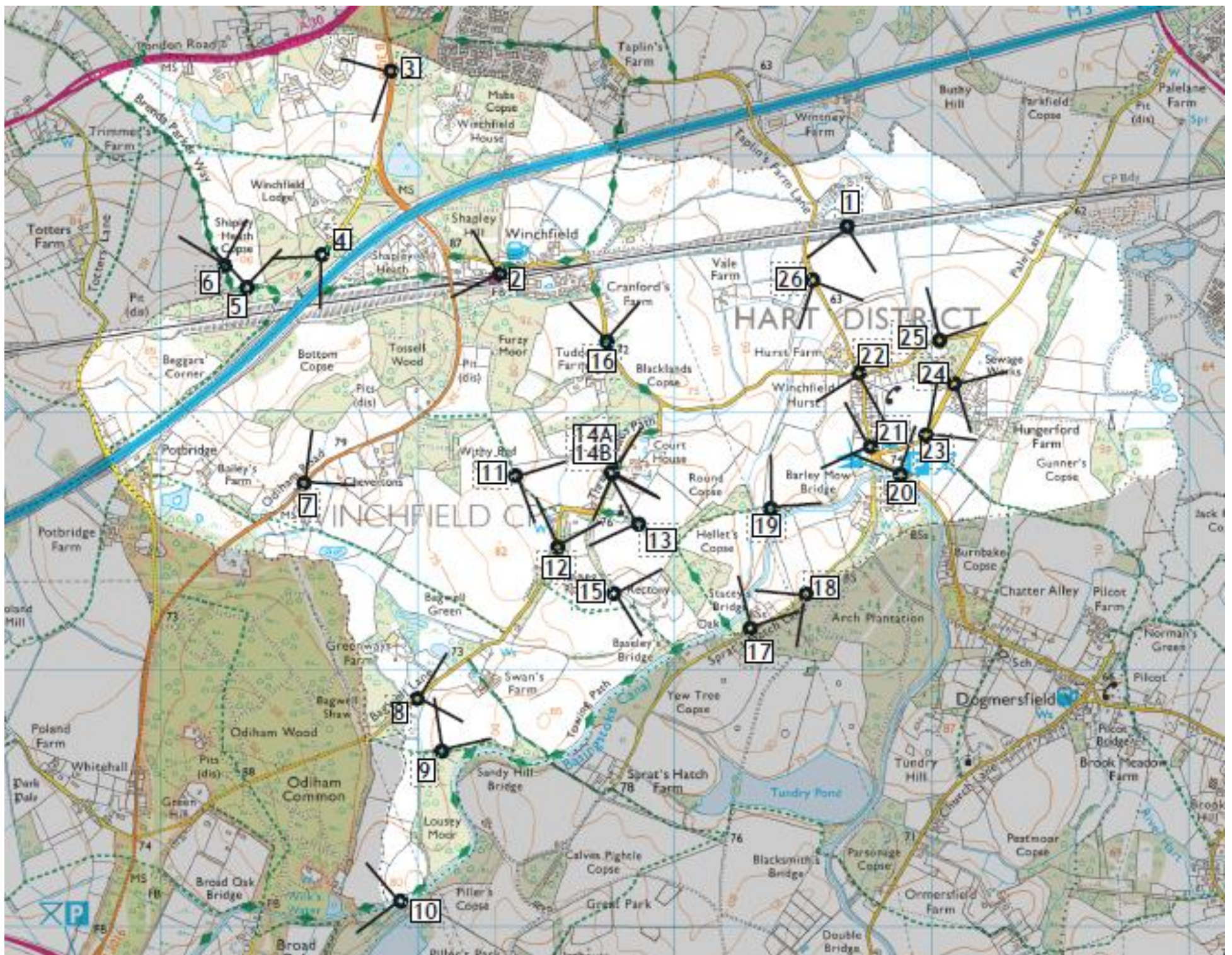
## **POLICY NE 2 - Protection of Key Views**

Distinctive key views from public vantage points in Winchfield as detailed below will be maintained and improved to enhance the unique landscape and scenic beauty within the parish.

1	Train between Fleet and Winchfield	14b	Bagwell Lane (Court House)
2	Arriving at Winchfield Station	15	West of Old Rectory
3	Entering Winchfield Parish on B3016	16	Station Road
4	Old Potbridge Road, Shapley Heath	17	Entering Winchfield from Sprats Hatch



			Lane
5	West of Shapley Heath	18	Sprats Hatch Lane south of Winchfield Hurst
6	Southern section of Brenda Parker Way	19	Southwest of Winchfield Hurst
7	Entering Winchfield Parish on B3016	20	Approaching Winchfield Hurst
8	Entering Winchfield on Bagwell Lane	21	Southern end of Winchfield Hurst
9	Rural Landscape south of Swan's Farm	22	Entering Winchfield Hurst from north
10	Southern boundary of Winchfield Parish	23	Pale Lane
11	Landscape west of St Mary's Church	24	Winchfield Court
12	Bagwell Lane	25	Land east of Winchfield Hurst
13	Approaching St Mary's Church	26	Taplin's Farm Lane
14a	Bagwell Lane (St Mary's Church)		





## Preventing Coalescence with Neighbouring Parishes.

Reducing the creep of development and preventing encroachment towards Winchfield will protect the existing and vital 'green lung' for people, wildlife, and the natural environment. All proposals that would result in development in the Local Gaps or open gateways on the approaches to the village or result in the loss of the separate identity of Winchfield and its coalescence with another settlement will not therefore be supported unless there is no detrimental landscape impact and weakening of the gap.

One of the characteristics of the Neighbourhood Area is the presence of distinct built-up areas on the borders in adjoining parishes separated by natural landscape which lies within the parish of Winchfield. The Landscape Character Assessment identifies the significance of these gaps, and it is essential that they are maintained to prevent coalescence of the parish with the more urban areas of Fleet, Hook, Hartley Wintney and Dogmersfield.

### Overhead Lines

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 added to the landscape.

### Policy NE 4 – Overhead Lines

All new overhead lines which form part of the power, telephony, and data distribution network that are required to supply existing or new development, and the upgrading of such lines, will be supported providing they are placed beneath ground wherever possible.

### Biodiversity and Biodiversity Action Plans

Hampshire Biodiversity Information Centre (HBIC) has provided information about habitats in Winchfield which require active conservation measures.

In the last thirty years there have been many 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. roadside hedgerows, ditches and verges and within settlement areas).

Awareness of our biodiversity heritage will underpin and inform decision-making on the future development of Winchfield. Hart district has an overall population density of 4.2 persons per hectare (2011 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.



## **Policy NE 5 – Trees and Woodlands**

Development proposals which would result in the loss of or damage to woodland, particularly ancient woodland, will not be supported. The District Council will be encouraged to make Tree Preservation Orders where the removal of trees and woodlands would be detrimental to the character of the surrounding area.

## **POLICY NE 6 - Biodiversity Protection and Enhancement**

All development should avoid the loss of, or material harm to, key features of the landscape, such as the Basingstoke Canal, trees, hedgerows, and other natural features including ponds.

Planning permission should be refused where suitable mitigation or compensation measures cannot be achieved.

Where new access is proposed, or an existing access is widened through an existing hedgerow, a new hedgerow of native species of sufficient maturity shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

All development proposals will be supported where they provide a measurable net gain in biodiversity through, for example,

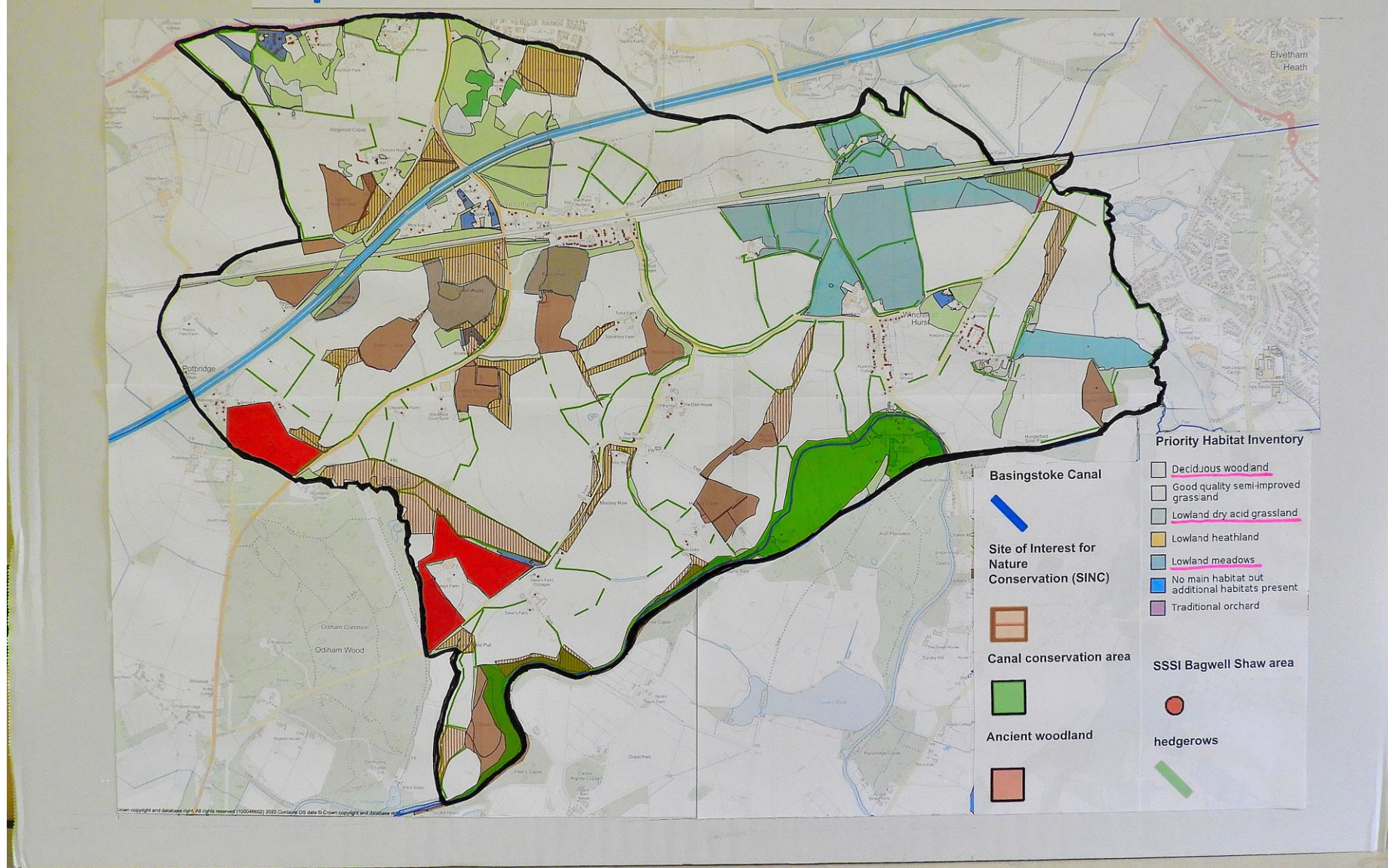
- a) the creation of new natural habitats including ponds,
- b) the planting of additional trees and hedgerows (reflecting the character of Winchfield's traditional hedgerows), and
- c) restoring and repairing fragmented biodiversity networks through, for example, additional planting and habitat creation.

## ***Carbon Neutrality and Energy Efficiency***

Carbon storage per hectare can be calculated; Winchfield's native broadleaf woodlands alone are making a significant contribution as a sink for the capture of carbon emissions from the entire Hart District.



## Carbon storage and sequestration – why Winchfield is such an important carbon sink for Hart District



Winchfield will support, and wherever possible enhance, all Local Plan policies relating to reducing the impact of climate change and these matters are reflected in the section 'Built Environment'

### **POLICY NE 7 - Energy Efficiency and Generation**

Opportunities for proposals to contribute to energy efficiency and renewable low carbon energy generation will be encouraged subject to compliance with other development plan policies but especially if they:

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

# *Historic Environment*

## *(HE)*



## ***Historic Environment***

### ***Objective 2***

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

In the draft Plan this section includes more detail about 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 and all the heritage buildings in the Parish.

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'.

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

Today only St Mary's Church 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. 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.

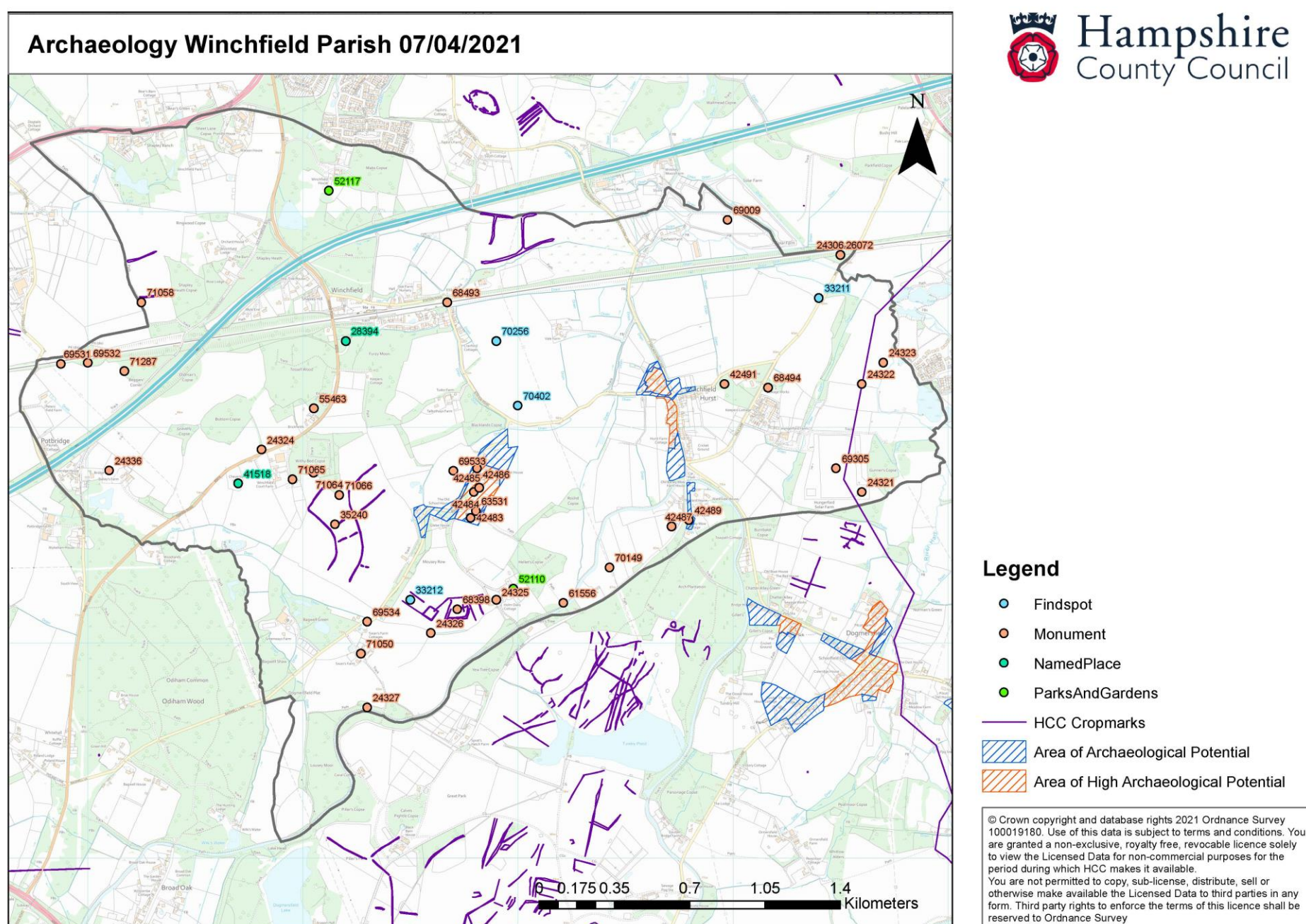
With nearly 40 listed buildings and two documented areas of high archaeological potential the historic environment and heritage assets of Winchfield are highly treasured and must be respected.

### ***Archaeology***

Winchfield is probably a deserted medieval village and there have been significant archaeological finds in several areas of the village which support this suggestion. 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.

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.



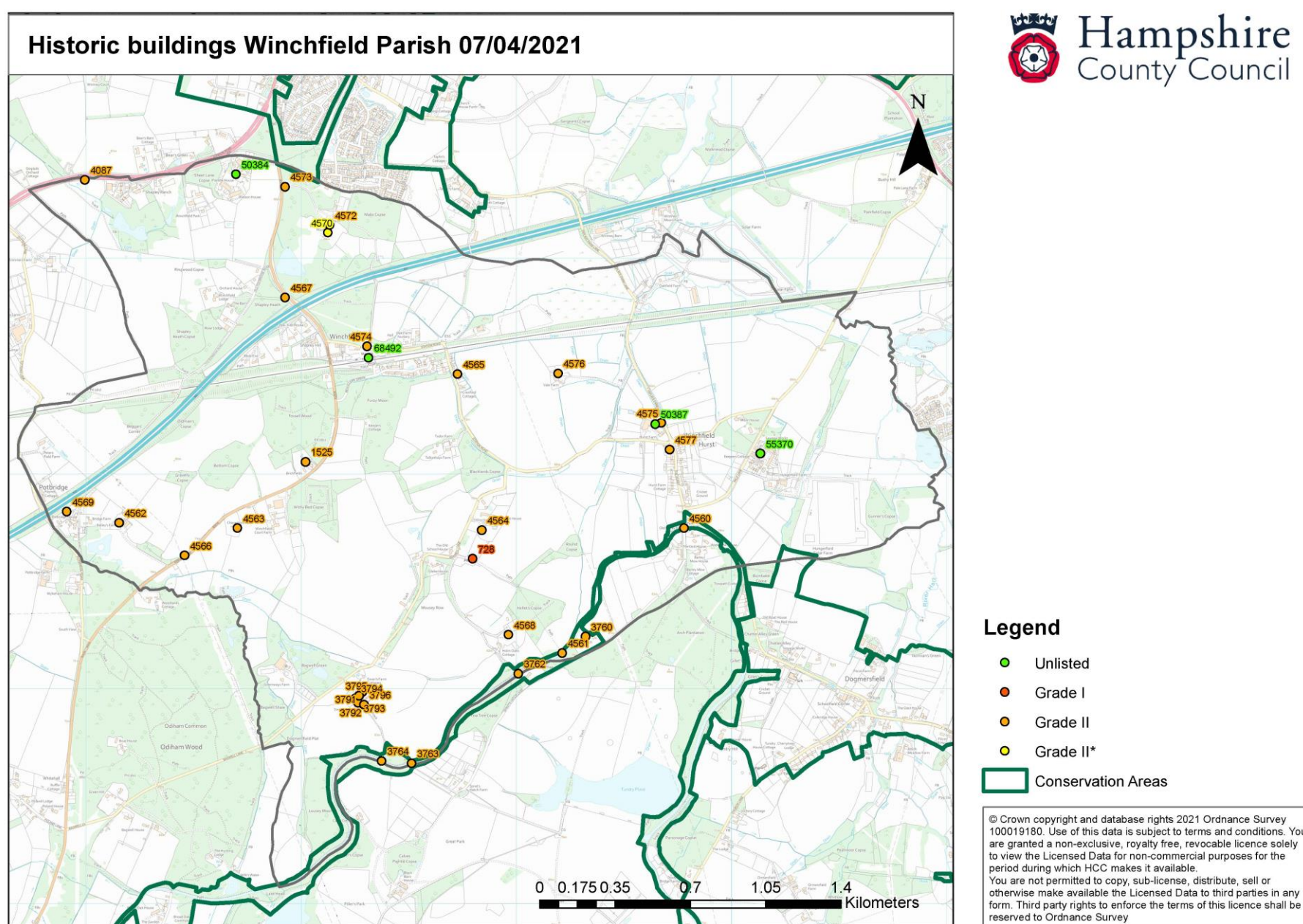


The Hampshire Historic Environment Record (HER) defines “Winchfield and Winchfield Hurst as Historic Rural Settlements”.

### Listed Buildings

Across the Parish of Winchfield there are houses and buildings which are centuries old, and each has their own history and story to tell; brief notes on most of the listed buildings are included in the Plan.





## POLICY HE 1 - Heritage Assets

To ensure the conservation and enhancement of the parish heritage assets, proposals must:

- a. preserve or enhance the significance of the heritage assets of the parish, their setting and the wider built environment:
- b. retain buildings, spaces, and key views the loss of which would cause harm to the character or appearance within the parish,
- c. contribute to the parish's local distinctiveness, built form and scale of its heritage assets, through the use of appropriate design and materials;
- d. be of an appropriate scale, form, height, massing, alignment, and detailed design which respects the area's character, appearance and setting,
- e. demonstrate a clear understanding of the significance of the asset and the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
- f. provide clear justification, through the submission of a heritage statement, for any works that would lead to harm to a heritage asset and yet be of wider substantial benefit.

Where a planning proposal affects a heritage asset, it must be accompanied by a Heritage Statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on heritage assets. The level of detail of the Heritage Statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting. If appropriate the Heritage Statement should clearly set out any mitigation measures may be required including the possible establishment of buffer zones.

### **Local Heritage Assets**

As well as those buildings on the statutory list, there are other buildings and assets in the parish that make a positive contribution to the character of the area and sense of place because of their heritage value. Although such heritage assets may not be nationally designated, they are offered some level of protection through identifying them as a 'local heritage asset'.

Responding to an initiative in 1968 by Prince Philip, The Duke of Edinburgh, to record 'countryside treasures' in every county, Hampshire County Council surveyed, with the help of 'volunteer field correspondents' every village. A Countryside Treasure was defined 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, and whose deterioration or destruction would represent a serious loss to our heritage"*

'Hampshire Treasures' lists 24 items for Winchfield, including milestones, pillboxes, sarsen stones and some houses in the Parish which do not have national 'listed' status.

## **POLICY HE 2 - Buildings of Local Significance**

The retention and protection of local heritage assets including buildings, structures, features, archaeological sites and gardens of local interest must be appropriately secured.

Proposals for any works that would lead to the loss of or substantial harm to a local heritage asset or a building of local significance must be supported by an appropriate 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 and the significance of the heritage asset.



## Hampshire Historic Buildings Record for Winchfield Parish

Site Number	Name	Summary	Period	Grade	Record Type
728	Church of St Mary	A church built in the C12 with alterations in the C15 and restored in 1850.	1100	Grade 1	Historic Building
C12, C15, and mid C19. Norman church of nave, chancel and western tower (of same width as the nave), with an added north aisle together with a small vestry on the north east corner (restoration of 1850 by Woodyer). The chancel has on each side 2 deeply splayed windows with zigzag ornament surrounds; the nave windows have plate tracery above coupled cusped lights to the aisles (1850). The nave arcade has pointed arches resting on 2 massive octagonal piers with simply decorated caps. The main feature comprises 3 exceptionally decorated Norman arches: the narrow chancel arch has a series of decorative motifs, including zigzags, and rests on attached columns: the tower arch has mouldings and a plainer treatment of attached columns: the south doorway is very ornate, with zigzag stages and acanthus motifs, again resting on attached columns. A small north door has been re-used in the later aisle. The south porch is C15.furniture includes a Norman font, a Jacobean pulpit, C18 altar rails, and several wall monuments. Externally, there is a red tile roof, flint walling with stone quoins, a cement finish to the lower part of the massive tower, which is surmounted by a restoration rubble stone bell stage having round arched coupled openings and a pyramid roof.					
1525	Brickfields (Kiln)	A brick kiln, of the bottle kiln type, which dates to c.1860 and is currently used as a pet crematorium.	1855	Grade 2	Historic Building
Circa 1860. Single kiln with cone top above square base. Red brickwork in English bond (headers to cone), tall narrow access, plinth; spandrels within to meet curved base of cone. 3 later corner buttresses.					
3760	Old Thatch	House (1600 AD-1987 AD)	1600	Grade 2	Historic Building
Cottage. C17 or earlier with C19 lean to addition to left and C20 1 bay addition lean to right. Original part is a timber framed lobby entrance house with exposed square framing to 1st floor with painted brick infill and modern brick to ground floor. Hipped thatched roof with brick stack (in central position before the addition was built) with flat slab on top. 2 eyebrow dormers with C20 wooden casements and 2 C20 casements to ground floor, the left side one 5 light. Doorcase has C20 4 plank studded door with large iron hinges and large C20 gabled weather porch with tiled roof and brick and timber walls. C10 painted brick lean to to left hand side. Left side elevation has an original casement window with pegged wooden architrave and pintle hinges. C20 addition of 1 bay to right in matching style reusing old timbers and with painted brick infill. To the extreme right is a C20 weather boarded lean to with wavy edge boards. Rear elevation is similar with a hoisting notch in one upright beam. Lounge has brick fireplace narrow chamfered axial and brick paving. Upper floor not seen but smoke blackening and wattle and daub reported.					
3762	Baseley's Bridge	Cambered arch across canal and towpath. Red brickwork, white stone plain caps. Restored 1975	1792	Grade 2	Historic Building
1792. Cambered arch across canal and towpath; also curved on plan, with straight cutwaters. Red brickwork, projecting band below parapet, which ends in square pillars with white stone plain caps. Oval metal plaque above the arch states:- Baseley's Bridge: built 1792: restored 1975: HCC.					
3763	Sprats Hatch Bridge	Cambered arch across canal and towpath. Red brickwork, white stone plain caps. Restored 1975	1792	Grade 2	Historic Building
1792. Red brick cambered arch above canal and towpath; plan widens on curve from the centre, splayed straight cutwaters. Parapet, projecting band, ending in square piers with stone cap. Oval metal plaque states:-Sprats Hatch Bridge: built 1792: restored 1975: HCC.					
3764	Sandy Hill Bridge	Cambered arch across canal and towpath. Red brickwork, white stone plain caps.	1792	Grade 2	Historic Building

		Restored 1975			
1792. Tall red brick arch, above canal and towpath; of cambered form. Parapet and projecting band ends in square piers and capped in stone. Oval metal plaque states:- built 1792, restored 1975, HCC					
3791	Dairy Cottage	C18 2 storeys, 3 windows, exposed timber frame within gables. Casements with square leaded lights.	1700 – 1799	Grade 2	Historic Building
C18. 2 storeys, 3 windows. Red tile roof, gabled; central stack. Red brick walling; projecting first floor band, rubbers to ground floor flat arches, exposed timber frame within gables, central upper window now blocked. Casements with square leaded lights. Later porch					
41518	Chevertons	First documented in AD 1256 as CHEVER(E)DON	1256		NAME
52110	The Old Rectory	Garden. No information available.	1540		PARKS AND GARDENS
52117	Winchfield House	C18 house on high ground with views; well-wooded park, pond, walled garden, lodges and gardens. The natural topography and historic development of th ....	1759		PARKS AND GARDENS
3792	Barn SW of Swans Farm	C18 Massive 3 bay timber frame with diagonol struts, queen post truss. Red tile roof, gabled, two ends brick nogged	1700 – 1799	Grade 2	Historic Building
3793	Shed SW of Swans Farmhouse	C18 Attached to barn as lower single storeyed unit of three bays.	1700 – 1799	Grade 2	Historic Building
C18. Attached to barn as a lower single storeyed unit of 3 bays. Timber frame has tie beams with sloping struts to purlins. Pantile roof, gabled. Boarded walling. Demolished (see DCMS note of 29.6.87).					
3794	Granary SW of Swans Farmhouse	C18 square boarded frame on brick saddles, red tile roof, half hipped. Boarded walls	1700 – 1799	Grade 2	Historic Building
3795	Barn S of Swans Farmhouse	C18 timber framed structure of six bays with full height outshot on the NW side	1700 – 1799	Grade 2	Historic Building
C18. Timber framed structure of 6 bays, with full height outshot on the north west side. Frame rests on a low brick wall; verticals carry tie beams, with curved struts to purlins. Red tile roof, half hipped but with full hip to outshot/entrance. Boarded walls. Later 1st floor inserted, except for outshot bay.					
3796	Cartshed SE of Swans Farm	C18 open timber frame of five bays, with aisle on NE side. queen post section, red tile roof hipped at one end	1700 – 1799	Grade 2	Historic Building
Open timber frame of 5 bays, with aisle on the north east side, and projected eaves along the front (south west). Queen					

post section. The north east and south east walls are in brickwork. Red tile roof, hipped at one end.					
4087	Milestone	1826. Standard white stone, of square section set diagonally, with chamfered top containing the letters 'Parish of Odiham'.	1826	Grade 2	Historic Building
1826. Standard white stone, of square section set diagonally, with chamfered top containing the letters 'Parish of Odiham'. Below is a curved front with large incised letters 'London', above a triangular chamfer with the number '38' (i.e. miles to London). The eastern face has Basingstoke 7 1/2, the western Hartford Bridge 2 1/4.					
4560	Barley Mow Bridge	Late C18. Of standard pattern; cambered arch spanning waterway and towpath, above this is a projecting band marking the slightly cambered roadway.	1765 – 1799	Grade 2	Historic Building
Late C18. Of standard pattern; cambered arch spanning waterway and towpath, above this is a projecting band marking the slightly cambered roadway. Parapet walls end in square piers, having plain stone caps. Red brickwork (English bond) to bridge and cutwaters. 5 cast iron discs exposed at the ends of metal ties.					
4561	Stacey's Bridge	Bridge (1792 AD-1792 AD)	1792	Grade 2	Historic Building
1792. Cambered arch form, with curved plan opening outwards from the centre. The arch spans the waterway and towpath; there is a projecting band at road level and parapet walls ending in square piers having plain stone caps. An oval metal plaque states: built in 1792, restored 1975, H.C.C. the bridge was made narrower at the time of restoration.					
4562	Bailey's Farmhouse	Farmhouse (1600 AD-1799 AD)	1600 - 1799	Grade 2	Historic Building
Previously known as Bridge Farmhouse. C17, C18. L-shaped 2 storeyed house with the angle filled later. Red tile roof with gables and valleys; large central brick stack. Most of the walling is an exposed timber frame, mainly to the first floor and in the gables; red brick infilling, also some brick walling (in Flemish bond). Casements; one old window. Projecting gabled porch.					
4563	Chevertons	C17 house with C18 alterations.	1600 - 1699	Grade 2	Historic Building
C17, C18 and modern. A small 2 storeyed timber framed house, with the frame mostly intact but hidden by later brickwork and modern extensions. Red tile roof. Gable to front has C18 brickwork (Flemish bond) and a cambered opening on the ground floor. Stacks of several periods. Modern walling in brickwork and some weather boarding. Casements; one good C17 metal casement with square leaded lights.					
4564	Court House Farmhouse	A farmhouse built in the C17 with C18 alterations.	1600 - 1699	Grade 2	Historic Building
C17, C18. 2 storeys and attic. West front is an C18 symmetrical design of 3 windows. Red tile roof, brick dentil eaves. Painted brickwork; cambered ground floor openings. Sashes in exposed frames. Doorcase has an open pediment on pilasters, enclosing a round headed doorway with fanlight. Other elevations exposed the double gates at the side enclosing earlier work and having irregularly placed casement windows, and chimney stacks at the south end.					
4565	Cranfords Barn Farmhouse	C18. 5 bay structure with extension in middle of north side.	1700 - 1799	Grade 2	Historic Building
C18. 5 bay structure with extension in middle of north side. Timber frame has a queen post truss and braced tie beam, and all resting on a low red brick base wall. Weather boarded walling. Red tile roof, half hipped ends, fully hipped to extension. Recently repaired.					
4566	Milestone	Mid C19. Square stone pillar with rounded top and markings on two faces: London 39 miles,	1835	Grade 2	Historic Building



		and bench mark: to Odiham 1 1/2 miles.			
4567	Milestone	Mid C19. Square stone pillar with rounded top and markings on two faces: London 28 miles: Odiham 2 1/2 miles.	1835	Grade 2	Historic Building
4568	The Old Rectory	Vicarage (1730 AD-1830 AD)	1730 - 1830	Grade 2	Historic Building
<p>1830, core about 1730. Gothick 2 storeyed house with asymmetrical facades of complex design. Steep roofing in red tile; 2 parallel ridges (one higher than the other) and in a cross ridge. Walling is in ragstone rubble, with ashlar quoins and other features (in Caen stone, from Odiham Priory). The south front has a 2 storeyed gabled porch with 2 steps and plinth; while the sides have a slightly recessed lower wall containing a small light: the west side is a gable with (uniquely in the house) a redbrick wall having a pattern of curving joints with flush stonework to openings, topped by an ashlar chimney stack with coupled octagonal flues separated from a plain base by a projecting stack, with irregular set-offs; 2 small ground floor lancets and a single storeyed projecting unit with a large triangular arched window. The long west elevation has a centre piece of small projection containing a group of 4 lancets above 4 mullion and transomed lights; on each side irregular fenestration of 1, 2, and 3 light lancets, 2 groups on the ground floor having cusped heads: the roof contains 2 gabled dormers at different levels and without cheeks, tile faced, with 2 and 3 square wooden windows, 3 stacks (2 with octagonal grouped flues). The east (rear) elevation has a ground floor outshot for most of its width (with 2 dormers lacking cheeks in its roof), a gable, a massive projecting stack. The north elevation has 2 gables, one set back, with a varied window treatment and a painted doorway. Most openings are chamfered, most windows have diagonal leaded lights; in some places a redbrick plinth is exposed.</p>					
4569	Valley End	House (1600 AD-1987 AD)	1600 - 1987	Grade 2	Historic Building
<p>C17, C18 and modern. 2 storeyed house with irregular fenestration. Red tile roof, hipped at south west end and gabled at the north east where it covers the small C18 extension. Central tall brick chimney stack, with central projections. Walling is a timber frame with painted brick infilling, the later extension also painted brickwork (Flemish bond in north east). Modern casements. Projecting from each long elevation is a small flat roofed modern extension (being a porch to the south east), in painted brickwork.</p>					
4570	Winchfield House	Country house	1765 - 1799	Grade 2	Historic Building
<p>Late C18. 2 storeys, with semi-basement (in a narrow well on three sides) and part attic. Large, almost square, mansion with neat symmetrical treatment. The east (symmetrical) elevations has 1.5.1 windows, with a half octagon projecting slightly centre: a high parapet has a coping stone, a moulded and dentil cornice, slightly cambered openings, stone cills, and plinth: the slate hipped roof has 2 plain stacks, but on either side to the rear are square attic blocks with pyramid roof. Sashes (all windows) in reveals. The west front, 1.3.1 windows, has a half octagon centrepiece of small projection, a lower parapet (hiding a flat roof), no basement, and on the ground floor of the south part a window together with an entrance next to the corner: this doorway has a segmental pediment supported on 1/2 columns, the order having inverted bell caps with low relief floral decoration, a flight of 5 steps with curving balustrades leads to a pavement in front of the door. The south elevation has 3 windows, and a higher nearly central square attic, which separates the lower parapet (of the west side) from the higher one to the east: one French door at the 2nd floor level leads to a curved balcony on 2 large brackets and with a delicate bow shaped wrought iron rail. The north front has windows on the west side, at irregular heights, and a large chimney breast which narrows at the top to join with the attic block. Walling is white painted brickwork in stretcher bond. Good interiors, with an Adam fireplace, panelling, folding shutters.</p>					
4572	Stable Block to N of Winchfield House	Stable	1765 - 1799	Grade 2	Historic Building
<p>Late C18. Linked to the house by a high and low wall, this is a 2 storeyed block originally of symmetrical form, with, on the south face, a slightly projecting higher centre, having a pediment gable, a clock, and a full height arched window. On the ground floor are 3 windows to the west and 2 to the east; above them are modern dormers (to the west) and two small windows (to the east) below the eaves. The red tile roof is hipped at each end but drops to ground floor eaves at the rear (north side). Above the flatter roof of the centre is wooden (bell) turret, with a domical cap. Associated with the building are 2 C18 lead cisterns, one dated 1788. Also a white stone wellhead of hexagonal plan, with high relief carving, including putti (probably Italian).</p>					

4573	North Lodge to Winchfield House	Early C19, mid C19. Single storeyed octagonal building with (later) rectangular extension.	1800 - 1899	Grade 2	Historic Building
Slate hipped roofing throughout; tall chimneys have bands and base, octagonal in the centre of the old block and rectangular above. The roof ridge of the extension. Doorway has a flat pediment on brackets above a plain opening windows a pediment and architrave, later openings being plain. White painted rendered walls, plinth. Recent casements and small block set in angle.					
4574	South Lodge to Winchfield House	Early C19, mid C19. Single storeyed rectangular block with a 1/2 hexagon east end, and a later plain wing to the north. Hipped slate roofing. Paint ....	1800 - 1899	Grade 2	Historic Building
Early C19, mid C19. Single storeyed rectangular block with a ½ hexagon east end, and a later plain wing to the north. Hipped slate roofing. Painted rendered walls, architraves, plinth. Entrance porch on 2 columns, with flat pediment and plain details. Red brick stack of c1890, with bands, straps. Plinth, and chamfered corners. Casements.					
4575	Hurst Farm, Barn	C18. 6 bay structure with doorway extension to 2nd bay from the north	1700 - 1799	Grade 2	Historic Building
C18. 6 bay structure with doorway extension to 2nd bay from the north, on the east side; aisle on the east side of the northernmost bay. Timber frame, with queen post, arch braced tie beam, cill resting on red brick base. Red tile roof, 1/2 hipped at south end, full hip at north end and to projection. Weather boarded walls.					
4576	Vale Farm Barn	C18. 5 bay structure with projection in the centre of the south side. Queen post, braced tie beam, cill rests on red brick base.	1700 - 1799	Grade 2	Historic Building
C18. 5 bay structure with projection in the centre of the south side. Queen post, braced tie beam, cill rests on red brick base. Weather boarded walls. Red tile roof, half hipped at ends, full hip over doorway extension.					
4577	Rose Cottage	Early C19. 2 storeys, 3 windows.	1800-1835	Grade 2	Historic Building
Early C19. 2 storeys, 3 windows. Red tile roof, with low eaves at rear. Red brick walling, 1st floor projecting band, cambered openings, stone cills. Casements. Later door.					
50384	Stable at Ashley lodge	Unlisted stable converted to home for the handicapped	1890-1899		
50387	Dairy at Hurst Farm	Unlisted dairy converted to blacksmiths forge	1800 - 1995		
55370	Hartley Wintney Workhouse	The workhouse was built in 1871 to house 120 inmates. It was converted into housing in 1985.	1871		
Hartley Wintney workhouse was built in 1871 by Edmund Woodthorpe to accomodate 120 inmates. It had moved from a previous site. Lodges on either side of the entrance housed female and male vagrants respectively. Children were not housed here but were sent instead to the Wimble Hill Pauper School.					
68492	Winchfield Railway Station		1838 - 1840		
A footbridge is present linking both sides of the platform. It is unclear as to the age of the footbridge and whether it is the					

original or it has been replaced. The London and South Western Railway (then London and Southampton railway) constructed a line from London to Southampton. The railway first arrived at Winchfield in September 1838, and Winchfield station was opened as Shapley Heath. It was soon renamed as Winchfield after the village; the precise date of this is unknown, but it occurred by November 1840. A mural was added in 1988, designed by Susan Ferraby of Winchfield Pottery, to commemorate the stations history.

It is not clear whether the current construction of the station is 'as it was' or whether substantial alterations have taken place. By the initial appearance of the station it could probably be assumed that alterations have been minor.

Hampshire Treasures – this is not the complete list as some listed as ‘treasures’ also have national listed status and are shown above.

Description and Date	Remarks	Protection	Grid Ref. Punchcard No.
<b>Group A - Natural Features</b>			
Area of Biological Interest	Bagwell Green. Old flooded gravel pits with interesting flora and fauna.		SU 761 531 2016 16
Trees	One cedar and one robinia within the curtilage of the car park at Winchfield Station.	H.D.C. T.P.O. No. 64	SU 763 545 2016 22
Tree	Rare specimen known as Aesculus Octandra standing in the garden of Court House.		SU 768 537 2016 08
Tree	Rare specimen known as Tilia Playphyllos Laciniata standing in the garden of Court House.		SU 768 537 2016 09
Fishponds	Court House Farm. Remains of two ponds and site of one other, May be natural features rather than constructed fishponds. O.S.A. No. SU75 SE3.		SU 768 537 2016 07A
Fish Pond	Winchfield House. Habitat of birds including a number of Canada geese.		SU 759 549 2016 03
Sarsen Stones(3) No. 70A	Between the canal and the Barley Mow. Within Basingstoke Canal conservation area.	C.A.	SU 777 538 2016 28

Sarsen Stone No. 70B	Track side, boundary stone.		SU 777 536 2016 29
Sarsen Stone No. 70C	Trackside, boundary stone.		SU 774 533 2016 30
Sarsen Stone No. 70D	Trackside, boundary stone.		SU 773 532 2016 27
Sarsen Stone No.70E	Canal Bridge, boundary stone.	C.A.	SU 770 531 2016 26
Sarsen Stone No.70F	Parish boundary stone on roadside.		SU 781 535 2016 31
<b>There are 19 sarsen stones in total, 13 more have been discovered since this book was written.</b>			
<b>Group B - Archaeological Sites and Remains</b>			
<b>Stone Age</b>			
Settlement (Site)	Bagwell Green. Remains found when ponds were dug.		SU 761 531 2016 17
<b>Post Norman</b>			
Ancient Site	Winchfield. Site of deserted mediaeval village. Isolated Church of St. Mary. Hundred = Odiham. Ref: 1. V.C.H., Vol. 1, pp.472, 480, 504. Ref: 2. V.C.H., Vol. 4, pp.66-7, 109-12. Ref: 3. Deserted Mediaeval Villages, (Beresford and Hurst).		SU 768 538 2016 21



Group D - Buildings, Monuments and Engineering Works			
Cottage C.16	Orchard Cottage. C.19 additions. Brick with evidence of timber-framing. Extensive cellars. Formerly gardener's cottage to Winchfield Lodge		SU 757 548 2016 04
Inn C.18	The Beauclerk Arms. Stucco and slate structure. Contains painted coat-of arms of Beauclerk family whose land it originally adjoined. Shown on 1842 O.S. map as Railway Tavern.		SU 764 545 2016 06
Farmhouse C.18	Hurst Farm. Brick structure. Date 1768 carved on chimney stack. Later additions.		SU 776 542 2016 13
House C.19	South Lodge, Winchfield House. Small 1-storey structure. Roman cement walls. Hipped slate roof.		SU 763 545 2016 05
House	Pepper Box. Turreted miniature tower with cottage attached. Appears on 1750 map. Stands near former entrance to Dogmersfield Park.		SU 777 535 2016 15
Farmhouse	Old Barley Mow Farmhouse. Formerly Barley Mow Inn on 1842 O.S. map. Walls pebble-dashed, to protect brickwork from sparrows who pecked mortar to obtain salt impregnated in walls from bacon curing.	C.A.	SU 778 537 2016 14
Monuments	St. Mary's Church. Various		SU 767

	Beauclerk family monuments. The Bar Sinister shown on coat- of-arms denotes descent from first Duke of St. Albans - natural son of King Charles II and Nell Gwynne.	T. & C.P. Act	536 2016 12
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# ***Built Environment***

## ***(BE)***

### ***Built Environment***

#### ***Objective 3.***

- To influence the sustainability of our Built Environment for the benefit of all Parish residents.
  - Supporting future proposals for dwellings which can become part of ‘the village’ and encouraging new technologies in plans for sustainable homes.
  - Balanced housing stock mix to encourage younger families to live in or return to Winchfield.
  - Existing Settlement boundaries and a proposed new one for Beauclerk Green and Station Road
  - Plans for Affordable Housing.
  - Development Design Considerations - architectural design, space, landscape, location, scale, density, water efficiency, external storage, broadband, electric vehicle charging points, low carbon energy and future technologies, residential parking requirements, road design.

#### ***Housing Provision***

Winchfield is classed as a ‘minor’ village and does not have a housing target set by Hart District Council. New and much needed housing has been built over the last forty years in The Hurst, Barley Mow Close; Winchfield Court, redevelopment of the old workhouse and new buildings in sympathetic style, Beauclerk Green, formerly the station goods yard; Winchfield Crescent, on the land adjoining Winchfield Lodge and King William Court, on the site of the old garden centre. Winchfield’s population has grown, and homes have been built, mostly on previously developed (brownfield) land, to encourage and accommodate growth of the population.

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

### **Settlement Boundaries**

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, or part of a village, which usually reflects its built form.

In general, there is a presumption in favour of sustainable development within a settlement boundary and not in the open countryside outside the boundary.

Winchfield has two Settlement Boundaries – Winchfield Hurst and Winchfield Court – which are defined by the Hart Local Plan. The settlement boundaries are shown on the map below.

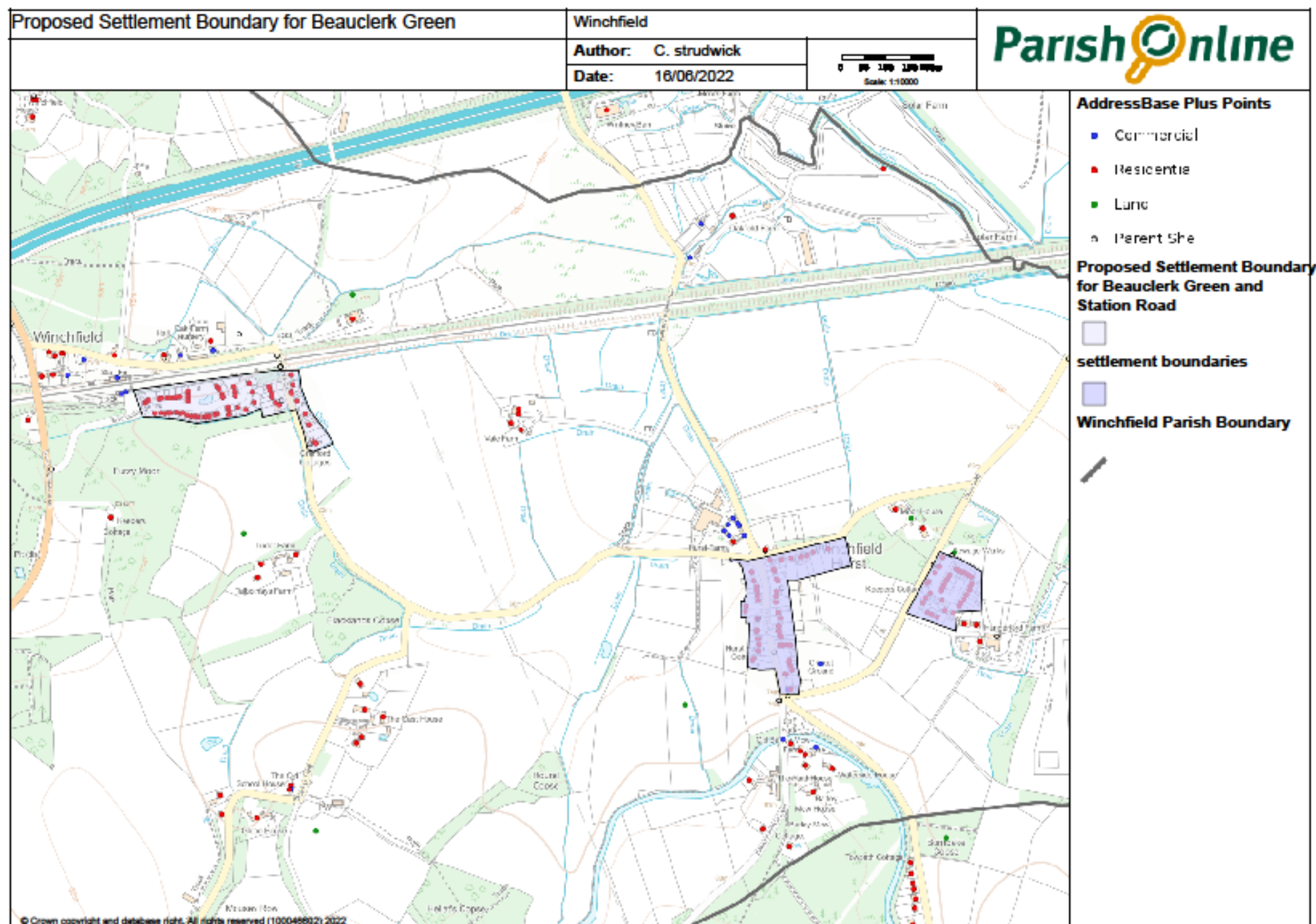
Winchfield Hurst includes Barley Mow Close and the Barley Mow Public House and contains 51 homes (including the public house as a residence). The area has its own historic identity and is the oldest area of the village.

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 31 homes in this defined group.

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.'

Via the Neighbourhood Plan it is proposed to define a settlement boundary around Beauclerk Green and extend this 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 recognises the railway and farming history associated with this part of Winchfield.

The proposed settlement boundary for Beauclerk Green and Station Road is shown on the map below



## POLICY BE 1 – New Development

The Neighbourhood Plan area will accommodate development commensurate with Winchfield’s position in the district’s Settlement Hierarchy.

Proposals for new development are expected to take place within the defined Settlement Boundaries identified on the Policies Map. Development outside the defined Settlement Boundaries will only be permitted 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 and Beauclerk Green/Station Road are defined as settlements. Bagwell Lane, Shapley House / Shapley Lodge / Shapley Ranch, King William Court, Shapley Heath / Winchfield Crescent, Vale Farm and Potbridge are defined as hamlets.

In all cases development which would lead to the loss of settlement gaps, or visual intrusion into important views, will not be supported.



### *New Homes in Winchfield*

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 treelines, and incorporate hard and soft landscaping particularly in edge of settlement locations.

Housing should be provided on a scale which is appropriate to the character of the village and will enable new residents to integrate easily into village life. If possible, there should be provision for those with a strong local connection to have preferential access to housing encouraging a supportive family structure.

### *Affordable Housing*

As part of this Neighbourhood Plan Winchfield Parish Council has been working with Hart District Council and Action Hampshire. A 'Housing Needs Survey' was conducted, delivered to every home in the Parish. The evidence collected demonstrates that a case exists for a 'Rural Exception Site' where a small development of social housing is required. If a site for such a development can be found it would offer, in perpetuity, housing to people with a local connection to Winchfield.

## **POLICY BE 2 - Affordable Housing on Rural Exception Sites**

**Proposals for the development of small-scale affordable housing schemes, on rural exception sites outside the settlement boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:**

- 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.**

**Where there is no need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages. These restrictions will be delivered through a legal agreement attached to the planning permission for the housing development.**

**Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.**

**Any application for affordable housing in respect of this policy should be accompanied by a specific detailed need and the accommodation proposed should contribute to**

meeting this proven need. In exceptional circumstances, a small number of market homes will be permitted where it can be demonstrated:

- d. that no other means of funding the construction of the affordable homes is available; and
- e. the market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to deliver the affordable housing.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.

The results from the same survey indicate that there is a greater need for two/three-bedroom homes in Winchfield than for larger properties. 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.

### **POLICY BE 3 – Housing Mix**

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.

Proposals that include affordable housing will be required to ensure that it is designed and built to be ‘tenure blind’ (so that it is indistinguishable from open market housing).

There are Hart Local Plan policies which cover Renewable and Low Carbon Energy, Water, Wastewater and Water efficiency and Ultra-Fast Broadband. Our Plan adds some detail to those policies in the ‘Building Considerations’ below.

### **Development Design**

‘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.

## **POLICY BE 4 - 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 they:**

- a. recognise and address the key features, characteristics, landscape/building character, local distinctiveness, and special qualities of the area and/or building and, where necessary, be supported by a landscape and visual impact assessment to demonstrate this;**
- b. do not involve the loss of a garden, or an open, green, or landscaped area which makes a significant contribution to the character and appearance of that part of the village;**
- c. taking mitigation measures into account, do not adversely affect:**
  - i any historic character, architectural or archaeological heritage assets of the site and its surroundings,**
  - ii important landscape characteristics including mature trees and hedgerows and other prominent topographical features as set out in the Landscape Character Appraisal,**
  - iii identified important views into, out of, or within the village as identified on the Key Views Map, and**
  - iv sites, habitats, species and features of ecological interest which might negatively impact any notable or protected species of flora or fauna;**
- d. do not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;**
- e. produce designs that respect the character, scale, and density of the locality and, for new dwellings, ensuring garden sizes are proportionate to the character of the area;**
- f. produce designs that are 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;

- g. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network and that all vehicle parking, turning areas, and space for loading and unloading is provided within the site curtilage;
- h. provide for the proper disposal of wastewater and effluent;
- i. incorporate sustainable drainage systems including, where feasible, rainwater and storm water harvesting and not result in water run-off that would add to or create surface water flooding;
- j. make adequate provision for the covered storage of all waste bins, bicycles, sports and lifestyle equipment;
- k. include suitable ducting capable of accepting fibre to enable superfast broadband;
- l. provide one electric vehicle charging point which is capable of use per new off-street parking place created in accordance with the relevant safety requirements; and
- m. produce designs which incorporate the minimum level of outdoor lighting required for the safe use and operation of the development, avoid light spillage (especially where the development is in the countryside or on the edge of a settlement) and safeguard highway safety, landscape character, biodiversity, and designated heritage assets.

### ***Residential Parking***

Due to the relative rural remoteness, car ownership in Winchfield is higher than the national average. Many residents also use online shopping facilities as there are no local shops. 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.

Hart District Council is currently reviewing its Parking standards in relation to space requirements. Winchfield Parish Council understands that this Plan policy is likely to be more generous than The District Council might propose but wishes to maintain unimpeded traffic flow on the existing narrow lanes for the safety of all road users. The provision of sufficient parking spaces will also support those who work from home enabling acceptance of deliveries and providing business visitor parking.

## **POLICY BE 5 - Residential Parking Spaces**

All new dwellings up to three bedrooms in size, or dwellings that are extended to provide up to three bedrooms, will be required to provide one car parking space per bedroom, plus one visitor space per dwelling within the curtilage to the property. For a dwelling with four or more bedrooms, or subsequently extended to provide four or more bedrooms, one car parking space will be required per bedroom, plus two additional visitor spaces within the curtilage to the property.

# *Parish and Community (P&C)*

## *Parish and Community*

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

- To promote health and wellbeing.
- To support our local economy and sustain our agricultural heritage.
- To ensure that our community thrives and that we respond to the needs of our residents. To value and cherish our village and promote a strong and vibrant community.
- To introduce, promote and monitor measures to improve traffic management and rural criminality.

### *Outdoor recreation*

The Landscape Character Assessment and Winchfield Key Views documents demonstrate how rural Winchfield is now 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 resident's efforts to keep Winchfield's rural character as a place they love and an environment they value highly. 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.

Outdoor activity and exercise are vital to both physical and mental health.

*Our lanes and footpaths are used by walkers, runners, cyclists and equestrians.*

A footpath leaflet is produced by Winchfield Parish Council; this can be found on-line or a paper copy in leaflet holders across the Parish. The footpaths have also been marked with QR codes which correspond with the map for those who like to use technology.

## **POLICY P&C 1 – Public Rights of Way**

**Development proposals which adversely 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.**

**The provision of ‘permissive rights of way’ will be encouraged and actively addressed with landowners to offer a safer route than sections of footpaths which are currently on the highway. These will allow public use on the basis that it is not a formally designated right of way.**

**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.**

### ***The Basingstoke Canal***

The Basingstoke canal is well used by canoeists, anglers, paddle boarders and narrow boat enthusiasts as well as walkers using the tow path. A licence is needed to fish or use any watercraft on the Basingstoke Canal.

### ***Farmland***

There are currently seven farms in the Parish although not all are in agricultural use. 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.

### ***Equestrians***

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

### ***Working in Winchfield***

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 30 offers a dignified and caring option for pet owners.

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 empty parking spaces at the station carpark which, pre-Covid, was fully utilised most days.

## **POLICY P&C 2 - 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 where they would not have an unacceptable impact on residential amenity, heritage assets and the highways network.**

**Outside the Settlement Boundaries, proposals will be supported where it relates to small scale leisure or tourism activities or other forms of commercial/employment related development or agriculture related development 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 a significant adverse effect on the character and appearance of the locality.**

### ***The Village Hall***

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.

National events such as The Queens Platinum Jubilee Celebrations and Royal Weddings are usually well supported and celebrated with local groups in the Parish creating their own communal parties in addition to events at the village hall.

### ***Winchfield Parish Council***

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 relationship with Hampshire County Council to introduce additional signage and road markings to improve awareness and safety for all road users in the village.

### *Public Houses*

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.

## **POLICY P&C 3 - 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) including sports facilities, 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 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.**

*Thank you for coming today and for supporting your Plan over the last two years.*

The next flyer we post through your door will be inviting you to respond to the pre-submission **consultation** for your Neighbourhood Plan, probably later this summer.

Winchfield Parish Council will review all received comments before submitting the Plan to Hart District Council for the formal public consultation.

The last stage for our Plan, likely to be early spring 2023, will be **referendum for Winchfield residents**. We will deliver an invitation to you with all the details.

**PLEASE COME TO VOTE...it is really important!**

This is **YOUR village** and **YOUR Plan** – please come and vote for it to be adopted.

*Thank you from all the members of the Winchfield Parish Council and your Neighbourhood Plan Working Group*