

MICHELLE BOLGER
Expert Landscape Consultancy

Winchfield's Local Green Spaces

Prepared for
Winchfield Parish Council

FINAL DRAFT
August 2021



MICHELLE BOLGER
Expert Landscape Consultancy

Company Registration No. 09809868
Registered Office: 35 Pickford Road Bexleyheath DA7 4AG

Prepared by:	John Jeffcock
Position	Associate Landscape Architect
Qualifications:	CMLI, NZILA Registered, MLA, BA (Hons) LA
Reviewed by:	Michelle Bolger
Position:	Director Landscape Architect
Qualifications:	CMLI, Dip. LA, BA (Hons) LA, PGCE, BA (Hons) Eng
File name:	1064 R04 Winchfield's Local Green Spaces 210801.docx
Date issued:	1 August 2021
Status:	FINAL DRAFT
Revision:	2

CONTENTS

1	INTRODUCTION & APPROACH	1
2	TESTS FOR IDENTIFYING LOCAL GREEN SPACES	3
3	ASSESSMENT OF CANDIDATE LGS SITES	7
4	LGS 1: ST MARY'S CHURCHYARD & MEADOW	12
5	LGS 2: COURT HOUSE FIELDS	16
6	LGS 3: BEAUCLERK GREEN	19
7	LGS 4: WINCHFIELD COURT	22
8	LGS 5: WINCHFIELD HURST	25



1 INTRODUCTION & APPROACH

Introduction

- 1.1 Michelle Bolger Expert Landscape Consultancy (MBELC) have been commissioned by Winchfield Parish Council (WPC) to identify and describe sites within Winchfield that meet the tests for designation as Local Green Space (LGS). This study forms part of the evidence base for the Neighbourhood Development Plan (NDP) Review.
- 1.2 This study follows on from the *Winchfield Landscape Character Assessment, 2021*, and *A Description of Winchfield's Key Views, 2021*, both prepared by MBELC. The Landscape Character Assessment provides a detailed description of the Parish landscape, and the Key Views study identifies views which allows Winchfield's landscape qualities to be easily appreciated. Both studies have informed this report and should be read alongside it.

What are Local Green Spaces?

- 1.3 The National Planning Framework, February 2019 (NPPF) sets out the government's planning policies for England and how these are expected to be applied. Paragraphs 99 to 101 introduce a LGS designation as a way to provide special protection against development for green areas of particular importance to local communities. The LGS is a designation for use in Local Plans and Neighbourhood Plans and once designated LGS have protection consistent with that in respect of Green Belt.

Approach

- 1.4 This study has been prepared by Chartered Members of the Landscape Institute (CMLI) with support and information provided by a Parish working group and their planning consultants. The approach taken to identifying and describing LGS within Winchfield is summarised below:
- Nine candidate sites were initially screened against the five tests described in **Chapter 2**.
 - Two of the candidate sites were rejected on the basis of their distance from any residential cluster (failing Test 1). **Chapter 3**
 - In May 2021, a site visit was undertaken to confirm the suitability of the remaining seven LGS sites.
 - Following the site visit a further two candidate sites were rejected, and one candidate site was recommended for modification. **Chapter 3**

- This report was prepared to describe each of the five recommended LGS sites and was circulated to the Parish working group and their planning consultants for comment prior to final publication. The sites recommended for designation are described in **Chapters 4-8**.

Management of Local Green Spaces

- 1.5 Landscapes inevitably change over time, but the quality and appropriateness of outcomes can vary. Management of land designated as Local Green Space will remain the responsibility of its owner(s). It is therefore not within the scope of this report to prescribe how management occurs. However, it is recommended that green spaces are managed in a way which respects and complements aspects of the landscape identified within this report as being special to the local community. One specific example of how a green space might be managed in relation to such aspects is the continuation of community maintenance of the pond at Beauclerk Green so that it can continue to provide habitat for wildlife and an opportunity for locals to connect with nature (see LGS 3, Chapter 6, below).

2 TESTS FOR IDENTIFYING LOCAL GREEN SPACES

2.1 Paragraph 100 of NPPF states:

‘The Local Green Space designation should only be used where the green space is

(a) in reasonably close proximity to the community it serves;

(b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

(c) local in character and is not an extensive tract of land.

2.2 The Government’s Planning Practice Guidance (PPG) provides additional guidance on the use of the LGS designation (PPG Paragraphs 005 Reference ID: 37-005-20140306 to 022 Reference ID: 37-022-20140306).

2.3 The NPPF and PPG have been used to devise five tests to identify and describe LGS within Winchfield. These tests are described below. To be designated, a green space must achieve Tests 1-3. The LGS designation is unlikely to be appropriate if the green space is already designated (Test 4) or has planning permission / an allocation for development (Test 5).

2.4 Definitions and examples used to inform the identification of LGS are also provided below. These include definitions of key terms based on best practice guidance, including *Guidelines for Landscape and Visual Impact Assessment* (GLVIA3), Landscape Institute and Institute of Environmental Management & Assessment (2013) and *Technical Guidance Note 02/21, Assessing Landscape Value Outside National Designations* (TGN 02/21), Landscape Institute (2021).

2.5 **TEST 1 - Is the green space located in reasonably close proximity to the community it serves?**

- PPG states that *‘The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.’*. (PPG Paragraph: 014 Reference ID: 37-014-20140306)
- The Accessible Natural Greenspace Standards (ANGSt) prepared by Natural England advises that people should have access to natural greenspace *‘of at least 2 hectares in*

size, no more than 300 metres (5 minutes walk) from home’.¹ Although the LGS designation is not only concerned with ‘natural’ green spaces, 300m has been used in this study as a general definition for ‘easy walking distance’. It is expected that the green space should be no further than 300m from one of the residential clusters within the Parish.

2.6 TEST 2 - Is the green space demonstrably special to the local community and does it hold a particular local significance?

- The NPPF provides the following examples ‘*beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife*’. (NPPF, Paragraph 100). Definitions of the NPPF examples, and how a green space might be demonstrably special and hold local significance are provided below. To achieve this test, an area must be demonstrably special and locally significant in relation to at least one of the following aspects.
- **Beauty** - For the purposes of this study, beauty is considered to relate to scenic quality. The definition of scenic quality used in this study is derived from GLVIA3 and TGN 02/21 and is: ‘*The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses)*’². Examples of indicators of local significance include the presence of distinctive features, coherent and attractive combinations of land cover, and memorable/distinctive views including those identified as Key Views in the *Winchfield Key Views*, 2021 study. Responses to this aspect have also been informed by the findings of the *Winchfield Landscape Character Assessment*, 2021.
- **Historic significance** - The definition used in this study is: A green space with evidence of archaeological, historical or cultural interest which contributes to the local significance of the green space. Examples of indicators of local significance include the presence of historic landmarks/ structures, historic field patterns, designated features or areas. The *Hampshire Historic Landscape Characterisation* study (2013) has also been considered in relation to this aspect.
- **Recreational value** - The definition used in this study is: Evidence that the green space is valued for recreational activity including where experience of the green space is important. Examples of indicators of local significance include public rights of ways (PRoW) that are promoted routes, village greens, green spaces which form part of a

¹ Nature Nearby: Accessible Natural Greenspace, Natural England, Page 12.

² GLVIA3 Box 5.1 Page 84

view that is important to the enjoyment of a recreational activity. It is relevant to note that a green space does not need to be publicly accessible or in public ownership in order to be designated. Equally, designation does not in itself confer any rights of public access over what exists at present. (PPG Paragraph: 017 Reference ID: 37-017-20140306)

- **Tranquillity** - The definition used in this study is: A state of calm and quietude associated with peace, where the green space is considered to be a locally significant example/source. Examples of indicators of local significance include perceived links to nature (including views), the presence of wildlife/ birdsong and relative peace and quiet.
- **Richness of its wildlife** - The definition used in this study is: A green space with evidence of ecological interest which contributes to the local significance of the green space. Examples of indicators of local significance include the extent and survival of semi-natural habitats, designated features or areas, and evidence of the presence of distinctive ecological communities and habitats that form the basis of ecological networks.
- **Other** - The NPPF examples are not a closed list and there may be other reasons why a green space is special to the local community. For example, a green space might have associations with particular people or events that are of significance to the local community, or it may have links with an adjacent designated landscape and/or is important to the appreciation of the designated landscape.

2.7 TEST 3 - Is the green space local in character and not an extensive tract of land?

- PPG states that *'blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.'* (PPG Paragraph: 015 Reference ID: 37-015-2014030) PPG states that there is no lower size limit for a Local Green Space, and no upper limit is specified. Whether a site is an extensive tract of land is a judgement based on the size and setting of each site. For a green space to be considered local in character it should have clearly defined boundaries and relate visually to the community it serves.

2.8 TEST 4 - Is the green space already designated?

- PPG states that *'Different types of designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be*

given to whether any additional local benefit would be gained by designation as Local Green Space.'. (PPG Paragraph: 011 Reference ID: 37-011-20140306)

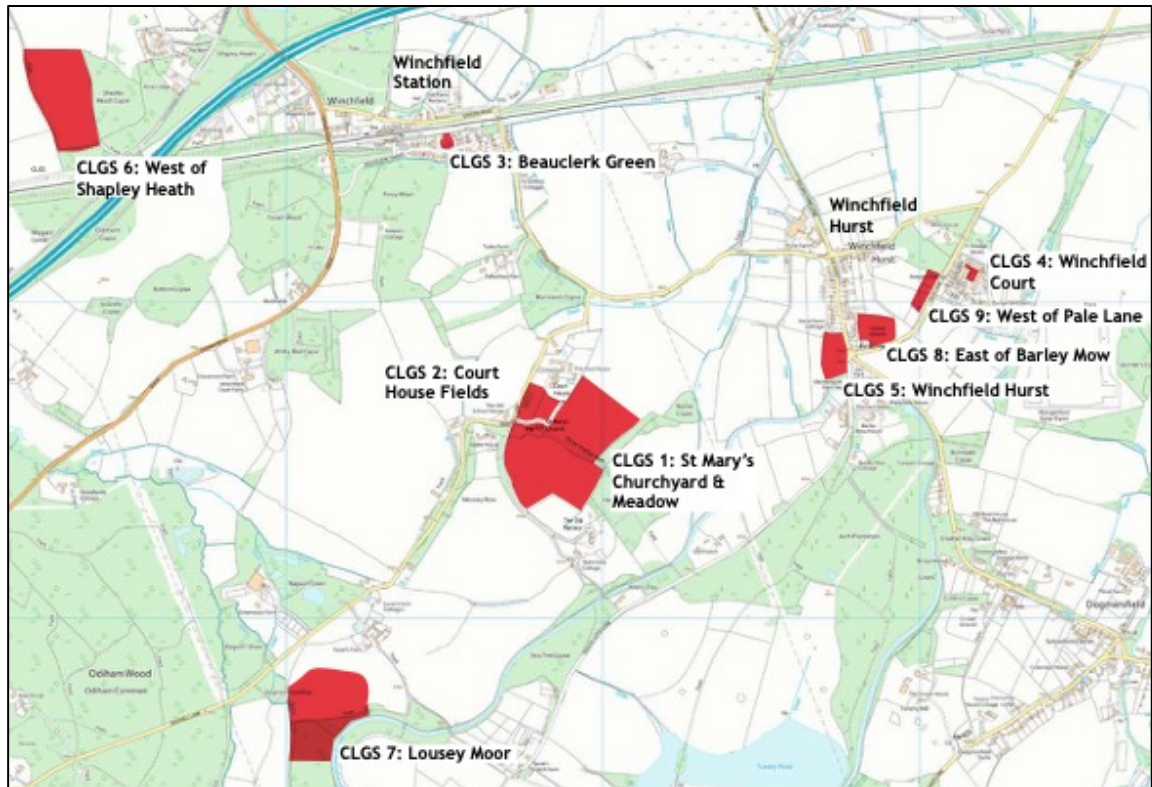
2.9 TEST 5 - Does the green space have planning permission or is it allocated for development?

- PPG states that *'Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented'*. (PPG Paragraph: 008 Reference ID: 37-008-20140306)

3 ASSESSMENT OF CANDIDATE LGS SITES

3.1 The location of the nine candidate LGS (CLGS) sites is shown in Figure 1 below.

Figure 1 Location of CLGS Sites



3.2 Each CLGS site was assessed against the five tests described in Chapter 2. Table 1 below provides a summary of the assessment findings. Green shading indicates the tests achieved by each CLGS and red shading indicates where the CLGS failed the test. The recommendations provided to the Parish working group are provided in the final column and include the reasons why sites were rejected or suggested for modification. The five LGS sites recommended for designation are described in detail in the following chapters (**Chapters 4-8**). Rejection of a site for designation does not imply that the site has no value and/or is suitable for development, only that it is currently not considered suitable for the LGS designation.

Table 1 Assessment of Candidate LGS Sites

Candidate LGS. (CLGS)	Approximate Size (Hectares)	Test 1	Test 2	Test 3	Test 4	Test 5	Recommendation
Candidate Sites Recommended for Designation Subject to Modifications							
CLGS 1: St Mary's Churchyard & Meadow	9.6 hectares	Yes	Yes	No	No	No	Due to its size, this candidate site failed Test 3. A smaller site (shown in Chapter 4) was recommended for designation. (Chapter 4 for detailed description)
Candidate Sites Recommended for Designation							
CLGS 2: Court House Fields	1.1 hectares						Recommended for designation. (Chapter 5 for detailed description)
CLGS 3: Beauclerk Green	0.15 hectares	Yes	Yes	Yes	No	No	Recommended for designation. (Chapter 6 for detailed description)
CLGS 4: Winchfield Court	0.13 hectares	Yes	Yes	Yes	No	No	Recommended for designation. (Chapter 7 for

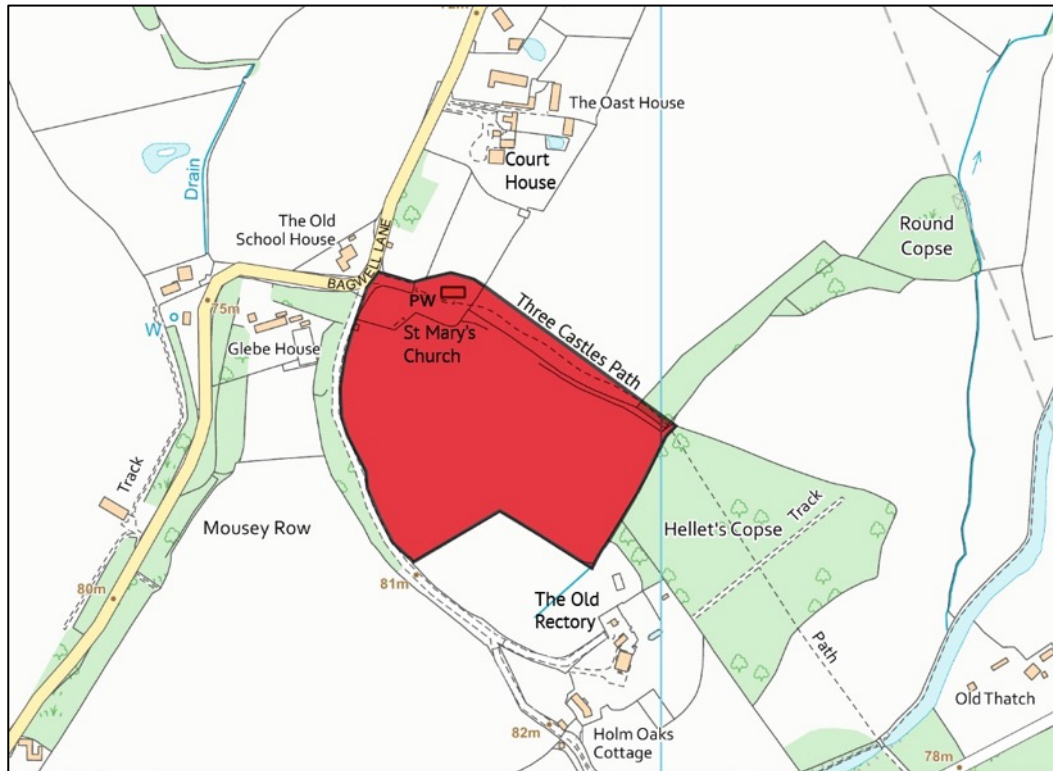
Candidate LGS. (CLGS)	Approximate Size (Hectares)	Test 1	Test 2	Test 3	Test 4	Test 5	Recommendation
							detailed description)
CLGS 5: Winchfield Hurst	1.1 hectares	Yes	Yes	Yes	No	No	Recommended for designation. (Chapter 8 for detailed description)
Candidate Sites Rejected for Designation							
CLGS 6: West of Shapley Heath	5.5 hectares	No	Yes	No	No	No	Rejected for designation due to the distance from any residential cluster.
CLGS 7: Lousey Moor	6 hectares	No	Yes	No	Yes	No	Rejected for designation due to the distance from any residential cluster. Part of this site is already designated as part of the Basingstoke Canal Conservation Area.
CLGS 8: East of Barley Mow	0.95 hectares	Yes	No	Yes	No	No	Rejected for designation due to insufficient evidence relating to the site's local

Candidate LGS. (CLGS)	Approximate Size (Hectares)	Test 1	Test 2	Test 3	Test 4	Test 5	Recommendation
							significance (as applicable to the LGS designation).
CLGS 9: West of Pale Lane	0.65 hectares	Yes	No	Yes	No	No	Rejected for designation due to insufficient evidence relating to the site's local significance (as applicable to the LGS designation). It was noted on site that this site is part of an extensive tract of land which forms part of the setting to Pale Lane/ Winchfield Hurst and provides separation between Winchfield Hurst and Winchfield Court. However individually, there is insufficient evidence relating to the site's local significance, and the wider tract of land is extensive and not easily defined, such that

Candidate LGS. (CLGS)	Approximate Size (Hectares)	Test 1	Test 2	Test 3	Test 4	Test 5	Recommendation
							neither is considered appropriate for designation as LGS.

4

LGS 1: ST MARY'S CHURCHYARD & MEADOW



Left Image: Use of part of the green space during the Winchfield Festival

Right Image: Looking across the green space with St Mary's Church and Court House in the background

Overview

- 4.1 This green space comprises St Mary's Church (Grade I) churchyard, a meadow immediately south of the churchyard which hosts the Winchfield Festival ('Church Meadow'), and a short section of the Three Castles Path, where it aligns immediately north of Church Meadow before it continues through the churchyard.

Test 1 - Is the green space located in reasonably close proximity to the community it serves?

- 4.2 **Yes.** The green space is located centrally within the Parish adjacent to the residential cluster along Bagwell Lane. The closest residential property (on foot) is The Old School House which is approximately 10m away. Glebe House is approximately 50m away as the crow flies.

Test 2 - Is the green space demonstrably special to the local community and does it hold a particular local significance?

- 4.3 **Yes.** This green space is demonstrably special to the local community and holds a particular local significance for the following reasons:
- **Beauty** - St Mary's churchyard with ancient yew trees which surround and frame attractive views of the church. Church Meadow is a meadow enclosed by mature trees and woodland which, in combination, provide a coherent and attractive rural landscape setting to the church, churchyard, Bagwell Lane, and the nearby Old School House. There are attractive views across the meadow from within the churchyard and from Bagwell Lane at the location of the community notice board, post box and bench. Trees around the edge of the meadow include those within Hellet's Copse and along the driveway to the Old Rectory and its grounds. There are also attractive views looking into Church Meadow and towards the church and churchyard from the Three Castles Path (also within the site). The view looking towards the church, when approaching it on the Three Castles Path from the east, is an identified Key View (see View 13, *A Description of Winchfield's Key Views*, 2021)). There are no detractors within views into or across the site.
 - **Historic significance** - The green space is located centrally amongst a cluster of historic buildings and includes the churchyard (and building) of the Grade I listed Norman St Mary's Church (c. 1150) - the oldest Grade I listed building in Hart. The wider green space makes a positive contribution to the appreciation of the church's rural landscape setting. The churchyard features vegetation on all but its southern side, meaning the most significant views of the surrounding countryside are those looking across Church Meadow. Nearby, and visible from within the green space is Court House, a Grade II listed former manor house. The green space also borders the grounds of the Old Rectory (Grade II). Historically there was a footpath which crossed the green space between the church porch and the Old Rectory. A gate between the green space and the churchyard marks the location where this footpath arrived at the churchyard (see Figure 6 within the Winchfield Landscape Character Assessment, 2021). Part of the green space (the churchyard and northern part of Church Meadow) is

identified as an Area of Archaeological Potential / Significant Archaeological Features (see Figure 12 within the Winchfield Landscape Character Assessment, 2021 / Hart District Council planning maps).

- **Recreational value** - Parts of Church Meadow closest to the churchyard and the church itself are used to host the Winchfield Festival every two years. The Festival has been running since 1990 and held on this site for many years. In recent years, the Festival has been arranged over eight nights, providing concerts celebrating different musical genres. The Festival is supported by around 100 volunteers and is considered to be of great significance to the local community. The green space not only hosts the Festival but provides an attractive rural setting to the event.

The green space provides an attractive setting to a section of the Three Castles Path. This is a promoted long-distance route which passes through the green space (immediately north of Church Meadow and through the churchyard), and continues along Bagwell Lane (see Figure 14 within the Winchfield Landscape Character Assessment, 2021)

- **Tranquillity** - Views across the green space and of the surrounding trees contribute to a sense of peace and rural tranquillity, particularly for people visiting the graveyard at St Mary's Church and walking on the nearby Three Castles Path (both of which are part of the green space).
- **Richness of its wildlife** - The green space is sandwiched between three designated Sites of Importance for Nature Conservation (SINC). Adjoining the meadow's western boundary is a SINC (Mousey Row) which includes trees along the driveway into the Old Rectory. The southern edge of Round Copse and Shaw is included within the eastern part of the green space, and Hellet's Copse adjoins the eastern boundary of Church Meadow. Both are SINCs and Ancient Woodland and are part a wider area identified locally for its importance for birds and bats (see Figure 13 within the Winchfield Landscape Character Assessment, 2021).
- **Other** - N/A.

Test 3 - Is the green space local in character and not an extensive tract of land?

4.4

The green space is approximately 6 hectares. This is approximately 3.6 hectares smaller than the original candidate site. The boundary has been drawn around the churchyard, the meadow which hosts the festival and the section of the Three Castles Path which aligns immediately north of Church Meadow - all are considered to be part of the same local green space; an area

which contributes significantly to the landscape setting of the church and its enjoyment by the local community.

Test 4 - Is the green space already designated?

4.5 No.

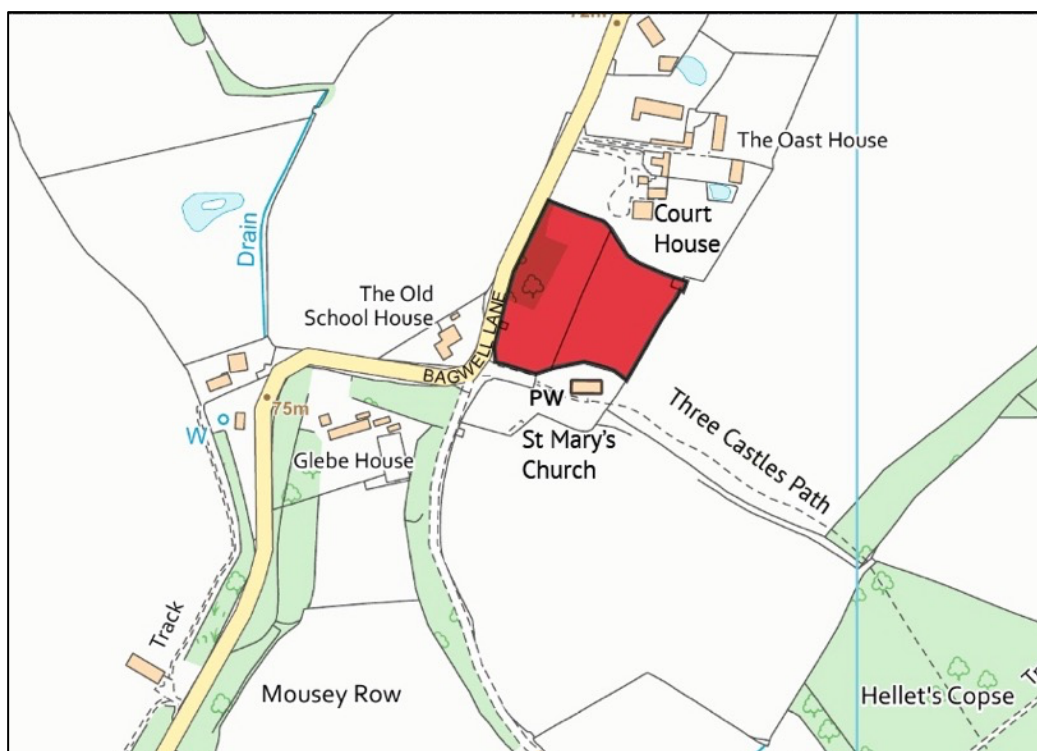
Test 5 - Does the green space have planning permission or is it allocated for development?

4.6 No.

Recommendation

4.7 Designate as Local Green Space. Particularly special as an attractive part of the landscape setting of St Mary's Church and as the site of and setting to the Winchfield Festival.

5 LGS 2: COURT HOUSE FIELDS



Left Image: Looking towards the green space & Court House from Bagwell Lane

Right Image: Looking across the green space towards St Mary's Church from Bagwell Lane

Overview

- 5.1 This green space comprises two small fields located between the listed buildings of Court House (Grade II) and St Mary's Church (Grade I).

Test 1 - Is the green space located in reasonably close proximity to the community it serves?

- 5.2 **Yes.** The green space is located centrally within the Parish, and centrally within the residential cluster along Bagwell Lane. The green space shares a boundary with Court House and is opposite the Old School House.

Test 2 - Is the green space demonstrably special to the local community and does it hold a particular local significance?

5.3 **Yes.** This green space is demonstrably special to the local community and holds a particular local significance for the following reasons:

- **Beauty** - The green space comprises two small fields which are partly enclosed by mature trees, including a line of mature oak trees along the eastern boundary. The small scale of the fields and the enclosure provided by surrounding trees creates a sense of intimacy which is complementary to the nearby historic buildings. In particular, the perimeter oak trees help to frame views of St Mary's Church from Bagwell Lane. The views looking across the green space towards the church, and towards Court House, are identified as Key Views (see View 14A & 14B, *A Description of Winchfield's Key Views*, 2021).
- **Historic significance** - The green space is located centrally amongst a cluster of historic buildings and forms part of the immediate landscape setting to both St Mary's Church (c. 1150), which is the oldest Grade I listed building in Hart, and Court House (Grade II), which is the former Manor House. The green space spans the gap between these two historic building and makes a positive contribution to the appreciation of their rural landscape setting. The green space is identified as an Area of Archaeological Potential / Significant Archaeological Features (see Figure 12 within the Winchfield Landscape Character Assessment, 2021 / Hart District Council planning maps).
- **Recreational value** - The green space is visible from the Three Castles Path, a promoted long-distance route which passes alongside the green space on Bagwell Lane (see Figure 14 within the Winchfield Landscape Character Assessment, 2021)
- **Tranquillity** - Views of the green space and surrounding trees contribute to a sense of peace and rural tranquillity for people walking on the nearby Three Castles Path (this section of the route is located on Bagwell Lane, but this is generally considered to be a quiet rural lane).
- **Richness of its wildlife** - N/A.
- **Other** - N/A.

Test 3 - Is the green space local in character and not an extensive tract of land?

5.4 The green space is approximately 1.1 hectares. Trees around the perimeter of the meadow give it a sense of enclosure and intimacy. It is not considered to be an extensive tract of land.

Test 4 - Is the green space already designated?

5.5 No.

Test 5 - Does the green space have planning permission or is it allocated for development?

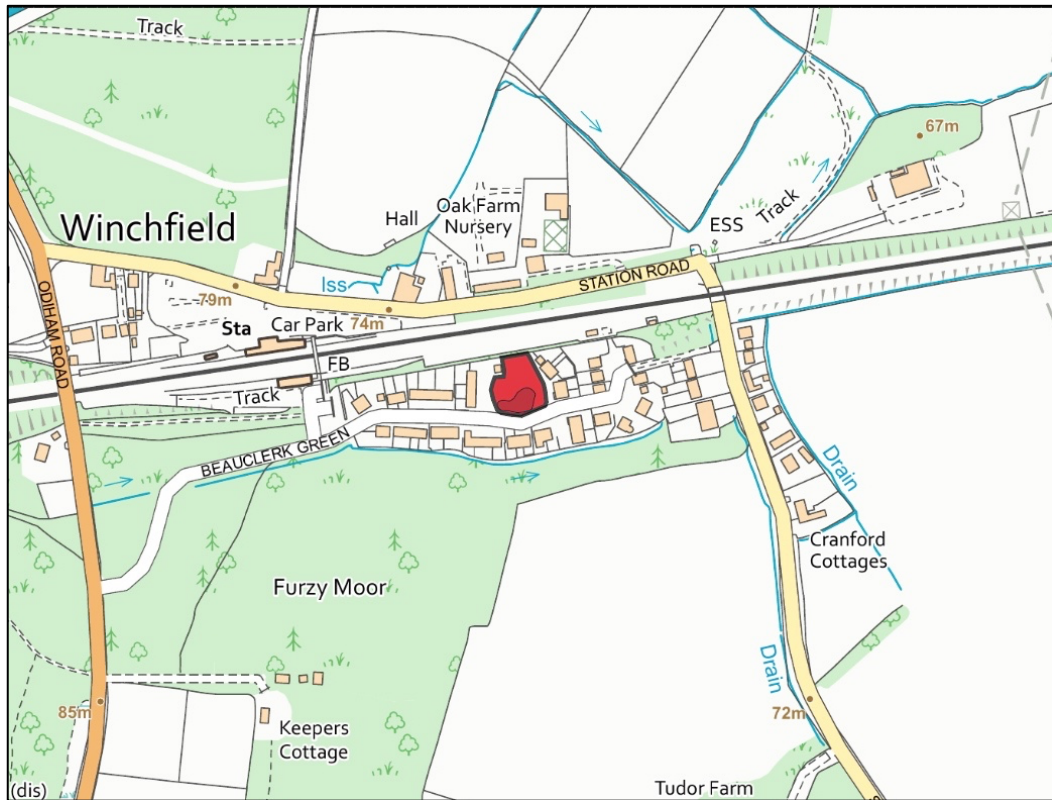
5.6 No.

Recommendation

5.7 Designate as Local Green Space. Particularly special as an attractive part of the landscape setting of Court House, St Mary's Church, and Bagwell Lane (Three Castles Path).

6

LGS 3: BEAUCLERK GREEN



Left Image: Looking across the pond which forms part of the green space
 Right Image: Looking internally within the green space

Overview

- 6.1 This green space is a pocket park located centrally within the Beauclerk Green development. This 20th Century development was built on the site of a former railway goods yard. The development has a limited presence in the landscape as it is set back from the B3016 by a long access road and is enclosed by woodland to its west and south and trees alongside the railway to the north.

Test 1 - Is the green space located in reasonably close proximity to the community it serves?

- 6.2 **Yes.** The green space is part of the Beauclerk Green development and is surrounded by residential dwellings on three sides.

Test 2 - Is the green space demonstrably special to the local community and does it hold a particular local significance?

- 6.3 **Yes.** This green space is demonstrably special to the local community and holds a particular local significance for the following reasons:

- **Beauty** - Although clearly a designed park within a housing development, the green space features generous amounts of planting and a large pond which give the space attractive and natural qualities. Planting includes a coherent mix of crack willow and goat willow trees, with hedges of gilda rose, hazel and dogwood. A lawned area rises up towards the edge of the railway and features oak trees which, together with birch trees alongside the railway, provide a leafy backdrop to the green space. This is consistent with the wider treed/wooded enclosure to the development. The evidence base document for the current made NDP highlights the success of the Beauclerk Green development, and states this is due in part to *'the careful inclusion of, and design around, well-chosen amenity space such as the pond'*.³
- **Historic significance** - N/A
- **Recreational value** - The park is accessible to anyone wishing to use it. It is the only publicly accessible green space within or nearby Beauclerk Green. It is highly valued by the local residents for informal recreation; events such as picnics are often held around the pond, and the pond is used by children to go 'pond dipping'.
- **Tranquillity** - N/A
- **Richness of its wildlife** - The residents themselves carry out necessary pond maintenance to encourage wildlife. The pond provides habitat for a range of wildlife including newts, dragonflies, and birds, and this wildlife provides an opportunity for residents to connect with nature.
- **Other** - N/A

³ Winchfield Neighbourhood Development Plan Evidence Base For the Period 2015 through 2032, Page 30

Test 3 - Is the green space local in character and not an extensive tract of land?

- 6.4 The site is approximately 0.15 hectares and is not an extensive tract of land. It is a local green space and integral to the surrounding housing development.

Test 4 - Is the green space already designated?

- 6.5 No.

Test 5 - Does the green space have planning permission or is it allocated for development?

- 6.6 No.

Recommendation

- 6.7 Designate as Local Green Space. Particularly special as an attractive park, and the only publicly accessible green space within or nearby this residential cluster.

7 LGS 4: WINCHFIELD COURT



Left Image: Looking along a path which forms part of the green space within Winchfield Court

Right Image: Looking across the green space towards residential dwellings which enclose it on three sides

Overview

- 7.1 This green space is located within Winchfield Court. This development includes buildings which were originally part of the Hartley Wintney Union Workhouse (completed c. 1871) and later Winchfield Hospital (founded c. 1894). Additional dwellings were added during the site's redevelopment in the 1980s. The development includes terraced houses set around this green space.

Test 1 - Is the green space located in reasonably close proximity to the community it serves?

- 7.2 **Yes.** The green space is part of the Winchfield Court development and is surrounded by residential dwellings on all sides.

Test 2 - Is the green space demonstrably special to the local community and does it hold a particular local significance?

- 7.3 **Yes.** This green space is demonstrably special to the local community and holds a particular local significance for the following reasons:
- **Beauty** - The green space is an attractive and integral part of the design and layout of Winchfield Court. It has a formal design which features a lawned area with symmetrical planting of whitebeam trees and flower beds. Patio areas surrounding the lawn include ornamental planting and hedging, and planting and smaller lawned areas soften the edges of the residential blocks. The formal design of the green space complements the architectural style and form of the surrounding buildings and helps to create an attractive and distinctive place to live.
 - **Historic significance** - N/A
 - **Recreational value** - This is the only accessible green space within Winchfield Court. As such it is highly valued by local residents, including for informal recreation. Events and celebrations such as picnics and hog roasts are arranged several times a year and generally well supported by the majority of the Winchfield Court residents.
 - **Tranquillity** - This is a surprisingly tranquil space. The enclosure provided by the surrounding buildings, and lack of regular movement (e.g., as might be experienced next to a road) allows for stillness and a sense of peace.
 - **Richness of its wildlife** - N/A
 - **Other** - N/A

Test 3 - Is the green space local in character and not an extensive tract of land?

- 7.4 The site is approximately 0.13 hectares and is not an extensive tract of land. It is a local green space which is integral to the surrounding housing development.

Test 4 - Is the green space already designated?

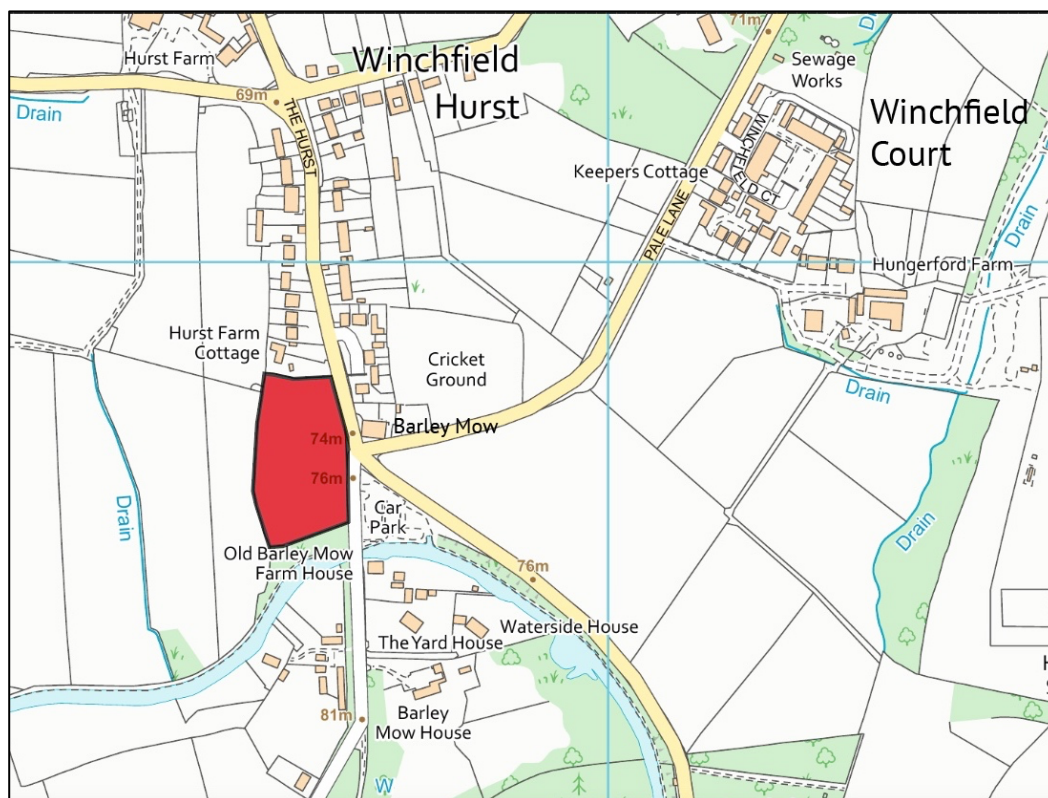
- 7.5 No.

Test 5 - Does the green space have planning permission or is it allocated for development?

7.6 No.

Recommendation

7.7 Designate as Local Green Space. Particularly special as a coherent part of the attractive architectural style and layout of this distinctive housing development, and the only accessible green space within Winchfield Court.



Left Image: Looking across the green space and wider countryside (one of Winchfield's Key Views)

Right Image: Looking into the green space from The Hurst

Overview

- 8.1 This green space is a small pastoral field located between the Basingstoke Canal and the southernmost dwelling along the western side of The Hurst. The green space is next to the junction between The Hurst, Pale Lane, Chatter Alley and Sprat's Hatch Lane, and opposite the Barley Mow pub.

Test 1 - Is the green space located in reasonably close proximity to the community it serves?

- 8.2 **Yes.** The green space is located at the southern end of the settlement. It shares a property boundary with Hurst Farm Cottage and is opposite dwellings on Barley Mow Close.

Test 2 - Is the green space demonstrably special to the local community and does it hold a particular local significance?

- 8.3 **Yes.** This green space is demonstrably special to the local community and holds a particular local significance for the following reasons:

- **Beauty** - This green space makes a positive contribution to the character of Winchfield Hurst as an attractive rural part of its landscape setting. Views west across the site from the nearby junction are extensive and allow people entering the settlement to appreciate its wider rural context. The view from The Hurst looking west across the green space is an identified Key View (see View 21 *A Description of Winchfield's Key Views*, 2021).
- **Historic significance** - The *Hampshire Historic Landscape Characterisation* study shows that the footprint of Winchfield Hurst, along the western side of The Hurst, has changed little since 1810 and that this green space continues to frame the southern end of the settlement (see Figure 7 within the Winchfield Landscape Character Assessment, 2021). The entire green space is identified as an Area of Archaeological Potential / Significant Archaeological Features (see Figure 12 within the Winchfield Landscape Character Assessment, 2021 / Hart District Council planning maps).
- **Recreational value** - Views across the green space are experienced by horse owners who like to hack out along the triangle formed by The Hurst and Pale Lane, and by people visiting the Barley Mow pub. The green space is visible from Sprats Hatch Lane. This lane is used by people to access the canal and surrounding countryside from the visitors car park (opposite the green space) and from Winchfield Hurst.
- **Tranquillity** - N/A
- **Richness of its wildlife** - Basingstoke Canal is located immediately south of the green space and is designated as a Sites of Special Scientific Interest (SSSI) in recognition of a range of aquatic plant life and is notable for supporting important populations of dragon and damselflies.

- **Other** - The green space adjoins the Basingstoke Canal Conservation Area along its southern and eastern boundaries. It forms part of the attractive rural landscape setting to the Conservation Area along The Hurst and Sprats Hatch Lane.

Test 3 - Is the green space local in character and not an extensive tract of land?

- 8.4 The site is approximately 1.1 hectares and is not an extensive tract of land. It is a single small field located at the end of the settlement.

Test 4 - Is the green space already designated?

- 8.5 No. Saved Policies from the Hart Local Plan (Replacement) 1996-2006 (updated 1st May 2020) include Policy Con 10 (Basingstoke Canal) which covers the southern half of the site. The LGS designation would complement this policy, which restricts any development that would *'adversely affect the landscape, architectural or ecological character, setting or enjoyment of the Basingstoke Canal or which would result in the loss of important views in the vicinity of the canal'*.

Test 5 - Does the green space have planning permission or is it allocated for development?

- 8.6 No.

Recommendation

- 8.7 Designate as Local Green Space. Particularly special for its contribution to the character of Winchfield Hurst and as part of the rural landscape setting to the Basingstoke Canal Conservation Area.



Michelle Bolger Expert Landscape Consultancy Ltd

Company Registration No. 09809868

VAT Registration No. 224 2598 12

Registered Office: 35 Pickford Road Bexleyheath DA7 4AG

0208 303 2102

07803 591 478

Michelle@michellebolger.com

www.michellebolger.com