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By Email only

28 October 2019

,  
Dear Sir

**Subject: Southampton to London Pipeline Project. Local Impact Report**

I refer to the above project that is currently under consideration by you as a Nationally Significant Infrastructure Project and which is now in the examination stage.

Please find attached the Local Impact Report submitted by Winchester City Council. This follows my earlier message of the 24 October explaining the delay in the presentation of this document. I trust that the slight delay will still enable you to consider the contents of the LIR as part of your deliberations.

Yours sincerely,

.....  
Julie Pinnock BA honrs, MTP, MRTPI  
(Service Lead Built Environment)

**Julie Pinnock** Head of Development Management



# **Winchester City Council**

## **Local Impact Report**

### **Southampton to London Pipeline**

#### **1. Terms of Reference**

##### **Introduction**

- 1.1.** This report comprises the Local Impact Report (LIR) of Winchester City Council (WCC).
- 1.2.** The Local Authority has had regard to the purpose of LIRs as set out in s60(3) of the Planning Act 2008 (as amended), DCLG's Guidance for the examination of applications for development consent and the Planning Inspectorate's Advice Note One, Local Impact Reports, in preparing this LIR.

##### **Scope**

- 1.3.** This LIR only relates to the impacts of the proposed development as it affects the administrative areas of WCC for which the council exercises controls under the town and country planning act. This excludes that section of the district that falls within the South Downs National Park. Within that area, the park authority is responsible for the administration of planning matters. Accordingly, this report will consider that section of the pipeline route from Ford Lake where it enters the district up to the crossing of the Winchester Road B2177 when the route enters the national park. Any subsequent reference to the pipeline in this LIR is restricted to the area defined above.
- 1.4.** In addition to this short southern section of the route WCC is also the host authority to one of the logistical hubs located west of Ropley Dean off the A31.
- 1.5.** Within the WCC area the LIR will focus on the impacts associated with the following:

- The laying of approximately 4.5km of pipeline
  - The northern end of the Horizontal Drilling operation under Ford Lake
  - The establishment of two temporary compounds
  - A Piggling Station
  - A temporary logistical hub located off the A31 at Ropley Dean
- 1.6.** Where necessary a description of the development is provided to highlight particular features. The applicant's submission is considered to provide a more detailed description.
- 1.7.** There is no relevant planning history to be described, within or in proximity of the Order Limits beyond that noted by the applicant. The development of the livestock building at Durley Manor Farm is currently underway but lies outside the pipeline corridor.

## **Purpose and structure of the LIR**

- 1.8.** The LIR's primary purpose is to identify the policies in Local Plans in so far as they are relevant to the proposed development and the extent to which the development accords with these policies. It does this under topic-based headings. Within this LIR, it is only proposed to set out in detail those topic headings which are considered to specifically raise issues associated with the proposal as it passes through the WCC area. By implication, any other topic is considered to be in compliance with the other related policies without the need for any qualification. After quoting the relevant policy, the key issues for the local authorities and the local community will be identified, followed by a commentary on the extent to which the applicant addresses these issues by reference to the application documentation, including the DCO articles and requirements as relevant.
- 1.9.** At the time of writing this response, the Statements of Common Ground (SoCG) has not progressed beyond a skeletal draft. The authority is continuing to discuss matters with the applicant and consequently there is an expectation that progress will be made on the matters outlined in the LIR which should then be reflected in the SoCG when that is submitted or amended as the examination progresses.
- 1.10.** The format of the LIR will be to consider the pipeline route and then reference to the logistical hub proposal.

## **2. Description of the area**

- 2.1.** The WCC area is contained in Section A of the pipeline route. The application details show that the pipeline will enter the district through horizontal direct drilling under Ford Lake and the flanking vegetation to the watercourse. The pipeline will emerge in an agricultural field south east of Hill Farm which lies off Nether Hill Lane. As the pipeline route moves in a northerly direction it would keep east of the existing pipeline route, deflecting away from it significantly as it crosses an unnamed lane and then Gregory Lane, before converging back to an alignment close to the existing pipeline for the remainder of its section within the district. The north side of the Winchester Road B2177 denotes the location where the pipeline enters the national park. Excluding the entry point to the district, the intention is to lay the pipeline using the open trench construction method.
- 2.2.** The pipeline will cross a small number of roads and public footpaths. The intention is to close these for a short period of time. The exception is the B2177 which will be crossed using a traffic light controlled system to enable alternate one way traffic movements to continue.
- 2.3.** The area through which the pipeline route runs does not carry any landscape designations. There are no ecological designations or historic assets on the route of the pipeline. The area of the pipeline does fall within the Durley Claylands landscape character area (WCC Landscape Character Assessment 2004).
- 2.4.** The logistical hub will be located on the north side of the A31 west of Ropley Dean. The site is currently open agricultural land. The land falls from north to south and is in an elevated position to the road. It is bounded by hedgerows with individual trees. It lies back from the main road separated from it by a yard area occupied by a building which appears to be in a business use. It would share the exiting access with this yard/building. A grass ramp runs up the western side of the yard (which has been cut into the slope) and provides access to the field beyond. A section of this access runs under the large canopy of a substantial oak tree that sits in the western boundary hedgerow. There are open fields to the north and west,
- 2.5.** The nearest noise sensitive premises are the business unit in the yard and those at the Ropley Business Park which lies between the field and the road. The nearest residential property lie east of the business park with another detached property on the south side of the road opposite the business park. There is a cluster of properties around the junction of the A31 and Petersfield Road with the main residential area further to the east.



- 2.6.** The situation is complicated by the fact that the eastern boundary of the proposed hub site is the district boundary between WCC and East Hampshire DC. Consequently, the compound lies in the WCC area but the more numerous properties that could be impacted lie in the adjoining district.
- 2.7.** The site does not carry any landscape or ecological designation. The hub site lies within the Bighton Woodlands Landscape Character Area.
- 2.8.** In summary, the land affected by the pipeline is open countryside characterised by scattered properties, small clusters of properties and farmsteads. Whilst it does not carry any landscape or ecological designations it does have a distinct character of small irregular fields define on the ground by predominantly strong hedgerows with trees. These strong field boundary hedgerows do carry some ecological value. The road network is one of narrow lanes with limited verges some with distinct hedgerow banks.

The local economy is dominated by uses associated with the land or by residents travelling further afield to work. Bishops Waltham acts as the nearest service centre providing village shopping faculties and junior schools.

- 2.8** Regarding Ropley Dean, the sites lies off the western edge of the settlement which consists of a cluster of properties around the A31/ Petersfield Road junction and then a larger group of properties to the east on the north side of the road. The land carries no designations.

### **3. Statutory Development Plan**

- 3.1** The Planning and Compulsory Purchase Act 2004 section 38 (3)(b) (as amended) describes the development plan as the development plan documents which have been adopted or approved in relation to that area.

The relevant documents that comprise the development plan are identified below. Other policy documents which might be considered as material considerations are also identified.

- Winchester District Local Plan Part 1 Joint Core Strategy adopted March 2013  
(hereafter referred to as LPP1)
- Winchester District Local Plan Part 2 Development Management and Site Allocations adopted April 2017  
(hereafter referred to as LPP2)

## **Supplementary Planning Guidance**

- 3.2 There is one relevant Supplementary Planning Guidance (SPG) relevant to the route. The Bishops Waltham Design Statement was adopted in 2016. The edge of the pipeline route in the vicinity of Wintershill Lane and the B2177 lies within the Bishops Waltham parish boundary. This is identified in the design statement as part of the Outer Hamlets where the presumption is to maintain the rural character and support both national and local policy that does not allow unnecessary development in the countryside.

The following is an extract from the SPG:

*“Outlying Hamlets” The hamlets are ribbon developments along their various roads, and density of housing is low. They include Ashton, Dean, Beeches Hill, The Hangers, Dundridge, Wintershill and The Thickets, all except the latter two being within the South Downs National Park. The hamlets mainly consist of variously sized houses, all set within gardens and interspersed with farmland. In addition, there are 9 isolated working farms, some listed, with clusters of cottages originally for farm labourers.*

Relevant policies:

*2.1 The existing rural nature of all the approaches to Bishops Waltham should be preserved where possible.*

*7.1 Significant trees and hedgerows should be retained and not replaced with fences or walls.*

*7.2 New developments should incorporate appropriate planting with sufficient space for mature growth to respect the overall rural character*

## **ASSESSMENT OF IMPACTS AND ADEQUACY OF RESPONSE**

### **4. INTRODUCTION**

- 4.1 The following sections identify the relevant policies within the development plan and other local plans. This is followed by the consideration of the key issues raised by the proposed development and the extent to which the applicant addresses them. Through this approach it will be determined if the proposal complies with local policy.

### **5. THE PRINCIPLE OF THE DEVELOPMENT**

- 5.1 The development plans do not containing any detailed policies that anticipate the proposed development now under consideration. LPP1 general policy DS1 (Development Strategy and Principles) does acknowledge the general presumption in favour of development. LPP1 policy MTRA 4 (Development in open Countryside) does list types of development that could be permitted within the open countryside. Category one refers to “development which has an operational need for a countryside location”, it goes on to refer to agriculture, horticulture and forestry.

### **Commentary**

- 5.2 This proposal does not fit into any of the exempted categories of development that are anticipated in the policies outlined above. It is acknowledged that the policies cannot have anticipated all the range of developments that may come forward. The potential fallback position is noted where the fuel would be transported by road if the pipeline where not available. The route of that road traffic would be up the M3 which traverses the WCC district. Accordingly, there would be a consequential impact on the district from this additional traffic. The general presumption in favour of development as acknowledged in the National Planning Policy Framework (NPPF) is noted. When assessing the above, the proposal is not considered to be in conflict with local policy providing the more detailed policy considerations are met.

### **Adequacy of the application/DCO**

- 5.3 It is considered that the applicant has made a sufficiently robust case to justify the proposal taking place in the open countryside.

### **6. LANDSCAPE AND VISUAL**

- 6.1 LPP2 policy DM23 (Rural Character) requires that development within the countryside should not have any unacceptable impact on the rural character of the area. This can result from a number of actions, one of which is the destruction of features.

### **Other relevant local policy**

- 6.2 The SPG policy 2.1 notes the contribution the roadside trees on the B2177 make on the approach to Bishops Waltham.

### **Key local issues**

- 6.3 Whilst not carry any national designation, the landscape character of the area is considered to have merit. The landscape falls within the Durley Claylands character assessment area as identified in the Winchester City Council Landscape Character Assessment March 2004. This identifies the key characteristics of the area as:
- *Relatively low lying, gently undulating landscape with a geology ranging from a narrow strip of Reading Beds and wider strip of London Clay in the north around Colden Common, Lower Upham, Durley Street and Bishop's Waltham to the mixed clays, sands and loams of Lower Bagshot Sand and Bracklesham Beds around Durley and Durley Mill.*
  - *Land in northern part of character area drains into the Itchen, whilst that to the south drains into the Hamble*
  - *Numerous ponds (including Fishers Pond), streams, springs, wells and associated wetland habitats and mills, particularly relating to the Hamble which originates in the area*
  - *Varied landscape of arable and pasture agriculture, copses (including ancient woodland) and scattered settlement, historically resulting from the clearance of the Forest of Bere woodland.*
  - *Small irregular fields associated with informal and piecemeal enclosure cover much of the area, although fields with more regular boundaries associated with the 18th and 19th century parliamentary enclosure acts are found around Lower Upham and Colden Common.*
  - *Strong hedgerow and woodland network dominated by oak, ash, hawthorn, hazel, and field maple. Woodland generally assarted.*
  - *River associated species along the River Hamble, including the flower-rich wet meadows fen at Bishop's Waltham Moors.*
  - *Long views from elevated positions across farmland, together with shorter views enclosed by woodland and strong hedgerows boundaries.*
  - *Numerous ancient narrow winding lanes, except in areas of parliamentary enclosure where the roads are straight with wide verges and clipped hedges with standard oaks.*
  - *Historic parkland including park pale associated with Marwell Manor and park lug associated with Bishop's Waltham Palace.*

- Numerous scattered farms and dwellings centred around Durley, together with the nucleated claychalk spring-line settlements of Colden Common and Bishop's Waltham
- Traditional construction and building materials include timber frame with brick infill, red brick, vitrified brick, painted brick, clay tiles. Thatch is relatively rare.
- Buildings of contrasting ages, from the historic cores of Bishop's Waltham and Durley, to the high proportion of 19th and 20th century buildings in Durley Street, Colden Common and the outskirts of Bishop's Waltham.

The landscape assessment has identified the loss and poor management of hedgerows and woodlands as a key negative issues that impacts on the area.

- 6.4 Regarding the logistical hub site at Ropley Dean, it lies within the WCC Landscape Character Assessment designation Brighton Woodlands Landscape Character Area. This describes the landscape character as:

*Similar to the open arable landscapes but with a greater incidence of hedgerows, trees and woodland. Clay overlies the chalk on ridges and hilltops but is absent in the valleys. Fields tend to be medium to large arable. Due to the incidence of woodland and the landform there is some visual containment and enclosure but the scale of the field pattern allows more distant views in places.*

### **Adequacy of application /DCO**

- 6.5 The Landscape and Visual section within the Environmental Statement (volume 6) paragraph 10.5.13 acknowledges the loss of trees in four locations along the section of the route. Elsewhere in the application, it is acknowledged that 21 sections of hedgerow will need to be removed. Each section is 10m in width. The proposal indicates that the open gaps will be replanted but only with hedgerow plants and not trees (even where these have been removed). This results from a concern that the root system of a tree may damage the buried pipeline. The maintenance period for new planting is quoted as 3 years (ES volume 7 para 7.6.3).
- 6.6 The assessment within the application considers the impact on a project that extends for 80km. It crosses both areas designated as Nations Park and AONB. As a consequence, the ranking of landscape

impacts has to extend across this spectrum but still allow scope for work in the more sensitive areas. It is considered that an unintended consequence when assessing the whole length of the scheme is for the non designated areas to suffer from a ranking that does not warrant any in-depth assessment or consideration of mitigation.

- 6.7 The removal of a total of 201m of hedgerow is bound to have a negative impact on the landscape character of the area when viewed from the lanes and public rights of way. There will be the absence of sections of hedgerow and the visual appearance of a weaker section of hedge for years to come (applicant estimates 15 years). In sections where trees are removed the overall character will never return back to its original condition, as the hedge plants will not provide a complete substitute for the lost trees.
- 6.8 Within the application on figures 7.5 of the ES (Landscape and Visual Impact) there is a reference to additional planting off the pipeline route. The embedded measures and the proposed Landscape & Ecological Management Plan (LEMP) requirement 12, are not considered to fully address this concern. The location of the compensatory measure referred to above (inside the National Park area) is well outside the WCC section. WCC considers that some level of mitigation should be provided within its area in recognition of the above negative impacts. This has been raised with Esso and WCC is currently awaiting a response.
- 6.9 The poor establishment of the new planting over the existing pipeline on the south side of the B2177 has been noted. At the present time there is a strong tree lined hedge running west of this point. The proposal would cut a new 10m gap in this vegetation. The character of the tree lined approach to the village of Bishops Waltham has been noted in the SPG (policy 2.1). There may be sound technical reasons with complicate planting trees over the pipeline. However, the LPA would like Esso to consider the following action. Firstly, to investigate the practicalities of increasing the depth of the pipe to enable tree planting to take place. Secondly, if the existing pipe is to be decommissioned (but left in situ) there seems no reason why the area above the existing pipeline, that has been previously restricted to hedgerow plants only, could not be planted up with tree species in the future.
- 6.10 Once the above issues are resolved then the scheme will be considered to be in accordance with policy.

- 6.11 Concerning the impact associated with the temporary compounds and the pigging station, the former is of a short duration whilst the latter is permanent for the life of the replacement pipeline. The requirements should allow scope for planting around the station.
- 6.12 Regarding the logistical hub at Ropley Dean, the submitted assessment appears to offer little analysis. This may reflect the fact the logistical hub was a late introduction to the scheme. Nevertheless, the location has been reviewed by WCC. The A31 corridor offers the main point from which the surrounding area is viewed. The location of the hub, set back from the road means it will not be as obvious a feature as it could have been. The yard area is evident from the road through the gate and represents the start of the built development at Ropley Dean. The site is not therefore classified as open countryside. The landscape impact is viewed by WCC as moderate and the hub could be accommodated without changing the landscape character.
- 6.13 The main consideration to be considered is the establishment of the site which will result in earthworks to form a level working area and the need to ensure that the surrounding hedgerows are not adversely impacted. As part of that analysis, consideration must be given to ensure the access roadway that runs under the extensive canopy of an oak tree is not adversely impacted by soil compaction. It is not explicitly evident that the set up of the logistical hub is fully appreciated in the requirements. A specific requirement should be added to address this and the reinforcement of the hedgerow screen.
- 6.14 Concerning the pipeline route, further measures are required beyond the embedded proposals and those outlined in the requirements. Once an agreed mitigation scheme is put forward then the council's policy will have been complied with.
- 6.15 Regarding the logistical hub the applicant needs to confirm that the establishment of the site will ensure the surrounding hedgerows are not adversely impacted during the establishment phase. As part of that analysis consideration must be given to ensure the use of the access roadway that runs under the extensive canopy of an oak tree does not result in soil compaction to the detriment of the health of the tree. A specific requirement should be added to cover the establishment of the hub.

## **7. BIODIVERSITY**

- 7.1 LPP1 policy CP16 (Biodiversity) seeks to maintain, protect and enhance biodiversity, delivering net gain across the district. It states that where unavoidable impacts occur they should be appropriately mitigated against. Proposals should clearly outweigh the harm to habitat and/or species.

### **Key local issues**

- 7.2 Minimising the ecological impacts of the development is a major concern. The section of the pipeline route that runs through the WCC area does not impact on any site designated for its ecological value.
- 7.3 The proposed route will result in the need to break through approximately 21 hedgerow field boundaries. According to the applicants submitted details, 19 of these are ranked as important. Despite these breaks in the movement corridor of species the scheme indicates that there will be no significant effect on the hedgerows. This would seem to acknowledge an impact, but not of a degree that would be classified as significant. The ES has consider the impact on bats, birds and dormice but classifies these as of “no effect or negligible”.
- 7.4 Without wishing to appear as repetitive, the same concern raised with respect to the landscape and visual assessment ranking can be applied to the biodiversity issue. I refer back to paragraph 6.6 above.
- 7.5 The gaps within the hedgerows will create breaks in wildlife corridors which are only reinstated over a period of many years (the applicant indicates 15 years). In total over 210 metres of hedgerow will be lost. If this where in one single location, some form of mitigation would be required. The fact this loss is to be suffered across multiple locations does not completely diminish the impact. The loss of any trees in terms of the number of species that they will support will never be replaced by the use of hedgerow plants. Some form of mitigation should be brought forward

### **Adequacy of application /DCO**

- 7.6 The ecological impacts are ranked as temporary, short terms and reversible (ES vol 7 para 7.5.4). Embedded measures and the good practice measures are viewed in the application as adequate (ES vol 7 para 7.6.1). The assessment within the submitted scheme means that no mitigation is being offered.



- 7.7 With the impacts outlined above, it is considered that there is a need for some degree of mitigation. Whatever enhancement to biodiversity that is gained from the additional planting referred to in paragraph 6.8 above, this is not considered to mitigate for the loss in the WCC area.
- 7.8 The proposal to operate a 3 year aftercare maintenance period (ES vol 7 para 7.6.3) is also not considered long enough to ensure adequate reinstatement. The recent series of wet winters and dry summers must be stressing new planting and so a 5 year maintenance period is preferred
- 7.9 Regarding the Ropley Dean hub location, the author has not been able to identify the section within the submitted documents that address the potential impacts. Accordingly the level of impact has not been possible to assess.
- 7.10 The concerns outlined above have been raised with Esso and a response is currently awaited. Once an agreed mitigation is put forward then the council's policy on the protection of biodiversity will have been complied with.

## **8. TRANSPORT AND TRAFFIC**

- 8.1 WLPP2 policy DM18 (Access and Parking) seeks to ensure that development has appropriate provision for access in a safe and effective manner.

### **Key local issues**

- 8.2 All the lanes crossed by the pipeline are single width. Only the B2177 has unobstructed two way movement. Traffic in the area tends to be of a low level with residents travelling to work or to take advantage of any local facility (schools shopping). Farming traffic also uses the roads to access land or move materials about their holdings such as during sowing and harvesting. Larger vehicles do use the area to undertake deliveries. Through traffic uses the B2177 to move from the Winchester area down towards Bishops Waltham and beyond. This reflects the higher level of vehicle
- 8.3 At the present time when vehicles meet on the lanes, drivers utilise field entrances or some other location to enable them to pass carefully. There is no evidence of any bus service off the B2177.

- 8.4 Regarding the logistical hub it sits right off the A31 which offers good access to the east and west. The pipeline route lies off to the south and it would be necessary to utilise roads leading off to the south to access the route.

### **Adequacy of application /DCO**

- 8.5 All the roads in this section of the pipeline will be crossed via open cut construction. Given the limited widths of the rural lanes this will mean their temporary closure for a limited number of days (3) (Planning Statement para 4.6.28). The B2177 Winchester to Bishops Waltham road will have a traffic light system to maintain single lane movement.
- 8.6 The closure of lanes will obviously disrupt local traffic requiring drivers to make diversions. Fortunately, the pattern of the road network is such that diversions will not result in excessive additional mileage or undue time loss. The Construction Traffic Management Plan will enable suitable diversion information to be disseminated to the local community.
- 8.7 Regarding the logistical depot the traffic implications are more strategic reflecting the distribution nature of the proposal and WCC will therefore defer to Hampshire CC highways to respond.
- 8.8 With the embedded measures and the proposed Construction Traffic Management Plan the proposal will conform to the policy requirements.

### **9 Archaeology**

- 9.1 LPP2 policy DM26 (Archaeology) requires proposals to verify the archaeological merits of any site where records indicate heritage assets might exist. An analysis shall be undertaken at the appropriate level identifying any remedial actions.

### **Key Local Issue**

- 9.2 The councils officer has identified the need to consider the hedgerows in the context of their historic associations. The following observation has been made.

*One important area which still does not seem to have been assessed fully (in line with my previous comments) are important hedgerows in heritage terms (e.g. those forming parish or early boundaries which could date back to the Late Saxon period or even possibly earlier). Their value has been assessed as part of the Historic Landscape Type*

*they sit within and as such they have been generally assigned a Low value. It is important that their inherent value is considered. Furthermore these assets do not seem to have been included in the assessment of Potential Effects on the Historic Environment (ES Appendix 9.4).*

## **Adequacy of application /DCO**

- 9.3 The submitted scheme is not considered to cover the historic associations context in sufficient detail.

## **10. Summary**

- 10.1 The local authority have reviewed the application and evaluated the impacts in the context of the local development plans and other relevant policy.
- 10.2 The LPA is continuing to engage in discussions with Esso in the expectation that clarification will be provided on certain points and that further mitigation on the cumulative impact loss of hedgerow and trees will be brought forward as part of the scheme.
- 10.3 Once the above are resolved, the local planning authority considers that the DCO in combination with the proper implementation of the ancillary documents it provides for, or that the applicant has agreed to be bound by, which are;
- Code of Construction Practice (requirement 5)
  - Construction Environmental Management Plan (requirement 6)
  - Construction Traffic Management Plan (requirement 7)
  - Archaeological Mitigation Strategy (requirement 11)
  - Landscape and Ecological Management Plan (requirement 12)
- then the impacts of the development are acceptable and that it accords with local policy.
- 10.4 Until the discussions with the applicant have been concluded, WCC reserves its final position.

11            **Climate Change**

- 11.1           In May 2019 WCC declared a climate change emergency. Whilst this has not permeated down into its development plan policies to date, the council would ask Esso to consider a response beyond the consideration of climate resilience for the operation of the pipeline. Carbon offsetting for those emissions generated in the manufacturing of the materials and by the construction phase should be considered and remedial steps brought forward.

End

## **APPENDICES**

### **Appendix 1**

Extracts from: Winchester District Local Plan Part 1 Joint Core Strategy (adopted March 2013)

Policy DS1 Development Strategy and Principles

Policy MTRA4 Development in the Countryside

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Policy CP16 Biodiversity

**Appendix 2:**

Extracts from Winchester District Local Plan Part 2 Development Management and Site Allocation (adopted April 2017)

Policy DM15 Local Distinctiveness

Policy DM19 Development and Pollution

Policy DM20 Development and Noise

Policy DM23 Rural Character

Policy DM24 Special Trees, Important Hedgerows and Ancient Woodlands

Policy DM26 Archaeology

**Appendix 3:** Extract from Landscape Character Assessment document

## **Winchester City Council**

# **Local Impact Report: Summary Document**

## **Southampton to London Pipeline**

- 1 This report comprises the Local Impact Report (LIR) of Winchester City Council (WCC).
- 2 This LIR only relates to the impacts of the proposed development as it affects the administrative areas of WCC for which the council exercises planning control. This excludes that section of the district which falls within the South Downs National Park. Any subsequent reference to the pipeline in this LIR is restricted to the area defined above.
- 3 The local authority have reviewed the application and evaluated the impacts in the context of the local development plans and other relevant policy.
- 4 Whilst the local plans does not contain any policies that would accommodate the proposal, the potential fallback position is noted and the general presumption in favour of development. The principle of the development is not contested.
- 5 The topics of landscape, biodiversity, traffic /transport and archaeology has been assessed. Excluding traffic/transport WCC is looking for further clarification and mitigation to address specific issues.
- 6 The LPA is continuing to engage in discussions with Esso in the expectation that clarification will be provided on certain points and that further mitigation on the cumulative impact loss of hedgerow and trees will be brought forward as part of the scheme. The need to include the historic context of hedgerows in the archaeological assessment is raised. Accordingly, at the present time WCC reserves its final position pending the resolution of the above

- 7 A more explicit acknowledgement of the issues around the establishment of the logistical hub at Ropley Dean is required which should then translate into a dedicated requirement.
8. Regarding the traffic/transport issues, with the embedded measures and those which will be forthcoming through the requirements, the proposal is considered to comply with policy.
- 9 Once the above matters relating to landscape and biodiversity are resolved, the local planning authority considers that the DCO in combination with the proper implementation of the ancillary documents it provides for, or that the applicant has agreed to be bound by, which are;
  - Code of Construction Practice (requirement 5)
  - Construction Environmental Management Plan (requirement 6)
  - Construction Traffic Management Plan (requirement 7)
  - Archaeological Mitigation Strategy (requirement 11)
  - Landscape and Ecological Management Plan (requirement 12)then the impacts of the development are acceptable and that it will comply with local policy.
- 10 WCC has declared a climate emergency. Carbon off setting for the manufacturing of the materials to be used and for those emissions resulting from the construction phase should be brought forward.

End.

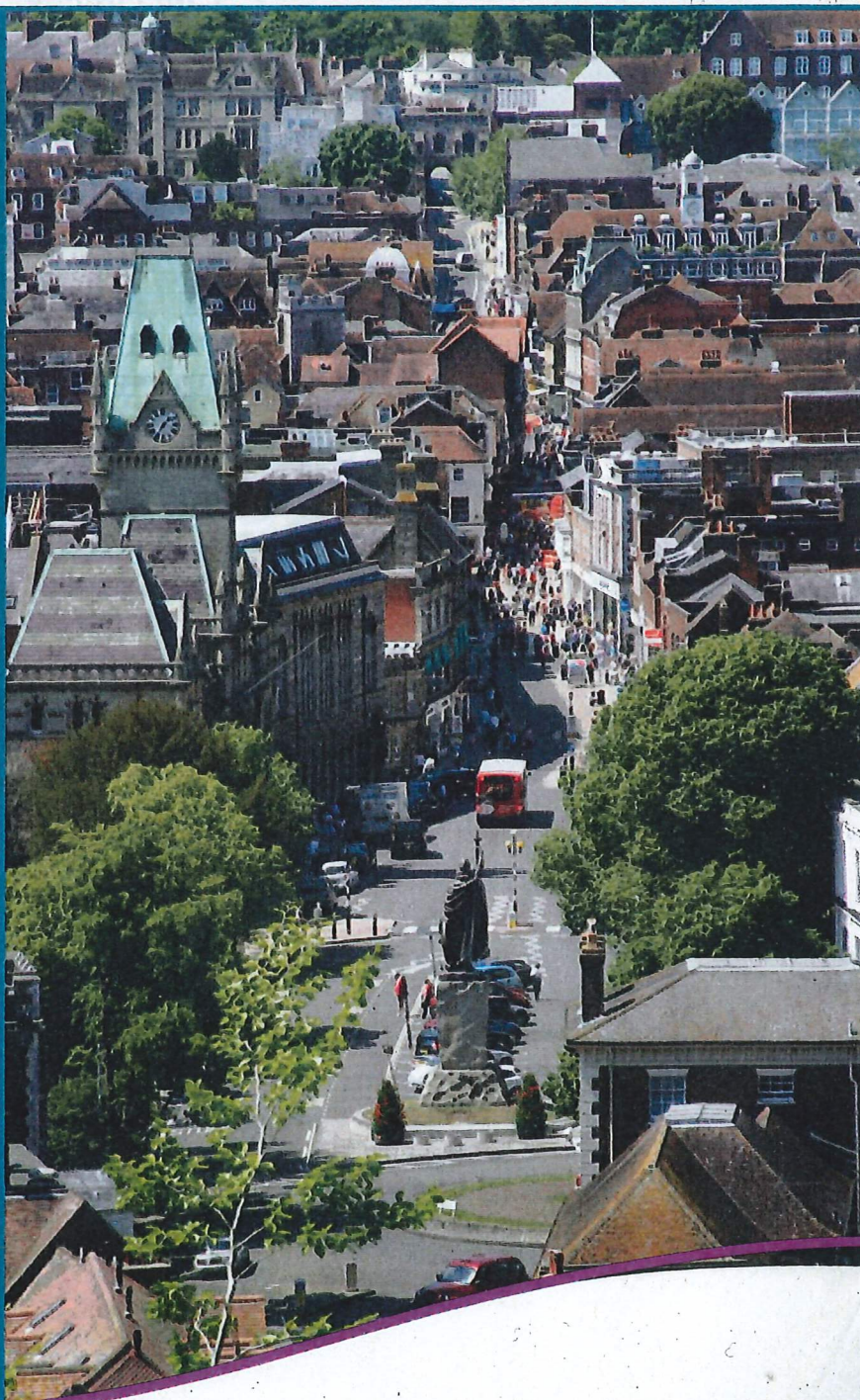




Part of the Winchester District  
Development Framework

Adopted March 2013

# Winchester District Local Plan Part 1 Joint Core Strategy





### 3.0 **DEVELOPMENT STRATEGY**

- 3.1 The principal focus for new development across the District will be within the urban areas of Winchester Town and the South Hampshire Urban Area. These will accommodate the bulk of the objectively assessed development needs of the District, including the requirement for 12,500 new dwellings and about 20 hectares of new employment land to assist economic and community development during the Plan period as indicated on the following Key Diagram. More locally focussed development will occur in the Market Towns and Rural Area reflecting the needs and requirements of those communities and to ensure that they offer a range of services and facilities and sustainable opportunities for change, consistent with their scale and function.
- 3.2 The emphasis will be to follow a sequential approach to development by establishing the capacity of previously developed land first before allocating sites outside existing settlement boundaries through future development plan documents or Neighbourhood Plans.

<b>Policy DS1 - Development Strategy and Principles</b>
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When considering development proposals across the District, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will work proactively to find solutions which mean proposals that accord with planning policies can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area.

The Local Planning Authority will support the delivery of new housing, economic growth and diversification through the following development strategy:-

- Winchester Town will make provision for about 4,000 new homes through a range of accommodation to meet the needs of the whole community and to ensure that the local economy builds on its existing and growing strengths in higher education, creative and media industries, and other knowledge-based activities, whilst respecting the town's special heritage and setting.
- The South Hampshire Urban Areas will make provision for two sustainable new neighbourhoods to provide about 6,000 new homes and contribute towards meeting the PUSH strategy of improving economic performance by providing major housing and economic growth and community and physical infrastructure.
- The Market Towns and Rural Area will make provision for about 2,500 new homes, and support economic and community development that serves local needs in the most accessible and sustainable locations, promotes the vitality and viability of communities, and maintains their rural character and individual settlement identity.

Development proposals will be expected to make efficient use of land within existing settlements, and prioritise the use of previously developed land in accessible locations in accordance with the development strategies set out in Policies WT1, SH1 and MTRA1.

In delivering the District's housing, employment and community requirements development proposals will be expected to demonstrate conformity with the following principles:-

- Maintaining and enhancing the importance of environmental, heritage and landscape assets and making efficient use of scarce natural resources;
- making the use of public transport, walking and cycling easy, to reduce non-essential car use;
- integrating development of homes, jobs, services and facilities;
- applying a town centres first approach to retail, leisure or other development proposals that are high attractors of people, in accordance with the following hierarchy of centres:
  - Sub-regional town centre – Winchester
  - Town centre – Whiteley
  - District centres – Bishops Waltham, New Alresford, Wickham
  - Local centres – Denmead, Kings Worthy, and in Winchester Oliver's Battery, Stockbridge Road/Andover Road, Weeke;
- achieving high standards of design and sensitivity to character, setting and cultural heritage;
- contributing to individual and community wellbeing, health and safety and social inclusivity;
- testing existing infrastructure and service capacity to serve new development and making arrangements in a timely manner for appropriate increases in capacity or measures to mitigate impact;
- addressing the impact on climate change, renewable energy, air quality, green infrastructure, recycling/waste, flooding issues and the water environment.

- 3.3 This policy will be delivered through the implementation of the policies within this Plan, key infrastructure requirements are summarised at Appendix E. Full details are set out in the Council's Infrastructure Delivery Study.



frontage may be supported, where this would be of a form compatible with the character of the village and not involve the loss of important gaps between developed areas -

Abbots Worthy, Avington, Beauworth, Beeches Hill, Bighton, Bishops Sutton, Bramdean, Chilcomb, Compton Street, Crawley, Curbridge, Curdridge, Durley, Durley Street, East Stratton, Easton, Exton, Gundleton, Headbourne Worthy (part), Hundred Acres, Itchen Stoke, Kilmeston, Lower Upham, Martyr Worthy, Meonstoke, New Cheriton/Hinton Marsh, Newtown, North Boarhunt, Northbrook, Northington and Swarraton, Itchen Abbas (part), Otterbourne Hill, Ovington, Owslebury, Shawford, Shedfield, Shirrell Heath, Soberton, Soberton Heath, Stoke Charity, Tichborne, Upham, Warnford, Wonston, Woodmancott.

Other development proposals may be supported to reinforce a settlement's role and function, to meet a community need or to realise local community aspirations. These should be identified through a Neighbourhood Plan or process which demonstrates clear community support.

All new development should be appropriate in scale and design and conserve each settlement's identity, countryside setting, key historic characteristics and local features, particularly as identified in Village Design Statements, the District Landscape Assessment or other guidance. Development should protect areas designated for their local, national, or international importance, such as Gaps and the South Downs National Park.

### **The Countryside**

- 7.30 Very small communities which are no more than a collection of houses or isolated dwellings are not covered by the above policies and are considered to be within the wider countryside. Development will be limited to that which has an essential need to be located in the countryside. This may include development which is necessary for agricultural, horticultural or forestry purposes, and certain types of open recreational uses which require a countryside location.
- 7.31 In addition, there are a number of existing buildings within the countryside of the District, some of which are no longer in use and others which are occupied by existing users or existing businesses which may need to expand. These existing structures are often an accepted part of the landscape and it is considered appropriate to provide for them to be used productively, through re-use or for them to be redeveloped.

### **Policy MTRA 4 - Development in the Countryside**

In the countryside, defined as land outside the built-up areas of Winchester, Whiteley and Waterlooville and the settlements covered by MTRA 2 and 3 above, the Local Planning Authority will only permit the following types of development:



- development which has an operational need for a countryside location, such as for agriculture, horticulture or forestry; or
- proposals for the reuse of existing rural buildings for employment, tourist accommodation, community use or affordable housing (to meet demonstrable local housing needs). Buildings should be of permanent construction and capable of use without major reconstruction; or
- expansion or redevelopment of existing buildings to facilitate the expansion on-site of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location; or
- small scale sites for low key tourist accommodation appropriate to the site, location and the setting.

Development proposed in accordance with this policy should not cause harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation.

- 7.32 Across the District there are a number of large commercial and educational/training establishments set in the wider countryside: IBM (Hursley), Defence establishments (Winchester, Worthy Down and Southwick), Sparsholt College (Sparsholt), Marwell Wildlife (Colden Common), and Arqiva (Crawley). These establishments are primarily involved in business and training activities which support the District's economy and it is important that they can continue to thrive. They also employ large numbers of people with a range of skills that the Council wishes to retain locally.
- 7.33 Increasingly these organisations are looking to meet modern business needs through adaptation and expansion of their existing buildings. Often these establishments occupy former country estates outside of any defined settlement, where development would normally be constrained. Marwell Wildlife (Colden Common) also lies within the South Downs National Park. However, the City Council and the NPA recognises the value of these organisations and their contribution to the local economy and wish to work with them to plan for their future needs.

<b>Policy MTRA 5 - Major Commercial and Educational Establishments in the Countryside</b>
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The Local Planning Authority will support the retention and development of major commercial and educational establishments which occupy rural locations in the District, where this will help them continue to contribute to the District's economic prosperity. Because of their sensitive rural locations, masterplans should be prepared prior to development which identify the site opportunities and constraints, promote sensitive land and building stewardship, promote sustainable development, and maximise sustainable transport opportunities, whilst limiting impacts on the surrounding environment and communities.



national importance, as well as local nature conservation sites given the planned level of growth. The location of air quality monitoring sites and the setting of thresholds to trigger further investigation should be determined through lower level assessments and, where appropriate, be applied as a condition on planning permissions.

#### **Policy CP16 - Biodiversity**

**The Local Planning Authority will support development which maintains, protects and enhances biodiversity across the District, delivering a net gain in biodiversity, and has regard to the following:**

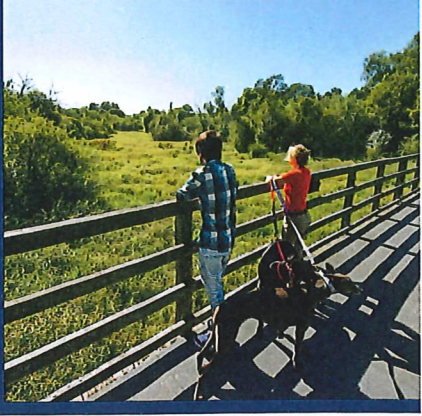
- protecting sites of international, European, and national importance, and local nature conservation sites, from inappropriate development.
- supporting habitats that are important to maintain the integrity of European sites.
- new development will be required to show how biodiversity can be retained, protected and enhanced through its design and implementation, for example by designing for wildlife, delivering BAP targets and enhancing Biodiversity Opportunity Areas.
- new development will be required to avoid adverse impacts, or if unavoidable ensure that impacts are appropriately mitigated, with compensation measures used only as a last resort. Development proposals will only be supported if the benefits of the development clearly outweigh the harm to the habitat and/or species.
- maintaining a District wide network of local wildlife sites and corridors to support the integrity of the biodiversity network, prevent fragmentation, and enable biodiversity to respond and adapt to the impacts of climate change.
- supporting and contributing to the targets set out in the District's Biodiversity Action Plan (BAP) for priority habitats and species.

**Planning proposals that have the potential to affect priority habitats and/or species or sites of geological importance will be required to take account of evidence and relevant assessments or surveys.**

#### **Flooding and the Water Environment**

- 10.31 The water environment within Winchester District is hugely important as a natural resource and recreational facility, and plays a key part in shaping the District's historic and natural landscape. The geology of the District means that the area plays an essential role in supplying water for the District and neighbouring areas, not only for public use but also for many local economic sectors which rely heavily on the water environment. These include farming, watercress production, fisheries, tourism and water based recreation activities. The water environment is not only a key element of the wider eco-system of the



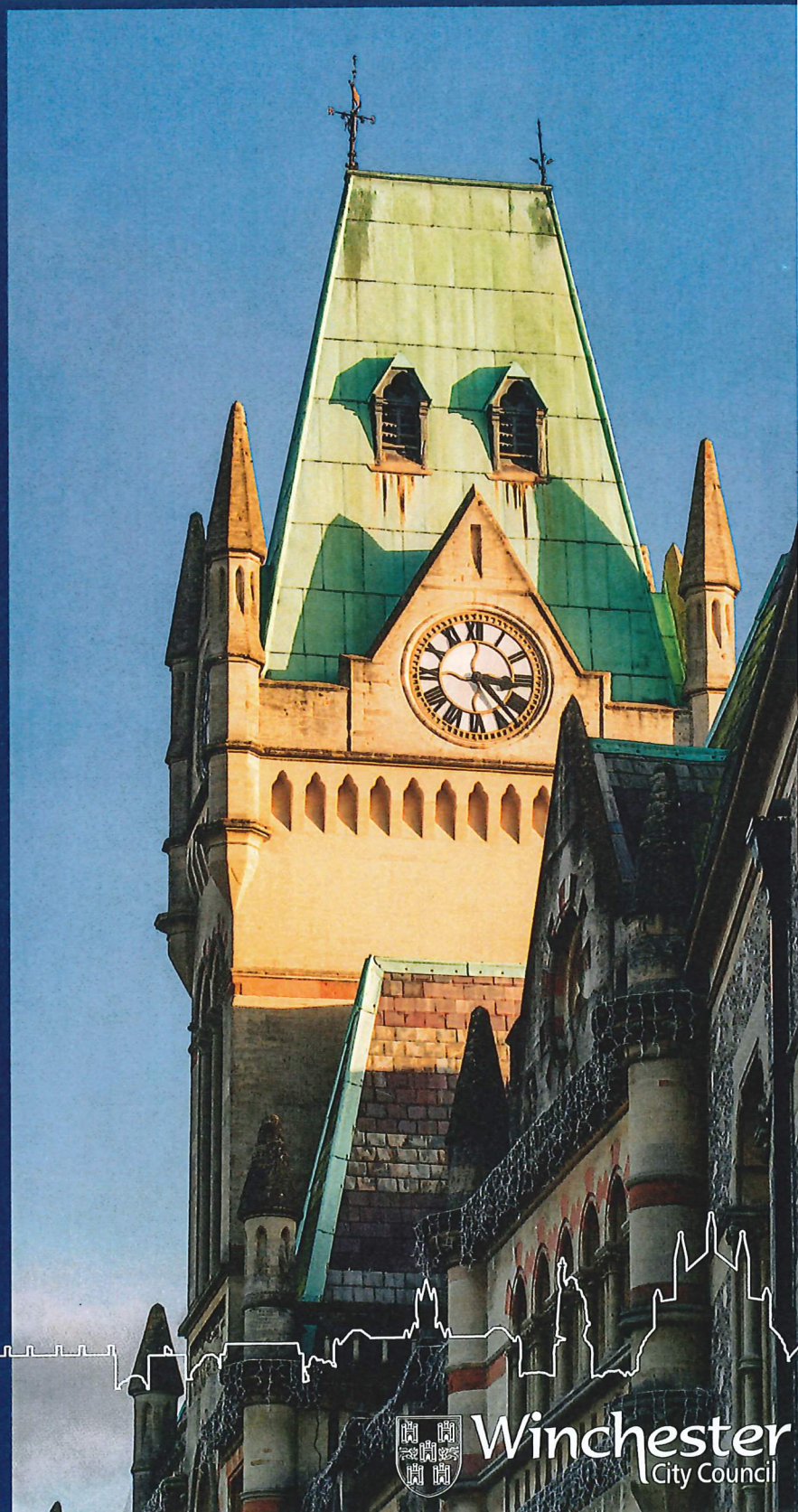


Part of the Winchester District  
Development Framework

Adopted April 2017

# WINCHESTER DISTRICT LOCAL PLAN PART 2

Development Management and Site Allocations



Winchester  
City Council



- 6.4.18 Some individual trees or groups of trees may be covered by Tree Preservation Orders and advice should be sought before carrying out any work in relation to such trees. The City Council will serve additional Tree Preservation Orders where necessary in order to protect important trees which are under threat. Particular considerations relate to veteran and special trees and hedgerows, as covered by Policy DM24.
- 6.4.19 Conditions and planning agreements will be sought where necessary, to secure the retention and longer term management of features identified as important. Management Plans are encouraged to secure the maintenance or enhancement of particular elements in the longer term, such as open space or landscape features. In assessing proposals which cause harm to some of the characteristics or features described in the above policy, regard will be had to the degree of harm to recognised key characteristics, and whether mitigation is proposed and appropriate.

### **Policy DM15 – Local Distinctiveness**

**Developments should respect the qualities, features and characteristics that contribute to the distinctiveness of the local area. Proposals which accord with the Development Plan will be permitted where they conserve or enhance:**

- i. the landscape and townscape framework, including the 'key characteristics' identified in local Character Assessments and adopted Design Statements;**
- ii. open areas and green spaces that contribute to the special qualities of the townscape or the setting of buildings, including heritage assets;**
- iii. recognised public views, features or skylines;**
- iv. the special qualities of Conservation Areas and historic landscapes;**
- v. trees, hedgerows, water features and corridors which contribute to local distinctiveness.**

**Regard will be had to the cumulative effects of development on the character of an area.**

- 6.4.20 Proposals should reflect a design-led approach to development and contextual analyses should be undertaken. The amount of detailed analysis should be proportionate to the scale of the development proposed and its prominence in the locality. All developments, excluding small domestic extensions and changes of use (where no external change is proposed), should include sufficient material to show how they comply with the criteria of Policy CP13 (High Quality Design).
- 6.4.21 The planning authority has adopted guidance on various aspects of design ('High Quality Places' SPD) and all developments should reflect its principles and policies. The guidance gives more detail on how to approach contextual analysis and outlines principles on matters such as the treatment of local character, townscape and the interface with the public realm. It provides advice that is



**Policy DM19 – Development and Pollution**

Development which generates pollution or is sensitive to it, and accords with the Development Plan, will only be permitted where it achieves an acceptable standard of environmental quality. As a minimum, development should not result in unacceptable impacts on health or quality of life.

Proposals should comply with all national statutory standards relating to environmental quality and include a statement setting out how such requirements have been met, where relevant, in designing the proposal.

The potential for unacceptable pollution, resulting in adverse health or quality of life impacts, should be addressed by applications. Where there is potential for adverse impacts to occur on the following matters a detailed assessment should be conducted:

- i. odour;
- ii. light intrusion;
- iii. ambient air quality;
- iv. water pollution;
- v. contaminated land; and
- vi. construction phase pollution impacts for large or prolonged developments.

The report should identify and detail any mitigation measures that are necessary to make the development acceptable in respect of the adverse impacts on health and quality of life.

The Local Planning Authority may require specific mitigation measures to be undertaken in order to make developments acceptable in terms of matters relating to pollution.

- 6.4.42 Noise generating developments are developments with the potential to have adverse impacts upon the existing local sound environment, resulting in adverse health or quality of life impacts. Consideration should not only be given to potential increases in noise levels but also changes in the acoustic character of the local noise environment.
- 6.4.43 Noise sensitive developments are developments that are particularly sensitive to noise levels. It is important to consider the effects of accommodating new development in an existing sound environment that is unsuitable for the noise sensitive development proposed. Examples of noise sensitive developments include domestic properties, educational establishments and some medical facilities.
- 6.4.44 Such assessments should follow the principles detailed in the Noise Policy Statement for England (Department for the Environment, Food and Rural Affairs) March 2010, or its recognised replacement. In making such an assessment technical reference should be made to recognised peer reviewed



publications that are relevant to the nature of the potential noise impacts being considered. Advice should be sought from the Council's Environmental Health Service regarding the suitability of the proposed assessment methodology being applied.

- 6.4.45 For large or prolonged development, consideration should also be given to the potential noise impacts during construction as well as the post development phase.
- 6.4.46 Where it is concluded that a development can meet these objectives only by the implementation of mitigation measures, these should be clearly and comprehensively identified and may be subject to planning conditions.
- 6.4.47 For developments that fall within the definition of Part A1 processes detailed in Schedule 1 of the Environmental Permitting (England and Wales) Regulations 2010 (as amended) liaison with the Environment Agency (or any subsequent replacement regulatory body) will also be required. However, a noise assessment will still be required as part of the planning application process as the regulatory objectives of the two regimes differ.

#### **Policy DM20 – Development and Noise**

**Development which generates noise pollution or is sensitive to it will only be permitted where it accords with the Development Plan and does not have an unacceptable impact on human health or quality of life.**

**A noise generating or noise sensitive development should include an assessment to demonstrate how it prevents, or minimises to an acceptable level, all adverse noise impacts. Assessment of these impacts should have regard to the advice contained within the Department for Environment Food and Rural Affairs (DEFRA) Noise Policy Statement for England (NPSE), March 2010, or its recognised replacement.**

**Development will not be permitted where levels above the Significant Observed Adverse Effect Level (SOAEL) exist and mitigation measures have not been proposed that will reduce impacts to as near to the Lowest Observed Effect Level (LOAEL) as is reasonably possible. Mitigation measures should not render the design and amenity spaces unacceptable.**

- 6.4.48 Within the District there is likely to be land that has been subject to a degree of contamination as a result of previous land uses. It is important to identify these sites before any planning proposals are made. The Council maintains a register of known sites of contamination; however, this is not a conclusive list. The responsibility for identifying the presence and extent of contamination, and dealing with it, lies with the landowner or other persons identified under the appropriate legislation. This liability will continue after any proposed development is constructed. It is therefore important to establish the history of a site and the surrounding area before a planning application is submitted.



Outside defined settlement boundaries, development proposals which accord with the Development Plan will be permitted where they do not have an unacceptable effect on the rural character of the area, by means of visual intrusion, the introduction of incongruous features, the destruction of locally characteristic rural assets, or by impacts on the tranquillity of the environment.

The following factors will be taken into account when considering the effect on the rural character and sense of place:

**Visual** - intrusion should be minimised, including the effect on the setting of settlements, key features in the landscape, or heritage assets. The cumulative impact of developments will be considered, including any ancillary or minor development that may occur as a result of the main proposal.

**Physical** – developments will be encouraged to protect and enhance the key characteristics of the landscape and should avoid the loss of key features or the introduction of elements that detract from the special qualities of the place. Any re-modelling of the landscape will also be taken into account.

**Tranquillity** – developments should not have an unacceptable effect on the rural tranquillity of the area, including the introduction of lighting or noise occurring as a result of the development, taking account of the relative remoteness and tranquillity of the location. New lighting will generally not be permitted in unlit areas and the type, size, design and operation of any lighting may be controlled where necessary by the use of conditions.

Developments should not detract from the enjoyment of the countryside from the public realm or public rights of way.

The volume and type of traffic generated by the development will be assessed along with the ability of rural roads to accept increased levels of traffic without alterations that would harm their rural character.

Domestic extensions should be proportionate in size to the existing dwelling and generally be subordinate to it, as should annexes and other ancillary development. Extensions should generally reflect the character of the existing dwelling unless the existing character is not considered worthy of retention. Replacement dwellings should not be disproportionately larger than the one being replaced (see Policy DM3).



- 6.4.64 Developments should not result in the loss or deterioration of irreplaceable habitats, including ancient woodlands and the loss of aged or veteran trees found in ancient woodland. Proposals should indicate how they will safeguard the quality and appearance of special natural features and their setting, to retain visual amenity, biodiversity and heritage value.
- 6.4.65 'Special trees' include ancient or veteran trees, those which are outstanding because they provide important habitat, are the biggest of the species, or are notable trees in their local environment (e.g. because they are large by comparison with other trees around them). Trees may also be considered as special where they are linked with an important historic event or have cultural significance.
- 6.4.66 Ancient trees - including hollow and pollarded trees - have biodiversity, heritage, cultural or amenity value which cannot be replaced by new planting. Similarly, important hedgerows are identified as those of significant archaeological, historical, wildlife or landscape value that form an intrinsic part of local landscape and townscape character.
- 6.4.67 Where development may impact on the features outlined in this policy, applicants should undertake surveys to identify the extent and condition of the features and demonstrate how their proposals enhance these features or minimise impact upon them, via adequate mitigation. Conditions and/or planning agreements may be sought in order to preserve the special qualities of these features in the long term.

#### **Policy DM24 – Special Trees, Important Hedgerows and Ancient Woodlands**

**Development should not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, distinctive ground flora and the space required to support them in the long term.**

**Management schemes should be developed, as appropriate, to ensure the long term protection of these special features and their setting.**

#### **Heritage Policies**

- 6.4.68 Winchester District has a rich wealth of heritage assets, including conservation areas, listed buildings, historic parks, gardens and landscapes and archaeological assets. Policy CP20 of LPP1 outlines the main considerations regarding heritage assets. The policies that follow in this section of the Local Plan provide detailed guidance on specific aspects of the historic environment.
- 6.4.69 Heritage assets may be designated or non-designated. Designated assets are nationally recognised and in the Winchester District include listed buildings, scheduled monuments, registered parks, gardens and battlefields. Non-designated assets are buildings, monuments, sites, places or landscapes that are considered locally to have a heritage significance which merits consideration in planning decisions. This section of the Local Plan contains policies relating to all forms of heritage assets and Conservation Areas.



- 6.4.79 Development which affects a Scheduled Monument or its setting will require consent from Historic England (formerly English Heritage) on behalf of the Secretary of State and developers are advised to consult with them before submitting detailed proposals.
- 6.4.80 Special attention needs to be given to the rich and important archaeological remains in historic urban areas. The "Extensive Urban Surveys" for Wickham, New Alresford and Bishops Waltham (Hampshire County Council and English Heritage, 1999), together with the "Winchester Urban Archaeological Assessment" (published 2017) help to define these historic urban areas where there is high potential for archaeological remains, together with advanced strategies for their management.

### Policy DM26 – Archaeology

Where there is evidence that heritage assets above or below ground and their settings are known or suspected to exist, but their extent and significance is unknown, planning applications should incorporate sufficient information to define the significance and extent of such assets, as far as reasonably practicable. Where appropriate, applications should include:

- the results of desk based assessment/field evaluation; and
- an assessment of the effect of proposals on the assets or their setting.

Planning permission will be granted where the proposal accords with other relevant policies and includes:

- i. provision to preserve the archaeological remains in situ, by sensitive layout and design (particularly foundations, drainage/services and landscaping); and
- ii. provision for the investigation and recording of any archaeological remains that cannot or are not required to be preserved including the publication of results, in accordance with a detailed Written Scheme of Investigation approved before the start of development.

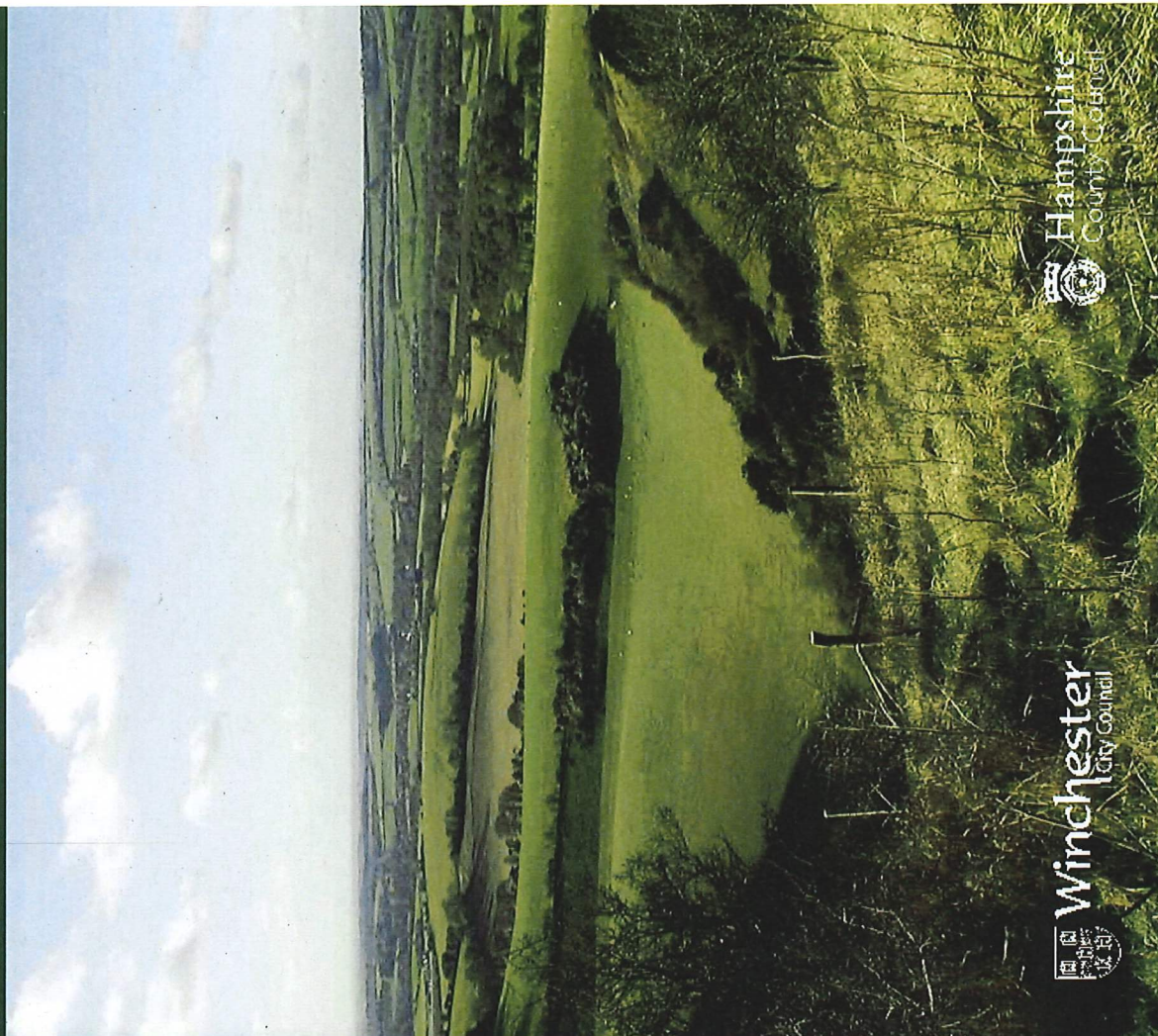
- 6.4.81 Conservation involves managing change to a significant place in its setting, in ways that sustain, reveal or reinforce its cultural and heritage values. Careful management of change can result in neutral or beneficial effects on heritage values. Change may simply involve small scale interventions only as necessary to counter the effects of growth and decay over time. Conservation of significant places may also be achieved through major interventions, well designed and managed to secure the interest of the site for future generations, whereas poorly designed and poorly managed change is harmful.



Volume 1 Main Document

# Landscape Character Assessment

WINCHESTER DISTRICT



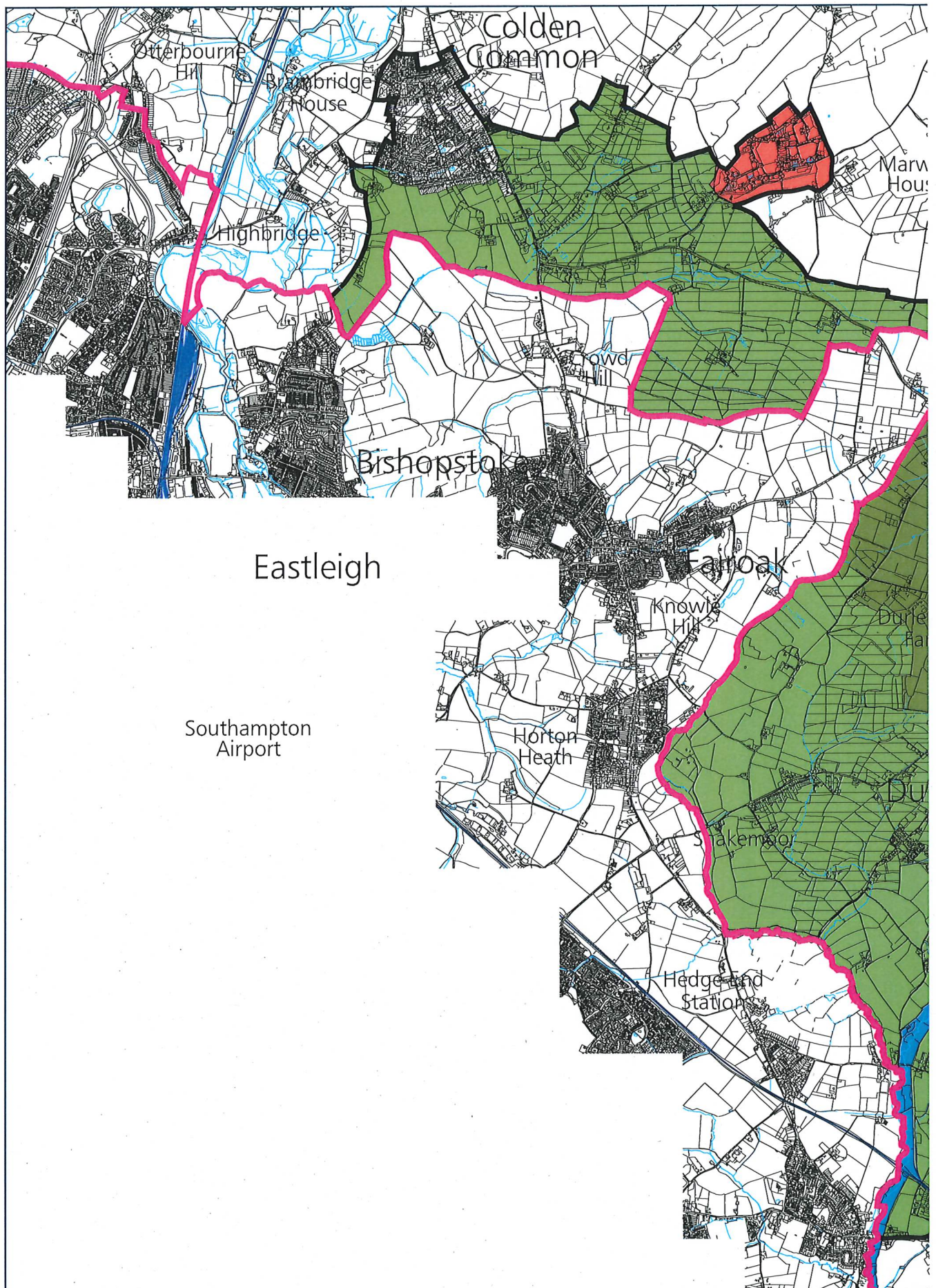
WINCHESTER DISTRICT

Landscape Character Assessment

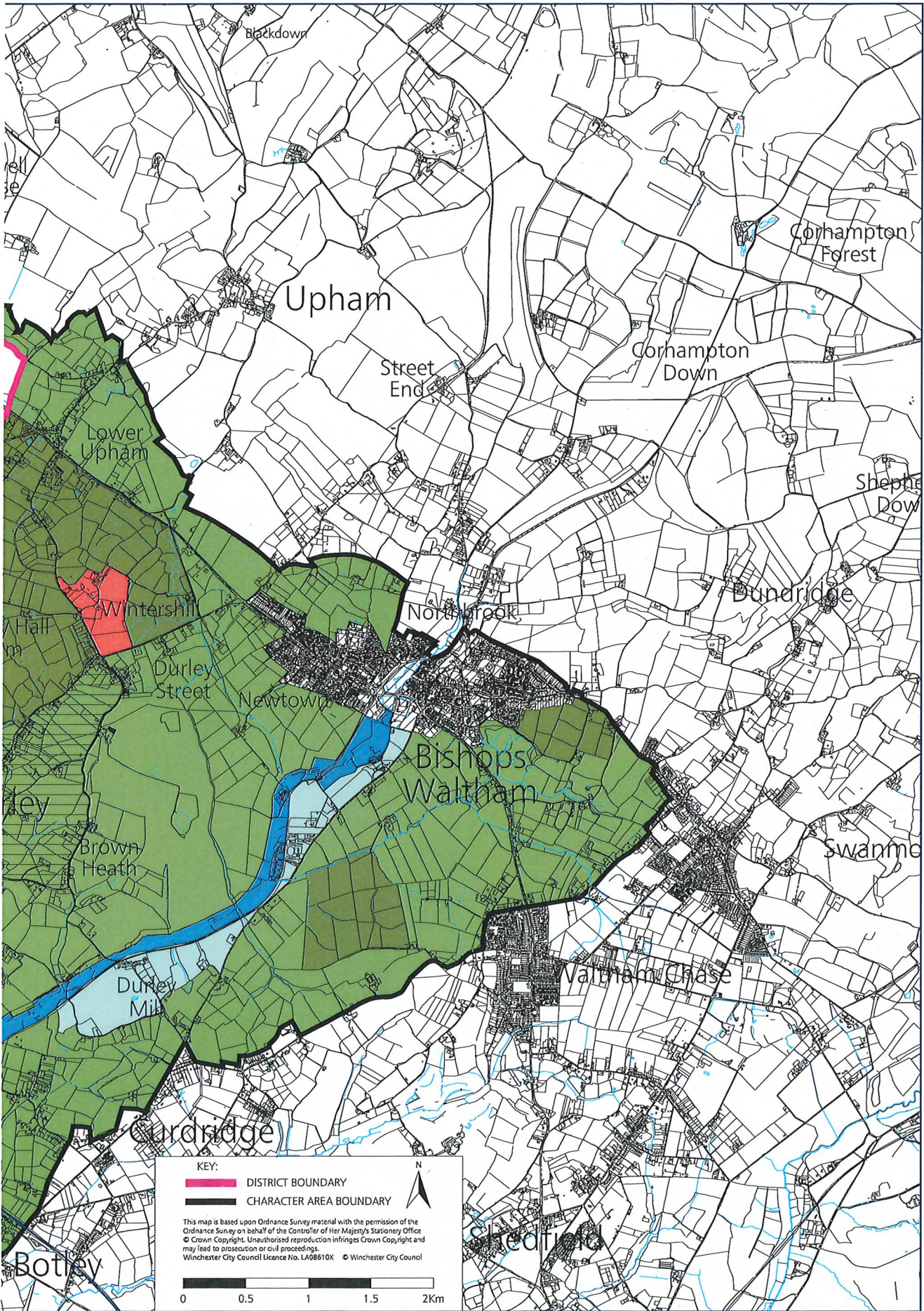
Volume 1 Main Document

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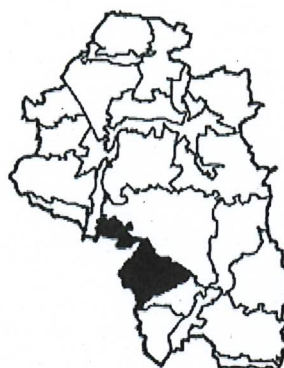




## 4.23 Durley Claylands Landscape Character Area



Kytes Lane, Durley



### Key Characteristics

- Relatively low lying, gently undulating landscape with a geology ranging from a narrow strip of Reading Beds and wider strip of London Clay in the north around Colden Common, Lower Upham, Durley Street and Bishop's Waltham to the mixed clays, sands and loams of Lower Bagshot Sand and Bracklesham Beds around Durley and Durley Mill.
- Land in northern part of character area drains into the Itchen, whilst that to the south drains into the Hamble
- Numerous ponds (including Fishers Pond), streams, springs, wells and associated wetland habitats and mills, particularly relating to the Hamble which originates in the area
- Varied landscape of arable and pasture agriculture, copses (including ancient woodland) and scattered settlement, historically resulting from the clearance of the Forest of Bere woodland.
- Small irregular fields associated with informal and piecemeal enclosure cover much of the area, although fields with more regular boundaries associated with the 18th and 19th century parliamentary enclosure acts are found around Lower Upham and Colden Common.
- Strong hedgerow and woodland network dominated by oak, ash, hawthorn, hazel, and field maple. Woodland generally assarted.
- River associated species along the River Hamble, including the flower-rich wet meadows fen at Bishop's Waltham Moors.
- Long views from elevated positions across farmland, together with shorter views enclosed by woodland and strong hedgerows boundaries.
- Numerous ancient narrow winding lanes, except in areas of parliamentary enclosure where the roads are straight with wide verges and clipped hedges with standard oaks.
- Historic parkland including park pale associated with Marwell Manor and park lug associated with Bishop's Waltham Palace.
- Numerous scattered farms and dwellings centred around Durley, together with the nucleated clay-chalk spring-line settlements of Colden Common and Bishop's Waltham
- Traditional construction and building materials include timber frame with brick infill, red brick, vitrified brick, painted brick, clay tiles. Thatch is relatively rare.
- Buildings of contrasting ages, from the historic cores of Bishop's Waltham and Durley, to the high proportion of 19th and 20th century buildings in Durley Street, Colden Common and the outskirts of Bishop's Waltham.

### Landscape Types within the Area

Mixed Farmland and Woodland (Open)	Mixed Farmland and Woodland (Enclosed)
Pasture on Clay	River Valley Side
River Valley Floor	Historic Parkland

### Settlement types within the Area

Scattered Clay Lowland	Chalk Clay Spring Line
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### Location and Boundaries

The Durley Claylands Landscape Character Area is located at the south-western boundary to the district. Its southern border is formed by the district boundary with Eastleigh Borough Council. Its northern boundary is formed by the southern edge of the chalk South Downs. The Itchen Valley forms its western boundary, and the smallholdings and heath of Shedfield and Curdrige abut its eastern boundary.



## Formative Influences

The geology of this area consists of a series of parallel bands of underlying sands and clays, from Reading beds (mottled clay and sand) in the north-west, to London clay, Lower Bagshot sand and Bracklesham Beds (sand & loam). The relationship of the clay with the adjacent chalk to the north, has resulted in a series of springs along this boundary, together with a network of small streams, ditches, and ponds running through the character area. As well as influencing the vegetation of the area, with its rich pastures and oak woodland, the geology and hydrology of the area has also resulted in a relatively large number of farms and scattered houses throughout the area, as well as the larger settlements of Colden Common and Bishop's Waltham, which have developed on the spring-line.

The area has probably been settled since the Stone Age, with evidence of a flint working site, Bronze Age barrows and Roman coins, tiles and kilns found in the area. The influence of the land ownership of the Bishop of Winchester since Saxon times is also evident in the park lug to the south of Bishop's Waltham, as well as the Bishop's Palace. In more recent times, the clay geology has supported a thriving brick-making industry in Bishop's Waltham and Colden Common, evident in names such as Kiln Lane, Brickmakers Lane and Claylands Road.

## Landscape & Settlement Description

This is an area with a varied rural landscape. It consists of both arable and pasture agricultural land together bounded by strong hedgerows and scattered areas of woodland. The gently undulating nature of its topography and its narrow sunken lanes contributes to its remote, historic feel. The predominantly clay geology has resulted in numerous streams, ponds and springs, including the upper reaches of the Hamble. This narrow secluded valley is associated with the disused Bishop's Waltham-Botley railway line together with the historic Durley Mill.

The clay supports a high predominance of oak and ash tree species, both in hedgerows and woodland. Some areas of woodland are ancient, the most extensive being Brokes Copse. The long history of settlement and the relatively early enclosure of some of the fields in this area mean that hedgerows often contain a wide variety of species and boundaries are often irregular, predating times when they would have been carefully surveyed. In areas of later enclosure to the south of Lower Upham however, the landscape character is associated with formal parliamentary enclosure. Here, the fields are predominantly pasture, with straight clipped hedgerows and regularly spaced oak trees. The lanes are also generally straighter and bounded by relatively wide grass verges.

Compared to other rural areas in the district the character area is relatively well settled, consisting of numerous farms and the loosely connected dwellings of Durley and Durley Street, as well as the larger nucleated settlements of Bishop's Waltham and Colden Common. These would have developed at the

water sources provided by the local springs and wells and subsequently evolved due to the rich resources provided by the surrounding woodland and farmland. Settlement in the area has continued to evolve from medieval times, covering a wide history of dwelling types and patterns, from the medieval core of Bishop's Waltham and Durley through to the 19th century development of New Town, and Colden Common and Durley Street. The 20th century has also seen more infill development in these areas, with Colden Common and Bishop's Waltham evolving as commuter settlements.

Buildings from the C16th are often timber-framed, with brick or wattle and daub infill. Brick is generally red, but may be painted or vitrified. Roofing generally consists of clay tiles, although some thatched cottages are present in Durley. Victorian housing is generally brick with slate. Occasional buildings in Durley are also roofed with corrugated iron. Buildings dating from the 20th century are generally constructed of mass produced brick and tiles.

## Key Issues

- Loss and poor management of hedgerows and woodlands.
- Suburbanisation and urban fringe encroachment.
- Ecological impact of golf courses.
- Visual intrusion of pylon lines.
- Improvement of grass through fertiliser and herbicide use.
- Impact of pony paddock fencing on historic field patterns.
- Intrusive agricultural and industrial buildings and untidy peripheral areas.
- Protection of water courses from pollution and siltation arising from intensive agricultural practices.

## Landscape Strategies

- Conserve and restore the structure and condition of the woodlands through appropriate management such as thinning, coppicing, replanting and ride and edge management. Replanting should use locally indigenous species and invasive alien species should be removed. In particular, appropriate management of semi-natural ancient woodland should be encouraged through Forestry Authority grants
- Protect and conserve hedgerows through appropriate management. Where hedgerows have been lost or have gaps, they should be replanted, to retain the existing landscape pattern. Additional hedgerow trees should be replanted where existing trees have been lost or are over mature.
- Conserve the varied open and enclosed views throughout the area.
- Encourage environmentally and economically



sustainable agricultural practices, to minimise chemical run-off, which could lead to the pollution of the River Hamble and reduce biodiversity.

- Protect grasslands of ecological interest by enforcement of planning policies and support for Countryside Stewardship

### **Built Form Strategies**

- Conserve the nucleated form of Colden Common and Bishop's Waltham.
- Conserve the scattered pattern of rural farm settlements
- Respect the small-scale nature of existing dwellings.
- Integrate new development into the well-treed rural setting through careful siting and the appropriate use of locally indigenous tree and hedge planting.
- Conserve and promote the use of traditional building materials such as red brick, painted brick, vitrified brick, clay tiles and slate in any new development. Buildings utilising corrugated iron and thatch should also be conserved.
- Conserve existing and promote the use of traditional rural boundaries including palisade fencing, brick walls and hedgerows in any new development.

### **Key Designations**

- **Conservation Areas**

Bishop's Waltham

- **Scheduled Ancient Monuments**

Bishop's Palace and associated fishponds, Bishop's Waltham (Mon. No. 26721)

Park pale at Marwell, 400m W of Marwell Manor (Mon. No. 20068)

Park pale at Marwell, 250m NW of Marwell Manor (Mon. No. 20069)

Moated site at Marwell Manor (Mon. No. 12054)

Park pale at Marwell, SE of Cowleaze Copse (Mon. No. 20070)

Park pale at Marwell, N of Thistle Ridge Farm (Mon. No. 20071)

- **SSSI's**

The Moors, Bishop's Waltham

- **SINC's**

Snakemoor Farm Meadow; Durley Copse; Ford Lake Meadows (A & B); Parkers Copse / Fir Plantation/ Greenwood; Durley Mill Copse; Wangfield Copse (part); Upham Copse; Taylors Copse; Blacknells Brickworks; Colden Common Wood & Blacknells Copse; Main Road Meadow, Colden Common; Fishers Pond Wood; Park Copse (part); Cowleaze Copse; Parkhills Copse (part); Deeps Copse / Deeps Bushes Copse; Lower Upham Meadow; Cawtes Copse; Bushy Copse; Brokes Gully South; Mount Folly Copse (1 & 2); Little Gold Copse; Calcot Plantation; Great Gold Copse; Deoryle Wood (Gunnors / Brokes Copses); Mincingfield Copse; Redlands Copse; Claylands; Suetts Farm Meadow; Alexanders Moors; Foxburrow Copse; Railway Copse; Durley Roughett; Calcot Farm Meadow 1 & 2; Calcot Row; Meadow on R. Hamble, Wangfield Lane; The Moors Meadows; Hoe Lane Meadow; Alma Meadows (north & south); Durley Hall Meadow (not on HCC list); Kimbers Copse; Hurst Wood / Pound Copse. Wangfield Copse; Upper Pond, Bishops Waltham.

- **Parks listed within the Hampshire Register of Parks & Gardens**

Greenwood Farm (site 1524) Post 1810 Park

Oakmoor House (site 1525) Post 1810 Park

Bishop's Waltham Palace and Palace House (site 1503) Deer Park

Wintershill Hall (site 1589) Post 1810 Park

- **Local Nature Reserves**

The Moors, Bishop's Waltham