



# HORNDEAN PARISH

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## VILLAGE DESIGN STATEMENT







*Blendworth Church*

# Horndean Parish

## Village Design Statement

### 1. Introduction

#### 1.1. What is a village design statement (VDS)?

Village design statements are intended to provide design guidance for any proposals for development and to influence the way the planning decisions are made.

#### 1.2. Why produce a VDS for Horndean Civil Parish?

The aim of the VDS is to raise awareness of what is special about the area, give guidance on respecting these features and help to ensure that any development or change is only undertaken after consideration of these features.

#### 1.3. How has it been produced?

The VDS has been produced by residents of the parish with the support of Horndean Parish Council and East Hampshire District Council. It is the result of public consultation involving the whole parish at all stages including:

- Public meetings, exhibitions and displays;
- Opportunities for residents to comment on a draft version;
- Consultation with district council planning officers.

#### 1.4. How will it work?

The VDS describes the settlements in the Civil Parish of Horndean as they are now and highlights the qualities that residents value. It is intended to be a practical tool capable of influencing decisions affecting design and development in the parish. It should assist Horndean Parish Council and East Hampshire District Council to consider planning applications.

The Village Design Statement is in line with the adopted East Hampshire District Local Plan: First Review. The plan is currently being reviewed and a revised version will be adopted in 2005. A second version of the review plan was published in January 2002. The VDS is one of a set of local action plans being prepared by the parish. This set includes the local nature conservation plan.

Guidelines, which relate to design are presented on a yellow background and have been adopted by the district council as supplementary planning guidance on design.

Other guidelines and proposals are presented on a green background. Authorities other than East Hampshire District Council are responsible for some of the issues addressed. The authorities considered by the Horndean Parish Village Design Group to be responsible for implementing or promoting the improvement have been indicated after the recommendation. The VDS and in particular the recommendations must be read along with the local plan and other current planning guidance.

#### 1.5. Who is it for?

It is intended for:

- Local householders and businesses;
- Statutory bodies and providers of services and utilities;
- Local councils;
- South Downs National Park Authority;
- Developers and builders;
- Architects, designers, planners and engineers.

#### 1.6. What does it cover

The VDS contains the following sections:

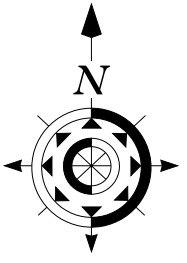
1. Introduction;
2. Heritage, including; the history of the parish, conservation areas, historic buildings and archaeological sites;
3. Settlement pattern;
4. Horndean's natural heritage;
5. Environmental issues;
6. Roads traffic and transport;
7. Commerce;
8. Recommendations and design guidelines;
- A. Appendix of supporting information;
- B. Appendix listing documents used for reference during the preparation of the statement plus contact details for further information;
- C. Appendix Credits and contacts.

#### Maps

The following maps are included within the document:

- a) Aerial photograph of Horndean Parish in 2000 showing boundary and main settlements;
- b) Horndean in 1910;
- c) Listed buildings in Horndean;
- d) Local Biodiversity Designations in Horndean Parish.







# Aerial Map of Horndean in 2000



© East Hampshire  
District Council

## 2. Heritage

### 2.1. History of Horndean

Horndean Civil Parish was formed in 1932 and covered the southwest part of the Hundred of "Ceptune" or Finchdean. Various changes of boundaries have altered the area and it now covers much of the old Catherington Parish and Blendworth Village.

There is evidence of Roman occupation from the northern boundary of the parish to Causeway Farm. Catherington and Blendworth appear to have been founded as mid Saxon settlements. The oldest building in the Parish is the 12th century Church in Catherington. In the 16th century trades other than farming existed in Catherington and Blendworth. At about this time Horndean Village was established and by the 17th century Catherington had a general store. It was the development of Portsmouth Dockyard, which by 1711 employed over 2000 men that influenced the growth of Horndean and helped it to become a focal point in the 18th century. The growth of traffic led to the establishment of the Portsmouth to Sheet turnpike road and the volume of traffic resulted in the expansion of the village inns and shops. In 1816 the enclosure of 2000 acres of largely common land added to Horndean's post Napoleonic War problems and Horndean figured in the 'Swing' riots and disturbances of 1830-31. By this time Horndean Village had a population of 300 and Catherington 1100. The most prominent development in the 19th century was the growth of Gales Brewery between 1847 and 1896.

The arrival of the Portsmouth and Horndean Light Railway was the first of the many changes in 20th century. The installation of mains supplies of water, electricity and mains drainage occurred during the 1920s and 30s. By 1939 Horndean Civil Parish had a population of 3000 which increased when people were evacuated from London and Portsmouth during the Second World War. In 1948 the

development of the Merchistoun Road estate was commenced. The building of the Hazleton Estate was started in 1950s. The A3(M) was opened in 1979.

### 2.2. Conservation areas and potential conservation areas

There is currently a conservation area in Horndean Village. Catherington Village is currently under consideration for conservation area status and Blendworth Village is also considered to merit conservation status.

### 2.3. Historic Buildings

There are no grade one listed buildings within Horndean Parish.

The grade two buildings are listed in Appendix A1.

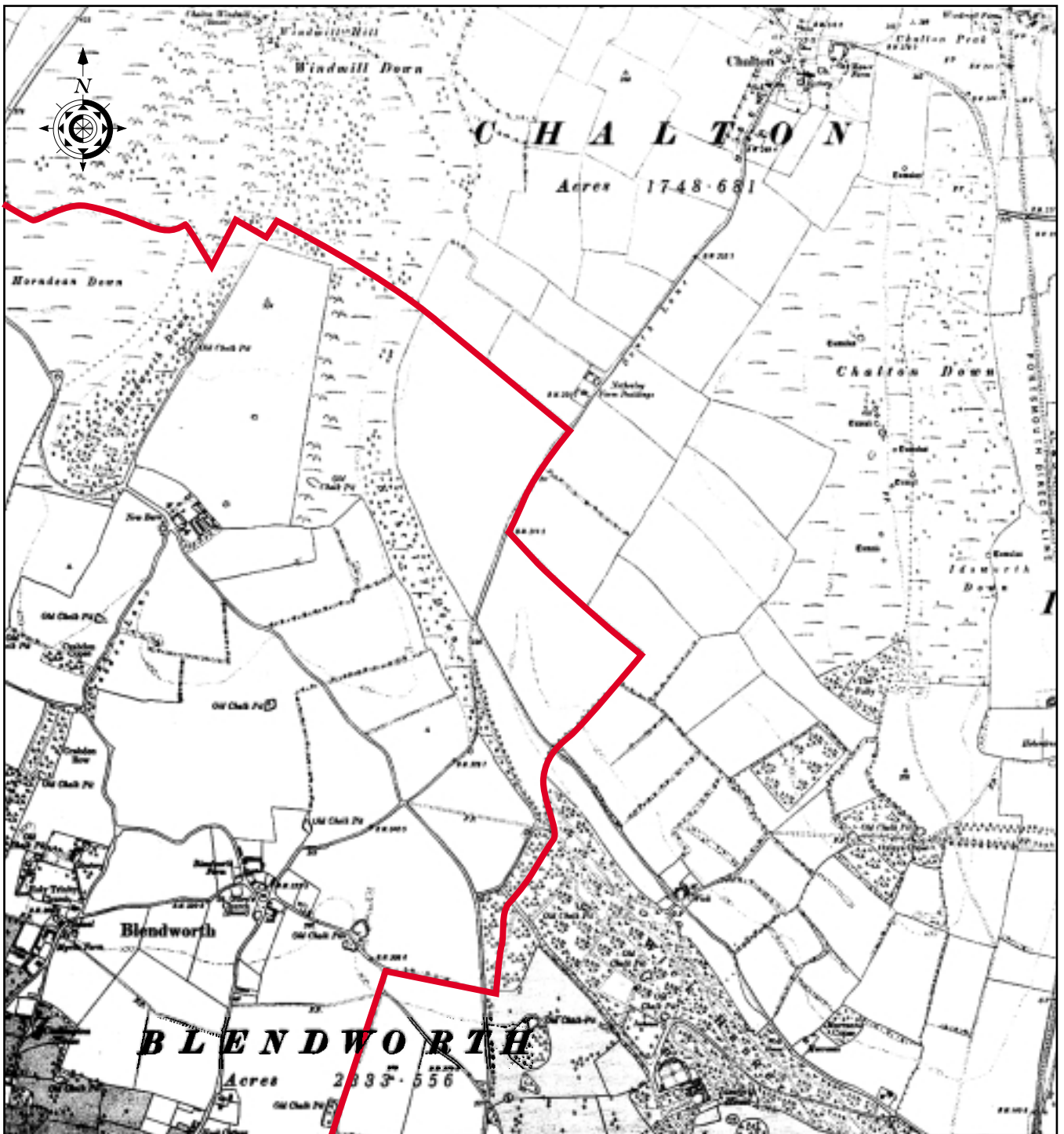
### 2.4. Archaeological Sites

The Hampshire County Council Archaeological and Historic Buildings Record lists approximately 85 archaeological sites within Horndean Parish. Several artefacts such as flint implements, pottery and coins have been found in fields throughout the parish showing a continual occupation since the Stone Age. Two significant sites are the Anglo-Saxon burial site at Snells Corner, which also contained Roman burials, and a Romano-British farmhouse at Kingsmead which produced many pottery finds known as Horndean Pottery. The Kingsmead site is now built over. Also listed are the strip lynchets, which run along both sides of Lovedean Lane from Catherington Hill to Coldhill Lane. There are also groups of sites listed in Catherington and Blendworth.

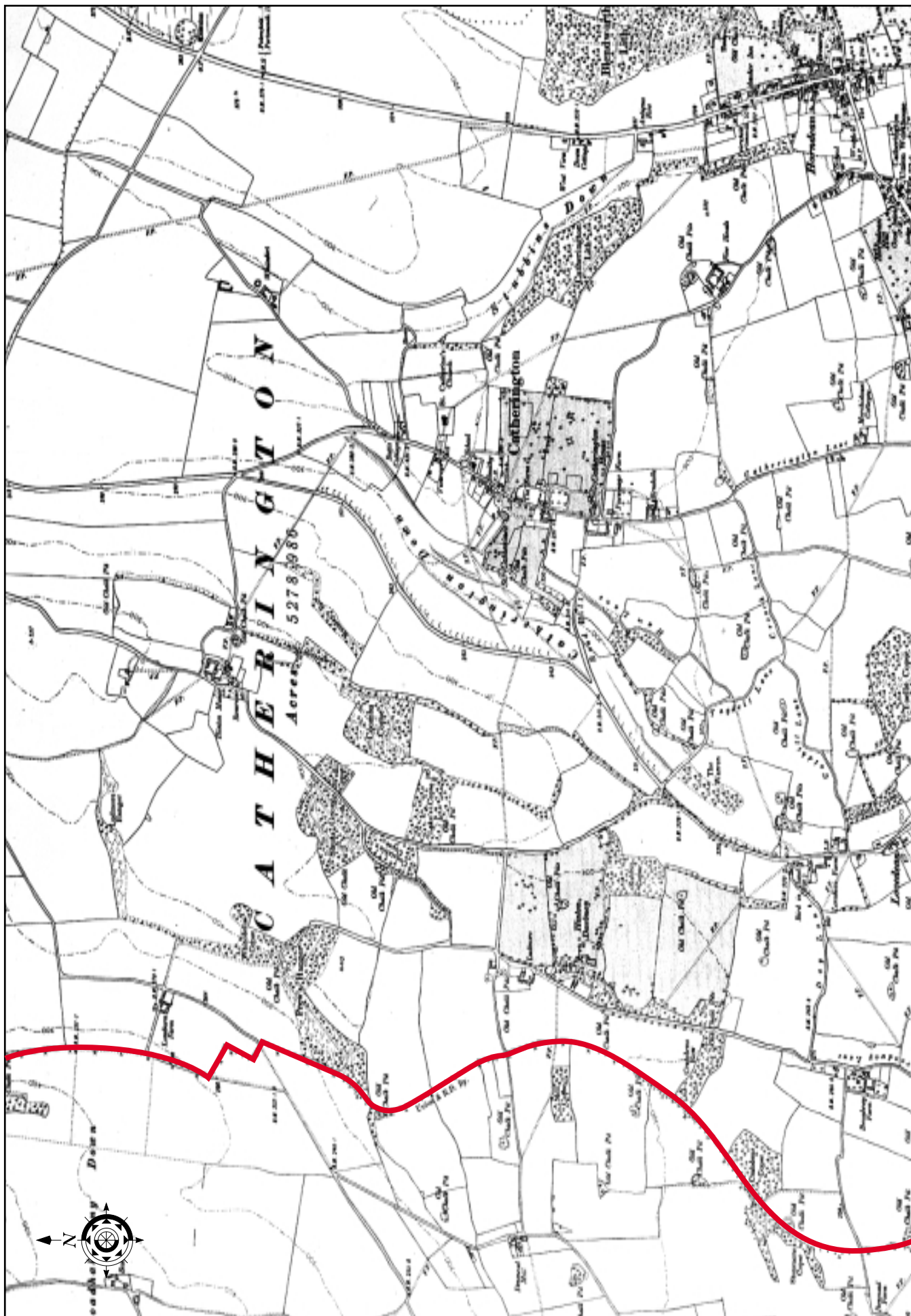


Grain store Catherington Lane



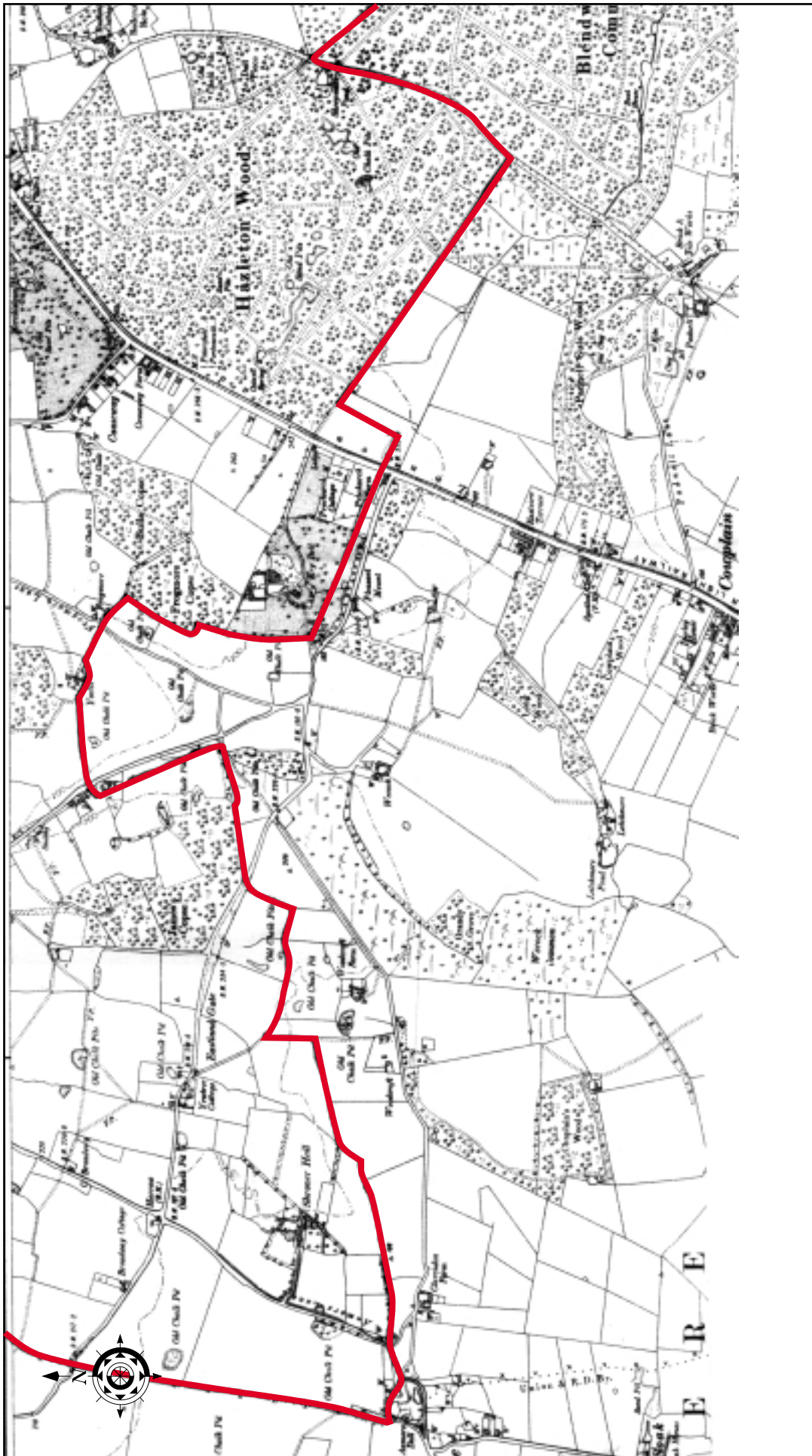


Hordean in 1910 - extract from Ordnance Survey Hampshire sheet LXVIII NE 1911 Edition



Horndean in 1910 - extract from Ordnance Survey Hampshire sheet LXVIII NW 1910 Edition





Horndean in 1910 - extract from Ordnance Survey Hampshire sheet LXVIII SW 1910 Edition

### 3. Settlement pattern

#### 3.1. Landscape and setting

The Parish of Horndean has a population of approximately 13,000 and is made up of several settlements including Blendworth, Catherington, Horndean Village and parts of Lovedean and Hazleton. It lies on the A3 approximately 8 miles south of Petersfield. There were separate and distinct zones between the settlements, but with progressive development the area has evolved into a conglomeration that has overrun most of the earlier settlement boundaries.

Much of the village is situated in a valley that forms a dividing line between chalk downland to the north and a formerly well wooded area to the south, that is close to the original boundary of the Forest of Bere. To aid clarity the description of Horndean has been divided to align with the principal settlements.

#### 3.2. Horndean Village

Perhaps the only location that could claim to be the centre of Horndean Parish is the square, which is surrounded by several public houses and shops and Gale's Brewery. This area is also referred to as Horndean



*Havant Road proposed building site*

Village. It was first documented in 1199 as Harmedene (Field Mouse Valley). New development has seen Horndean village grow into the most significant of the settlements in terms of commercial development. The area extends along Portsmouth, Havant and London Roads and is considered by some to be bounded by the two motorway bridges. Havant and London Roads run along a dry valley. Part of the village is a conservation area, which includes the square, Gale's mid 19th century brewery, several associated flint and brick cottages along London Road and the nineteenth century post office. To the rear of the brewery is Crookley Park, an attractively sited mansion set in mature woodland. Outside the conservation area there are industrial



*London Road*



*Horndean Square*





Blendworth (St Giles)

estates along the motorway. The Precinct in Portsmouth Road is an untidy collection of under used shops, which might benefit from redevelopment. Havant road consists of pleasant modern housing developments and is home to a large retail nursery.

### Other Issues

- Consideration should be given to redeveloping the site to the Northwest of the A3, in-between the post office and the A(3)M. The development should be in keeping with the style of the conservation area and should be planned to improve the appearance and value to the community of this site. The development appraisal should include consideration of the car parking needs of the village. The design should be flexible to encourage varied use and accommodate the changing needs of the parish and of technology. *(Responsible authority is East Hampshire District Council. (EHDC))*

## 3.3. Blendworth

### 3.3.1. Area description

The Village of Blendworth lies to the east of the Parish of Horndean. It was first documented in 1170 as Blednewrthie (Bleadna Farmstead) and is noted on Saxton's Map of Hampshire 1575, as Blenworthe. Blendworth is a rural, farming settlement, with the village centred on the church



Thatched Cottage Blendworth (St.Giles area)

and old school. The village retains a mix of 16th to 18th century houses and cottages, typical of a village associated with a long standing farming community. House building has followed an intermittent, ribbon style development within the village, along the lanes approaching the village centre and adjacent to farms. There is no backland development and there are no estates.

### 3.3.2. Blendworth Village Centre

Within the centre are several notable buildings dating from the 18th and 19th century, many have flint, or flint and brick facing and some with hanging tile facing and many have tiled roofs.

Blendworth House, a large house with associated outbuildings; Myrtle Farm barn; Holy Trinity Church and the Old School Buildings are notable buildings in the centre.

### 3.3.3. Old Blendworth

Old Blendworth includes Blendworth Farm that has a number of flint outhouses and slate roofs and the medieval site of St Giles churchyard. St. Giles church was demolished in 1961.

### 3.3.4. Pyle Lane

Pyle Lane is fringed by a number of notable buildings dating from the 16th, 17th and 18th centuries. There are examples of timbered and half-timbered cottages, thatched roofs, flint



Myrtle Cottages



Myrtle Farm

facing with brick dressing and traditional dormers. There are several listed buildings including 18th century Pyle Farm and its barn, 16/17th century cottages at numbers 107, 108 and 109, Pyle Lane, the 18th century Hook Cottage and the Barn at Nobles Farm.

### ***Design Issues***

- With no local facilities, school or transport links and served by minor roads, Blendworth is not suited to further development. In-fill development or extensions should only be allowed where it does not effect the setting of existing dwellings or the character of the village. Those allowed should be built to reflect the style and materials of the older/original buildings rather than continue the recent trend of modern styles and finishes. (EHDC)

### ***Other Issues***

- Consideration should be given to creating a 'Conservation Area' in Blendworth. (EHDC, Horndean Parish Council (HPC), Residents)



*16th Century Cottage Catherington*



*Catherington House*

## **3.4. Catherington**

### **3.4.1. Area description**

Catherington Village is a hill top settlement, which has developed its unique characteristics over several centuries. To the west, from Catherington is open countryside with hedges and hardwood trees and views of Hinton Manor, Hinton Daubnay and the Observatory. To the east, is North Horndean with the windmill on the opposite hill. To the north of Catherington Church there are modern developments in the Glamorgan and Downhouse Road areas that form a northern extension to Catherington Village.

The area to the west of Catherington is proposed for inclusion in the national park. Catherington Down is a local nature reserve, a Site of Special

Scientific Interest (SSSI) and a place full of wildflowers in summer where many people come for a walk to enjoy the scenery. There are medieval strip lynchets on Catherington Down. These can be seen clearly both in the nature reserve and south as far as Tagdell Lane. Catherington Down is within the proposed area for the national park.

### **3.4.2. The village**

The centre of the village was based on St Catherine's Estate. This includes, on the west side of Catherington Lane the three terraced Tudor cottages, a converted forge and the two circa 1720 converted semi-detached groom's and gardener's cottages. The 12th century church of All Saints with the Old Vicarage opposite stand at the top of the hill.

A new vicarage was built alongside the church in the late 1960s and a church Hall in 2000. Further to the north is the 18th century Butts Cottage and three modern houses which were rebuilt and extended in the 1990s. South of the churchyard on the east side is the village pond, with the Catherington sign. Adjacent to this stands the flint faced village school, built in 1852, and extended in 1997.

Opposite this is a pair of tile hung semi-detached school cottages. The present public house replaced a thatched building burnt down in the 1920s. To the south the road narrows at the 18th century Catherington Cottage, beyond which is the saddlery with two modern houses.

Continuing southward past the 17th century Farm Cottage and Kinches





*Catherington Cottage*



*Bungalow set on a hill North Horndean*



*Kinches Farm*



*Viking Way North Horndean*

Farm, is the Georgian Catherington House, now a school, with its 2 acre walled garden planted with specimen trees. Across Five Heads Road from Catherington House is the Georgian 'Farmhouse'.

Still further south, on the east side is Randell's Farm and Randell's Farm Cottage. Opposite these to the west is a ribbon development of modern houses and bungalows, which stretch almost to Crouch Lane. The field below Randell's Farm Cottage forms a green buffer to the south of Catherington.



*View of North Horndean*

### ***Other Issues***

- New development of any kind in Catherington Village should as far as possible be avoided;
- In the wider Catherington area there is very little scope for development without reducing the attractiveness of the area; (EHDC)
- It is recommended that Catherington Village is given 'Conservation Area' status. (EHDC, HPC, Residents)

## **3.5. North Horndean**

North Horndean is a mix of approximately 1550 houses, bungalows and mobile homes of predominantly private ownership and developed mainly over the last 50 years, with some slightly older property along the old A3. There are a small number of low cost homes owned by a housing association. The two mobile home parks provide much

needed accommodation. The area includes several grassed open spaces provided by various developers. North Horndean derives considerable benefit from being bounded on the west by Catherington Lith, a large area of managed woodland with public access. The northern end of the estate is well served by shops and services, which lie mainly in Clanfield. Close to the A3(M) are Highcroft and Hillside industrial estates, that consist of a number of light industrial units, including small starter units.

### ***Design Issues***

- Around Viking Way, in the north of the estate, bungalows are set on the crest of the hill and have a high profile. If any of these were extended into two storey dwellings, it would spoil the appearance on the crest of the hill looking west. (EHDC and property owners)



*View from Yoells Lane over Lovedean Lane to James's Copse*



*Cottages in Lovedean Lane*

### 3.6. Lovedean

Lovedean was first documented in 1350 as Levedene (Leofa's Valley). Lovedean is a triangular area that lies in the west of Horndean. It is generally considered to be bounded by Frogmore Lane to the east, Crouch and Day Lanes to the north, the Havant Borough boundary to the south and the Denmead boundary in the west. In the early 1900s the Victorian County History called Lovedean 'a fair sized hamlet with a smithy and general shop'.

The sides of the valley to the east and west of Lovedean Lane create the visual character of the main settlement area. There are many buildings originating from the 16th to 18th century clustered either side of Lovedean Lane in this area, which indicate the historic centre of village life. The historic buildings consist of timber framed thatched cottages and more recent 18th century houses, Lovedean Farm and the Lovedean Dairy with flint faced walls, red brick detail and dressing. The two 17th century exposed timber-frame cottages at 224 and 226 Lovedean Lane are Grade 2 listed.

A ribbon development of houses has been built along Lovedean Lane since 1940. Estates have also been built on side roads to the east and west of Lovedean Lane. These are mainly of low profile, bungalow design, with brick and tile construction. The southern part of the settlement, within the Havant boundary, has been subjected to extensive urban development. The area of Lovedean that lies within EHDC remains essentially rural in nature bounded by farmland and woodland copses. The rural character of Lovedean forms a visual transition from the urban south to the Proposed National Park to the north of Day Lane.



*Tudor styled house in Loxwood Estate Lovedean backing onto Yoells Copse*

Lovedean Village Hall, situated in Lovedean Lane, was completed in 1957 to serve the growing community and is a thriving centre for many local clubs and activities.

#### **Design Issues**

- Future development or commercial activity should not remove or spoil the setting of the buildings forming the historic centre of the settlement. The ribbon development along Lovedean Lane should be protected from backland development up the valley sides. Development should only be undertaken on small, low profile sites, using materials and styles to compliment the established village character and dissipate the effect of traffic hence avoiding increased congestion in South Horndean. (EHDC)



*Old Farm Buildings Lovedean Lane*

### 3.7. Hazleton

3.7.1. Hazleton is a large estate located approximately half in Horndean with the remainder in Havant District. It was constructed in 1960's with low to medium density housing which is mainly bungalows and 2 storey houses constructed of brick and tile with well developed gardens. It is loosely bounded by the A3 Portsmouth Road and the A3(M). The estate has a pleasant open layout that gives it a roomy feeling. Unfortunately, it has only limited road access at it's northern and southern extremes.





The Dell

There are some shops, a public house and a local bus service. Recreational spaces are located at The Dell and Hazleton Common. The former contains a children's play area and grassed area; the latter is a local nature reserve. In between Rosemary Way, Briar Close and Portsmouth Road there is an area of woodland that extends over several gardens. This acts as a natural gap between the estate and Portsmouth road and has developed as a space for wildlife. The estate was built to cope with approximately one car per house while the present car density is significantly greater. This has resulted in congestion and cluttered streets.

There is little opportunity for further new construction within the estate. The need is to retain the surrounding open spaces, limit noisy and dirty developments across the A3(M) and maintaining the buildings within the present style.



Bungalow on Hazleton Estate

### Other Issues

- The large gardens in-between Rosemary Way, Briar Close and Portsmouth Road should not be used for infill development as they provide a valuable and attractive gap between the main road and estate. (EHDC)

## 3.8. South Horndean

### 3.8.1. Area description

South Horndean lies north of the Havant boundary, between the A3, Lovedean Lane and to the south of Five Heads Road. It includes suburban development, housing approximately half of the Horndean parish population, it contains several open spaces, the Horndean Campus and a number of distinctive buildings. It borders Yoells Copse and includes several smaller groups of mature trees. South Horndean currently has a high car density, which may increase with proposed developments. In an area such as this, with poor services and limited public transport, the use of a car is deemed as essential and as a consequence, there is a considerable amount of street parking.

### 3.8.2. Historic buildings

Merchistoun Hall has a 300-year-history. The house has imposing colonnades, is set in pleasant gardens and is managed and maintained by the Horndean Community Association. It is adjacent to a stretch of woodland, which skirts Portsmouth Road. To the rear of Merchistoun Hall, in Murray Road is Merchistoun Farm House.

Five Heads House, originally documented in 1431, is a 19th century two-storey plaster faced building with tiled roof and two gables on the north end. It includes a flint annexe, which is now a separate residence and is surrounded with a group of mature copper beech and robinia trees. In Portsmouth Road and Five Heads Road there are several early 20th century houses of a distinctive style. Also in Portsmouth Road is a white fronted building, which was formally an independent Methodist chapel. Close to this chapel is St. Edmunds the Horndean Roman



18th Century grade 2 listed Merchistoun Hall

Catholic Church. Causeway Farm has been extended and converted to warden controlled accommodation, a conversion which has retained the flint-faced barn. At the southern end of Catherington Lane, is a row of 19th century cottages.

### 3.8.3. The schools

Horndean Technology College, located in Horndean Campus is the largest secondary school in Hampshire. The school was originally constructed in the 1960s with a building style of that period. It has developed in what appears to be an unplanned and uncoordinated manner and the appearance of some of the buildings are not good. On the positive side it contains many facilities that are of value to the community including a large hall and a sizeable playing field which is supplemented as an open space by the recreation ground in Five Heads Road. Horndean Junior and Infants schools are located near the junction of Merchistoun Road and Five Heads Road. They are housed in single storey flat roofed buildings. Much of the junior school is in dilapidated temporary buildings. The styles of the school buildings



*Horndean Library FiveHeads Road*



*FiveHeads Road close to Junior School*



*Former Independent Methodist Church in Portsmouth Road*

contrast with the local buildings in particular to the late 19th century and early 20th century library and housing close to them in Five Heads Road.

### 3.8.4. Estates

South Horndean includes several estates each with its own different style. Merchistoun Road was originally a social housing development, with an open development structure and wide roads, it includes several greens and a number of prominent old oak trees.



*Oak in Merchistoun Road*



*Catherington Lane approaching Campus*



*Catherington Lane from Roundabout*



Kingsmead comprises mainly bungalows located around a large green. Murray Road has a mixture of housing including some, near Portsmouth Road, with flat roofs. Highcroft is mainly 1960 to current day housing, with a few houses that are older.



*Stonechat Road - flint faced and half hipped*

In-between Kingsmead and Stonechat Road are several small developments from the last 40 years. Stonechat estate has recently been built to the west of Catherington Lane. It has a higher housing density than most estates in Horndean but externally it retains a pleasant appearance. Of particular note is that several mature trees have been retained and grassed squares left around them. A number of houses are built in a traditional local style some with half-hipped roofs, flint and brick facings and hanging tiles.

### 3.9. West Horndean

To the north of Lovedean and to the west of Catherington and within the parish is a large area of open country. The area is of scenic value and is predominantly agricultural land with a scattering of woodland copses. Most of this area is proposed for inclusion in the National Park. The area includes several farmhouses and cottages of note. Hinton Manor House is a substantial flint and brick grade 2 listed manor house, parts of which are reported to be 13th century. The barns have been converted into housing. The present flint and brick house at Hinton Daubnay is 19th century and is set in wooded grounds. Buildings were first



*Looking south along Broadway Lane at Hinton Daubnay*



*Hinton Manor*

documented on the site in 1167 and it is possibly the site of a shrunken village. Broadway Farm House, which was first documented in 1350 is in the south of this area.

### 3.10. Parish overview

#### **Description**

Horndean Parish is located immediately north of the Cowplain/Waterlooville built up area. Approximately 2 kilometres of the southern boundary runs through a suburban area. North Horndean has a short common built up boundary with Clanfield. These two boundaries are linked by a continuous development along Portsmouth and London Roads. This makes any proposal for future erosion of the gaps between settlements and loss of planning gaps between Cowplain and Clanfield, a sensitive issue.

#### **How the parish has developed**

Horndean has developed over the centuries but most of the development has been in the last 50 years. Within Horndean Parish there are three settlements, Catherington, Blendworth and part of Lovedean that retain areas of historic significance dating mainly to the 16th, 17th and 18th centuries. In and around Horndean Village there are many buildings dating from the 19th and early 20th centuries. Also there are several estates constructed over the last 50 years. Since the completion of the Hazleton Estate in the 1960's the continuing development has moved the centre of habitation in the parish westwards. This has resulted in community facilities being dislocated from much of the community. The local shops, services and facilities have not increased as they should have. Many residents no longer consider the Horndean Precinct to be an asset and as a consequence, travel out of the area, leaving the parish with a less effective community and fewer service jobs. Many residents regard Horndean Parish, not as a single community, but

as a conglomeration of estates with no centre and little active community. If a centre with facilities is to develop and add to the appearance of the parish it must be supported by a majority of the population. There is a case for further study to identify the type of centre that is required, its appearance and suitable location.

### ***Travel and congestion***

People's expectations of being able to travel freely have increased considerably over the years. People who live in Horndean have little opportunity to travel unless a car is used. This has resulted in most estates being home to more cars than they were planned to house, which degrades the appearance and causes local congestion. Further development to the west, either in Lovedean or in the north west of Cowplain, will increase the volume of traffic feeding through congested minor residential roads to access the A3 or A3(M).

### ***What is special about Horndean Parish?***

Although the parish has developed in what appears to be an uncontrolled way, provides few services and has transport problems, it is still possible for most residents to access countryside with only a few minutes walking. Additionally many areas of woodland and downland remain, which are easily accessed using the network of footpaths. Most of the developed areas of the parish have an open appearance especially where mature trees have been retained within developments. Also a number of high quality historic buildings have been retained, many in their original setting. All of these features enhance the appearance of the parish. These benefits should be retained and enhanced.

### ***Good examples of recent developments***

The following are examples where a recent development has either retained the style of the parish or has made a local improvement:

- The development work undertaken in converting Hinton Manor farm buildings into dwellings is considered a good example for future developments of this type;
- Within the Stonechat Estate several local building styles have been used and mature trees have been retained within grassed squares;
- During the redevelopment of Causeway Farm to warden controlled accommodation the flint faced barn has been retained;
- In the conversion of Catherington House for use as a school an outhouse has been converted into a classroom retaining the style of the grade 2 listed building;
- The issue of car parking is considered to have been well planned as part of the redevelopment of buildings to create Knighton Corner;
- The opening of the sports shop in Portsmouth Road followed a conversion of the building. This development brought into Horndean a specialist shop, which is not reliant on others to attract customers. The renovation of this building together with the rebuilding of the veterinary surgery next door has upgraded the appearance of the location;
- Gales Brewery has put on display some of their previous equipment. This enhances the historic element of their brewery tours bringing more people into the village.



*Kings Court School, conversion of outhouse into classroom*



*Conversion of Barn at Hinton Manor*



*Causeway Farm, conversion of Flint Barn*



*The Veterinary Practice.*



## Design Issues

### Guidelines for redevelopments and alterations to existing buildings

Almost every building whether old or new has at some time been subjected to change. Changes may have been made to convert a building to fit the owners needs or tastes or to accommodate a change of use or the changing needs of the time. Failure to modernise can limit the usefulness of a building.

If the character of an area is to be retained the following guidelines for building redevelopment and alterations should be observed:

- Materials, components and styling should be original or of a sympathetic match to those on the existing building; *(EHDC and property owners)*
- Redeveloped or altered buildings should be in proportion to and closely match the existing building and should not dominate or spoil the perspective of the surroundings; *(EHDC and property owners)*
- Existing hedges and trees should be retained whenever possible and the use of hedges as opposed to fences should be encouraged; *(EHDC, HPC and property owners)*
- Boundary walling and fencing in terms of height, width and suitable blends of materials should be in keeping with the surrounding area; *(EHDC and property owners)*
- On more recent properties, third story development should in most cases be limited to dormers that retain existing rooflines. In the older areas such developments may be inappropriate; *(EHDC)*
- The conversion of front gardens to hard standing for the purposes of car parking needs to be discouraged. This is primarily a feature of scale. There will be cases where an extra parking place can be fitted in without changing the general appearance but the conversion of the whole of front gardens into parking lots can degrade the appearance of the immediate area and should be discouraged; *(EHDC and property owners)*
- When adding security and communications devices including external lighting care should be taken not to clutter the building or encroach on someone else's domain. *(Property owners)*

### Guidelines for new construction

The following are points for consideration:

- An attempt should be made to retain the style of the area and where lost regain it; *(EHDC, property owners and developers)*
- There should be due consideration for **safety**. For example pedestrian access to new developments from local shops & services should not be across major roads; *(EHDC and developers)*
- **Construction styles:** New construction should be in character with its part of the parish. New buildings should be designed to reflect and respect nearby colours, textures, materials shapes and styles and proportions. Styles traditional to the area such as flint faced or hung tile buildings and

half hipped roofs would be appropriate in new developments; *(EHDC and developers)*

- The setting of listed buildings should be retained; *(EHDC)*
- Where a development includes **low cost housing** there should be consultation at an early stage to ensure that the low cost housing is of a similar style and appearance to the rest of the estate. It should also be ensured that the estate has been fully integrated to maximise the standard of life of residents; *(EHDC and housing associations)*
- A discouragement of flat roofing in favour of pitched and tiled roofs would, in most parts of the Parish, enhance character;
- **Hedges and trees:** Existing hedges and trees should, whenever possible, be retained in new developments. When trees are retained they should be allowed room to develop to their full stature without putting surrounding buildings at risk. New plantings of hedgerows should include a mix of native species that are characteristic of a large number of Horndean hedgerows and include hawthorn, blackthorn, hazel, field maple, ash and holly; *(EHDC and developers)*
- Informal open space, sports areas and associated facilities should be included in future developments to provide play areas within reasonable distance to the residences. Open spaces should include facilities for all age groups. *(HPC and EHDC)*

### Commercial and industrial buildings

The following is suggested as a basic set of guidelines for the design of commercial and industrial buildings that might be constructed in the parish:

- Buildings should preferably be used for purposes similar to those for which they were designed, change of use can result in unsightly additions and alterations that spoil the outline and can damage the surroundings. It would be better to find an alternative building than to make unsightly changes;
- The colour and texture of the buildings should be sympathetic to other local features;
- The building size, height, shape and external effects should fit easily on the site and not crowd out or overlook adjacent areas. Its use should not congest or obstruct the surrounding area;
- Peripheral requirements such as parking, servicing and deliveries should be addressed in the design;
- Screening should be to a good standard and where possible should use native trees and shrubs. Both winter and summer appearances should be considered;
- The type of activity in the building should be appropriate to its location, for example, where commercial buildings are close to housing, there should not be escape of noise, light or chemical pollution. Where heavy vehicle access is required they should be near to main roads;
- Business park type development may be best suited to fit into the Horndean landscape;
- Unconventional designs should not be automatically rejected but their design should aim to enhance the area;

- If the building is in a prominent position and cannot be effectively screened, it should be constructed in a locally accepted style using materials similar to the existing local buildings as indicated above. *(EHDC, property owners and developers for all points in this section)*

#### **Building materials**

- The predominantly used building material in Horndean Parish is brick sometimes with flint or hung tile. There is some use of wood and or plaster facing. On roofs, tiles are predominant but some older buildings use slate. Many older houses have ornate bargeboards; *(EHDC, property owners and developers)*
- Several older buildings in the parish, including a number that are listed, use traditional brickwork and or tiles. Repairs and changes to these buildings should preferably use hand-made multi-stock clamp-fired bricks, hand made tiles of plain clay and lime mortar for bonding. *(EHDC and property owners)*

but possibly not enough. There has been some expansion of low cost housing stock in recent developments but the balance between this group and more expensive housing needs to be monitored carefully; *(EHDC)*

- Consideration needs to be given to **housing for older members of the community**. This includes, single storey housing, warden controlled and supported housing. At present there are a substantial number of bungalows but there is a limited amount of other categories of accommodation for older people available and the position needs continual monitoring; *(EHDC and housing associations)*
- **The length of built up boundary** with Havant and Clanfield should not be extended. Additionally open spaces between settlements should be maintained to prevent Horndean from being absorbed in the Waterlooville suburban area. *(EHDC and Havant Borough Council should be made aware of this concern)*

## **Other Issues**

#### **Guidance for the retention of the appearance of the Parish:**

- If Horndean is to develop as a community and to remain a pleasant and attractive place to live, it must have the services including entertainments appropriate to a parish of its size. To achieve this, space needs to be kept in the central areas to retain the landscape character of the parish and also for walking and development of services. The open spaces, which should be retained, are listed in appendix A3. In addition the space between the Roman Catholic Church and Portsmouth Road; the open spaces in the Merchistoun Road Estate; and the area around the ancient oak in the site proposed for development in Havant Road should be retained; *(EHDC and (HPC))*.
- Future development should assist in balancing Horndean Parish around existing retail and other facilities;
- **Facilities:** Over the last 40 years the housing stock in the parish has been significantly increased without the appropriate increase to facilities. This position needs to be corrected prior to any further significant housing development; *(EHDC)*
- There should be an attempt to segregate housing from un-neighbourly industrial and commercial developments; *(EHDC)*
- **Noise levels:** Residential developments should only be permitted in areas with low noise levels; *(EHDC)*
- New construction should be kept away from visually attractive sites such as the remaining chalk downland; *(EHDC and developers)*
- The issue of **low cost housing** often arises. Horndean does have some housing in this band





*Circa 1550 Catherington*



*17c Lovedean*



*18c Blendworth*



*Early 19c Catherington*



*1880 Blendworth*



*1903 South Horndean*



*1910 Horndean Village*



*1930's Horndean Village*



*Late 1930's South Horndean*



*1950 Merchistoun*



*1970's Horndean Village*



*1980 Lovedean*



*1980's Blendworth*



*1985 Horndean Village*



*2000 Stonechat Estate*

## **Diversity of building styles and materials in Horndean**



# Local Biodiversity Designations

## Horndean Parish









## 4. Horndean's natural heritage

### 4.1. Introduction

The parish still retains a good number of open spaces. These include a range of countryside areas from woodland to downland, providing a range of habitats for wildlife and offering a varied landscape for local people to enjoy. No less important, are the small more formal green areas within the housing estates for local recreation, such as The Dell on Hazleton Estate, The Causeway off Catherington Lane, the Greens, near Yoells Copse, along Merchistoun Road, the Recreation Ground on Five Heads Road and land off Stonechat Road.

### 4.2. Woodland

Horndean contains many fragments of woodland, several of which are identified as Sites of Importance for Nature Conservation SINC's. Two woodland sites, Catherington Lith and Yoells Copse are in public ownership. The largest SINC in private ownership is Blendworth Lith, which provides a landscaped backcloth on the eastern side of Horndean village. The wooded valley setting of Horndean can be best seen from footpaths east of Catherington Churchyard.

**Catherington Lith** forms a wooded scarp rising from housing estates on the north of the parish to an area of ancient woodland and at one time woodland pasture. It now forms an attractive and varied area which is now enjoyed by local people. The area is well served with footpaths.

**Yoells Copse** is 12 acres of ancient woodland towards the southwest of the parish, surrounded on three sides by housing development. The wood contains many plant species indicative of a long history as coppiced woodland with ancient wood banks and is noted for the presence of sessile oak and wild service trees, both of which show evidence of past coppicing.



*Specimen trees Catherington House*

### 4.3. Specimen Trees

Trees play an important part in the village landscape. Local estates contain many specimen trees that create a woodland setting for the village. Examples can be seen at Crookley Park, Merchistoun Park, Cadlington House, St. Catherines and Catherington House. Many of these trees were planted in the early to mid 19th century. Some isolated trees survive from former estates. Examples include the lime tree in the Red Lion car park, a giant redwood near the west end of Victory Avenue and a very large evergreen oak on the east side of Havant Road as you leave the village. The Portsmouth Road (A3) is attractively tree lined from the bridge over the motorway south to the boundary with Cowplain and in many sections forms a broad band of trees, the horse chestnut trees in the vicinity of Merchistoun Park are also noteworthy.



*Crookley Park*





*Oak tree Havant Road*

#### 4.4. Native Trees

Several native woodland trees have been retained within housing estates such as Bull's Copse Lane and Merchistoun Road and these play a valuable part in attracting wildlife into gardens.

Some idea of former woodland can be envisaged from viewpoints at the southern end of Catherington Lane and at a high point in Yoell's Lane looking southeast. The most dominant species is the common oak (*Quercus robur*) which is the most valuable species in the Horndean landscape. Other native trees prominent in the Horndean landscape are field maples (*Acer campestre*) a notable veteran survives south-east of Catherington churchyard, and fine beeches can be found to the north and west, good

examples are at the top of White Dirt Lane and at Netherley Down near the eastern boundary. Several yew trees are prominent features throughout the parish.

#### 4.5. Hedgerows and Verges

The countryside around Horndean still has a good proportion of its hedgerows but driving north on the A3, a quick glance shows that many are becoming neglected and gappy. Apart from the importance in the landscape they provide corridors and home for a great variety of wildlife and some in the parish would qualify for improvement grants. Several hedgerows in the parish have been surveyed and meet the criteria for classifying as important. A survey of all the hedgerows in Horndean is being undertaken and should be complete by 2004.

Hedgerow trees are a prominent and important feature of many of our local hedgerows, good examples being seen along Blendworth lane and adjacent to Crabden Lane. These are mostly oaks with some field maple, holly, ash and hawthorn.

On the western side of the parish the more open areas of downland feature strips of woodland, providing shelter belts, often linking small copses, most of which are rich in wildlife and carpeted with bluebells in the spring.

#### 4.6. Chalk Downland

The parish has an area of 33 acres at Catherington Down. This is a flower rich chalk hillside packed with wildlife and archaeological interest surrounded by open countryside with superb views as far as Portsdown Hill. It is traversed by narrow belts of woodland and is a perfect setting for walkers. On the northeast side of the down, adjacent to Catherington Lith is a small fragment of chalk downland known as Stubbins Down that is now being kept clear to preserve the downland and now shows a steady increase in the variety of downland flowers and butterflies.



*Catherington Down*



*Hazleton Common*

#### 4.7. Hazleton Common

South of Horndean, along the west side of the A3(M) lies Hazleton Common, which is designated as a local nature reserve. This contains 30 acres of open grassland with wooded dells, rough scrub and a wetland area. This provides a variety of habitats and is now being managed as a place of scenic beauty in a way that benefits wildlife and provides an educational resource for local schools. Since 1996 the area has been transformed to provide open grass paths with boardwalks over swampy areas and seats at strategic points.

#### 4.8. Nature conservation

Within the parish there are several designated sites. They include Catherington Down, which is a Special Site for Scientific Interest (SSSI) and a Local Nature Reserve. Hazleton Common and Catherington Lith are Local Nature Reserves. There are 15 SINC's in the parish which are listed at Appendix A2 and indicated on the EHDC Local Biodiversity map.

#### 4.9. Recreational areas / play areas / facilities for sports

The recreational facilities in Horndean Parish are detailed in Appendix A3.

The visual image of parts of Horndean is to some extent degraded by litter, occasional minor damage and small amounts of graffiti. The position may be helped if there were better open spaces suitable for the young. The current shortfalls in land and recreation areas are:

- North Horndean is generally badly served except that there is easy access to Catherington Lith;
- On site sports changing facilities are only currently available at Horndean Community School but facilities are planned for the Crouch Lane site.

#### **Other Issues**

- Over recent years the local authorities have brought several SINC's into public ownership. This practice should be continued and if possible accelerated; (*HPC, EHDC and Hampshire County Council (HCC)*)
- There are several small areas of ancient woodland which, in the original classification of SINC's, were too small to be considered but which considerably add to the appearance of the parish and should be retained. These include: Dell Piece Copse (East of the A3(M)), Coldhill Copse and Blendworth Down Copse (which already has a tree protection order) and possibly Ham Lane, Lychgate Copse (by the bridleway) and Lakes Copse; (*HPC, EHDC, HCC and landowners.*)
- Farmers and landowners should be encouraged to make more use of grants under the Countryside Stewardship Scheme for hedgerow and woodland planting initiatives and to improve the management of hedgerows. Standard trees such as oak, ash and holly should be retained. Field margins should be kept and maintained; (*Farmers and landowners, EHDC and HPC*)
- Attempts to sub-divide open countryside into small plots for the purpose of individual leisure or quasi agricultural purposes should be opposed. The fragmentation has a negative effect on the appearance of the countryside. As an example it has taken many years to recover the appearance of Catherington Lith following such action. (*EHDC and potential developers*)





View along footpath 16 towards Five Heads Road

## 5. Environmental issues

### 5.1. Panoramas

There are many locations in the parish that have good panoramas of downland and woodland and in some cases distant views of the coast. The most significant of these is Catherington Down where fine views northwards to Butser Hill and south to Portsdown Hill can be enjoyed. Extensive views from Church Meadows include the Isle of Wight and Solent. Vistas stretch from Selsey past the Nab Tower to Bembridge.

### 5.2. Visual clutter (Signs, pylons & communications aerials)

Horndean has several concentrations of visual clutter including:

- 4 sets of high voltage power lines routed over the downs from Lovedean National Grid Transformer Station;
- Lovedean National Grid Transformer Station;
- The signs associated with a motorway junction and a trunk road junction;
- Several commercial communications aerials with no known attempt to group them or find the least visually sensitive location;
- Many shops and businesses have their individual, sometimes illuminated, signs;
- Several districts have overhead power and telephone lines to houses;
- Various uncoordinated street furniture such as waste bins, notice boards and fly posting;
- Three sets of flood lighting.

### Other Issues

- Horndean Parish occupies an elevated position and is subject to multiple applications for communications aerials. While many transmitters are necessary, an attempt should be made to group them in positions that are not visually sensitive and are not in the immediate vicinity of housing or schools. In particular they should be kept away from the better panoramas in the parish such as from around footpath 16, which runs from Catherington Church to Five Heads Road; (EHDC)
- Many signs are necessary for safety and information but an attempt should be made to reduce the non-essentials; (HPC and local businesses)
- Every opportunity should be taken to reduce the number of pylons and the amount of overhead cabling to houses; (HPC)
- Street furniture should have an aesthetic appearance and fit with its surroundings. (HPC and EHDC)

### 5.3. Mineral extraction, refill & recovery

Horndean is located on the southern slopes of the South Downs and extends onto the Waterloo clay. There is evidence of flint and chalk extraction having occurred over the centuries at many points in the west of the parish,

several of which are identified on the Ordnance Survey Map. There has also been a recent planning application to extract clay from Eastern Horndean and infill with rubbish. Close to Five Heads Road can be seen the remains of the old parish refuse tip. There is evidence of several dells and swallow holes having been infilled. Beneath Horndean is a commercially worked oilfield with well heads in the east of the parish.

### Other Issues

- Any proposals for opencast extraction of any minerals are considered to be inappropriate in an area as densely populated as Horndean. The concerns include visual degradation of the landscape, pollution from noise, dust and chemicals of residential areas either directly or from associated heavy vehicles and from associated health hazards. *(HCC, EHDC and potential developers)*

## 5.4. Light pollution

Light pollution is an increasing irritant. It is caused by, bright lights on individual properties, flood lighting of sports complex's and car parks, illumination of buildings, and street lighting. Glare can spoil the aesthetic appearance of rural settings and lead to creeping suburbanisation. The extent of the observable sky has, over the years, gradually decreased, due to light pollution.

An astronomical observatory of regional significance is located in the west of the parish. If it was relocated it would be a loss to the community.

### Design Issues

- External lighting should be limited to the minimum required for security, safety and working purposes; *(EHDC, residents, property owners and developers)*
- Light sources should be focused & screened to restricted light spillage; *(EHDC, residents, property owners and developers)*
- External lighting of buildings should be top down; *(EHDC, residents, property owners and developers)*
- Street lights should be full cut off luminaries with either flat glass or curved, tempered polycarbonate. This reduces the upward light spill without compromising effective ground illumination. *(HCC, EHDC, HPC and developers)*

## 5.5. Noise Pollution

Noise levels have increased significantly over the last 15 years. There are concerns about the level of noise from the A3(M) and A3 and from noisy sports located to the east of the A3(M).

### Other Issues

- Effective measures should be introduced to reduce the noise from the A3 and A3(M). Consideration should be given to tree screening and low noise surfaces; *(HCC and HPC)*
- Noisy sports should be discouraged in areas adjacent to residential property. *(EHDC and HPC)*



Light pollution over Horndean





A(3)/M

## 6. Roads, traffic and transport

### 6.1. The general picture

The A3(M), keeps the majority of heavy and long distance traffic out of Horndean Parish however residential roads and country lanes within the parish carry a substantial amount of traffic. Many of the population commute to work either south to Portsmouth or the Solent growth area or north to Petersfield and beyond.

The issue of transferring car journeys to other means does not seem to have been addressed and there is little evidence of an integrated approach to transport. The built up area of the parish has a cluttered appearance due to on road parking and is experiencing increased congestion.

### 6.2. Traffic

In the 20 years following the opening of the A3(M) the traffic in the parish has become heavier to the point at which it has become difficult to join the A3 at peak periods. The worst traffic bottleneck in Horndean Parish is at the junction of Catherington Lane, Portsmouth Road, Dell Piece West and Hazleton Way. At this point there is heavy traffic for a significant part of the day and getting out of Hazleton Way and Catherington Lane can be difficult. The junction is considered by residents to be poorly designed. The junction of London, Portsmouth and Havant Roads also creates a bottleneck. Parking in London Road causes some of the problem. There are also concerns about traffic around schools. Horndean Technology College has a travel to school plan, which has brought some benefit at least in summer, but there is still a lot of room for improvement.

There are several concerns relating to proposed developments abutting the Havant boundary. The primary concerns are the proposed housing developments at Wecock Farm and Woodcroft Farm. Traffic generated from these sites will feed into Horndean to access the A3 and A3(M).

### 6.3. Cycling

The terrain in the Parish of Horndean is good for cycling but it is discouraged by heavy traffic, a lack of cycle tracks, poor road maintenance and a shortage of secure cycle parking. Horndean Technology College has been a pilot school in the Sustrans national safe routes to school project and has a transport plan. Additional secure cycle parking has been provided and the number of pupils cycling to school has doubled but is still less than 5%. There are no continuous cycle routes and away from Horndean Technology College almost no safe cycle parking is available.



Ham Lane

## 6.4. Walking

The Parish of Horndean has an extensive set of footpaths, much of it through attractive woodland and downland. The ancient lanes of Crouch, Ham, Coldhill and Tagdell are all in a poor state of repair.

Horndean Junior School has a walking to school initiative that has been hindered by poor footpaths. Significant routes for pedestrians include stretches where they have to walk along the carriageway and avoid oncoming vehicles. Horndean is not well linked into the network of long distance paths, for example Monarch's Way crosses the south of the village but it's route is not signposted.

## 6.5. Public transport

There are bus services to Waterloooville, Portsmouth, Petersfield and Havant. There are also a small number of express buses to London Victoria. All the local services are comparatively slow with minimum times of 25 minutes to Petersfield (with some of the more strategic services taking 35 minutes) and 20 minutes to Cosham & 40 minutes to Commercial Road also evening services are poor. Few buses connect at Petersfield with the fast rail services to London or at Cosham with Southampton and Bristol trains. Few buses use the fast routes along the A3 (M) and A3 but wander through adjoining communities. The proposal for bus lanes in-between Waterloooville and Cosham, which may be extended, to Horndean is unlikely to provide much improvement for Horndean residents unless journey times are significantly reduced and buses run when users require them.

### ***Design Issues***

- Secure cycle parking facilities should be available in places of work, shopping and entertainment. (*Businesses in Horndean*)

### ***Other Issues***

The aims are that residents should be encouraged to travel by other means than by car and that the state of the roads, byways and footpaths should enable them to feel free to enjoy walking and or cycling in the parish:

- A direct, cycle route from Clanfield and North Horndean to Horndean Technology College and Safeways and on to Waterloooville should be provided; (*HCC and HPC*)
- Consideration should be given to identifying a set of strategic footpaths linking the settlements in the parish. These should be maintained to a standard to allow all year use. This should include clearance from overgrowth, and safe passage when they follow or cross roadways; (*HCC AND HPC*)
- A review of how public transport could provide rapid access to strategic points such as Portsmouth and Havant centres and Petersfield and Cosham railway stations; (*HCC and HPC*)
- Developers should fund the cycle infrastructure affected by and adjacent to their development; (*EHDC*)
- Schools should be encouraged to have transport plans, which are supported by district and county councils; (*HCC and EHDC*)
- More attention needs to be given to footpaths providing through routes that link up with some of the long distance paths. (*HPC and HCC*)



## 7. Commerce

### 7.1. Business and Industry

The largest and most visible commercial properties in the parish are a Safeway supermarket, a large retail nursery and a caravan storage site off Catherington Lane. The majority of the industry and commercial property in the parish is within a narrow band along the A3(M) in-between Hazleton Interchange and Lith Avenue. There are also several groups of small industrial units, the Lovedean National Grid Transformer Station and several waterworks installations. In London Road there is Gales Brewery, a medium sized brewery working in notable buildings, immediately behind it is located a curtain manufacturer and retailer.

There are a number of other shops and small businesses mainly located along Portsmouth and London roads. Industry is mainly located in medium to small modern units constructed over the last 30 years.

The access to and layout of most units is of a good standard. With the exception of the Post Office and a cash dispenser at Safeways there are no banking facilities in Horndean. It is difficult to assess the changes to Horndean that will result from the 'e' commerce revolution but there should be opportunities to grasp.



*Safeway's Supermarket*



*Safeway's under construction*

### 7.2. Commercial Development

Over the past 40 years there has been a large amount of housing development in the parish without appropriate services and employment being available locally. This has resulted in a large part of the community commuting, in many cases over large distances, resulting in the village developing mainly as a dormitory. If the concept that business and industry is there to serve the community is followed, the present industry provides a degree of employment and opportunity but a large employment deficit remains.

The existing practice of containing commercial and business development within the band along the A3(M) has obvious advantages in that it makes good use of the land which is most noise polluted and keeps much of the heavy traffic near to the A3/A3(M).

The area to the north west of the A3 between Horndean Post Office and the A(3)M looks neglected and although it occupies a prime central position in the parish, it is underused and creates a poor impression of the parish. There is a view that this area should be considered for redevelopment to provide shopping and or commercial services. If undertaken the design should fit in with the traditional styles of Horndean Village.

Facilities built should be sufficiently adaptable to allow specialist services to exist along side retail outlets and to allow the parish to benefit from opportunities resulting from the changing requirements of the population and the changes in technology such as 'e' commerce.



*Industrial development off Portsmouth Road*



Enterprise Road



Horndean Post Office



The Precinct



Oil extraction rig

### Other Issues

- The existing practice of containing commercial and business development within the band alongside the A3 (M) is supported and should continue as it has obvious advantages in that it makes good use of the land which is most noise polluted and keeps much of the heavy traffic near to the A3/A3(M); (EHDC)
- There should be consideration of the provision of shopping facilities in the parish in particular with respect to avoidance of a, "One shop town". If there is a lack of range of provision and limited competition residents will travel to meet many of their needs, causing more congestion. (HPC, EHDC and local businesses)

### 7.3. Agriculture and its development

The local landscape today reflects farming activities over many centuries and many of these farming activities are still much in evidence in the countryside around Horndean. Within the parish boundary there is a mixture of arable and pasture land. Most farmland has been managed on a small scale by local families and is reflected in the field patterns. Inevitably future changes in farming practices and land use may have a great effect on the local rural character of Horndean. County and district planning policies that will influence changes in land use will affect the parish. Horndean is particularly vulnerable because:

- a) There has been a very rapid spread of housing in the south leading to urbanisation.
- b) To the east and west of Horndean are Areas of Outstanding Natural Beauty that are proposed for inclusion in the National Park, while much of the village remains outside the national park. This development is likely to put more pressure on planners to find areas for development in Horndean and will make it more difficult to protect open spaces of value that are outside the park boundaries.

Alternatives to traditional farming land uses should allow for the future needs of the local community and the rural character to be considered. For example apart from a small area near Napier Hall, there are no allotment facilities in Horndean Parish. This could be a popular facility in the future. There is a growing interest since new housing estates often have small garden areas. With the ever-growing population there is a demand for space for recreational activities. At present there are playing fields, a field for clay pigeon shooting and an area on the east boundary used for car racing. On the southeast boundary is Waterlooville Golf Course and there have been suggestions of creating another golf course close to James's Copse. A golf course would suite this location and form a break between the housing and national park. It could act as a wildlife corridor to James's Copse and enhance the appearance of Lovedean.

### Other Issues

- New recreational facilities located in the parish should be environmentally friendly. There are locations where a new golf course could meet these requirements. For example there have been suggestions that a golf course is constructed to the north and west of James's Copse. Noisy sports are not appropriate to, or in keeping with, a residential area. (HPC and EHDC)



## 8. Recommendations and design guidelines

This section includes the recommendations and design guidance that the Horndean Parish Village Design Group considered appropriate for future development and improvement.

The recommendations are structured under the following headings:

1. Settlement pattern;
2. Guidelines for building development in Horndean Parish;
3. Horndeans Natural Heritage;
4. Environmental Issues;
5. Roads traffic and transport;
6. Commerce

The VDS, and in particular the recommendations must be read along with the local plan and other current planning guidance. Guidelines, which relate to design are presented on a yellow background and have been adopted by the district council as supplementary planning guidance. Other guidelines and proposals are presented on a green background.

Indicated, in *italics*, at the end of each clause is the authority, body or group of people considered by the VDS group to be responsible for making or promoting the improvement.

### 8.1 Settlement pattern

#### Horndean Village

##### Other Issues

- Consideration should be given to redeveloping the site to the northwest of the A3, in-between the post office and the A(3)M. The development should be in keeping with the style of the conservation area and should be planned to improve the appearance and value to the community of this site. The development appraisal should include consideration of the car parking needs of the village. The design should be flexible to encourage varied use and accommodate the changing needs of the parish and of technology. (*Responsible authority is East Hampshire District Council. (EHDC)*)

#### Blendworth

##### Design Issues

- With no local facilities, school or transport links and served by minor roads, Blendworth is not suited to further development. In-fill development or extensions should only be allowed where it does not effect the setting of existing dwellings or the character of the village. Those allowed should be built to reflect the style and materials of the older/original buildings rather than continue the recent trend of modern styles and finishes. (*EHDC*)

##### Other Issues

- Consideration should be given to creating a 'Conservation Area' in Blendworth (*EHDC, Horndean Parish Council (HPC), Residents*)

#### Catherington

##### Other Issues

- New development of any kind in Catherington Village should as far as possible be avoided;
- In the wider Catherington area there is very little scope for development without reducing the attractiveness of the area; (*EHDC*)
- It is recommended that Catherington Village is given 'Conservation Area' status. (*EHDC, HPC, Residents*)

#### North Horndean

##### Design Issues

Around Viking Way, in the north of the estate, bungalows are set on the crest of the hill and have a high profile. If any of these were extended into two storey dwellings, it would spoil the appearance on the crest of the hill looking west. (*EHDC and property owners*)

#### Lovedean

##### Design Issues

Future development or commercial activity should not remove or spoil the setting of the buildings forming the historic centre of the settlement. The ribbon development along Lovedean Lane should be protected from backland development up the valley sides. Development should only be undertaken on small, low profile sites, using materials and styles to compliment the established village character and dissipate the effect of traffic hence avoiding increased congestion in South Horndean. (*EHDC*)

#### Hazleton

##### Other Issues

The large gardens in-between Rosemary Way, Briar Close and Portsmouth Road should not be used for infill development as they provide a valuable and attractive gap between the main road and estate. (*EHDC*)

## 8.2 Guidelines for building development in Horndean Parish

### Design Issues

#### Guidelines for redevelopment's and alterations to existing buildings

Almost every building whether old or new has at some time been subjected to change. Changes may have been made to convert a building to fit the owners needs or tastes or to accommodate a change of use or the changing needs of the time. Failure to modernise can limit the usefulness of a building.

If the character of an area is to be retained the following guidelines for building redevelopment and alterations should be observed:

- Materials, components and styling should be original or of a sympathetic match to those on the existing building; *(EHDC and property owners)*
- Redeveloped or altered buildings should be in proportion to and closely match the existing building and should not dominate or spoil the perspective of the surroundings; *(EHDC and property owners)*
- Existing hedges and trees should be retained whenever possible and the use of hedges as opposed to fences should be encouraged; *(EHDC, HPC and property owners)*
- Boundary walling and fencing in terms of height, width and suitable blends of materials should be in keeping with the surrounding area; *(EHDC and property owners)*
- On more recent properties third storey development should in most cases be limited to dormers that retain existing rooflines. In the older areas such developments may be inappropriate; *(EHDC)*
- The conversion of front gardens to hard standing for the purposes of car parking needs to be discouraged. This is primarily a feature of scale. There will be cases where an extra parking place can be fitted in without changing the general appearance but the conversion of the whole of front gardens into parking lots can degrade the appearance of the immediate area and should be discouraged; *(EHDC and property owners)*
- When adding security and communications devices including external lighting care should be taken not to clutter the building or encroach on someone else's domain. *(Property owners)*

#### Guidelines for new construction

The following are points for consideration:

- An attempt should be made to retain the style of the area and where lost regain it; *(EHDC, property owners and developers)*
- There should be due consideration for **safety**. For example pedestrian access to new developments from local shops & services should not be across major roads; *(EHDC and developers)*
- **Construction styles:** New construction should be in character with its part of the parish. New buildings should be designed to reflect and respect nearby colours, textures, materials shapes and styles and proportions. Styles traditional to the area such as flint faced or hung tile buildings and half hipped roofs would be appropriate in new developments; *(EHDC and developers)*

- The setting of listed buildings should be retained. *(EHDC)*
- Where a development includes **low cost housing** there should be consultation at an early stage to ensure that the low cost housing is of a similar style and appearance to the rest of the estate. It should also be ensured that the estate has been fully integrated to maximise the standard of life of residents; *(EHDC and housing associations)*
- A discouragement of flat roofing in favour of pitched and tiled roofs would, in most parts of the Parish, enhance character;
- **Hedges and trees:** Existing hedges and trees should, whenever possible, be retained in new developments. When trees are retained they should be allowed room to develop to their full stature without putting surrounding buildings at risk. New plantings of hedgerows should include a mix of native species that are characteristic of a large number of Horndean hedgerows and include hawthorn, blackthorn, hazel, field maple, ash and holly; *(EHDC and developers)*
- Informal open space, sports areas and associated facilities should be included in future developments to provide play areas within reasonable distance to the residences. Open spaces should include facilities for all age groups. *(HPC and EHDC)*

#### Commercial and industrial buildings

The following is suggested as a basic set of guidelines for the design of commercial and industrial buildings that might be constructed in the parish:

- Buildings should preferably be used for purposes similar to those for which they were designed, change of use can result in unsightly additions and alterations that spoil the outline and can damage the surroundings. It would be better to find an alternative building than to make unsightly changes;
- The colour and texture of the buildings should be sympathetic to other local features;
- The building size, height, shape and external effects should fit easily on the site and not crowd out or overlook adjacent areas. It's use should not congest or obstruct the surrounding area;
- Peripheral requirements such as parking, servicing and deliveries should be addressed in the design;
- Screening should be to a good standard and where possible should use native trees and shrubs. Both winter and summer appearances should be considered;
- The type of activity in the building should be appropriate to its location, for example, where commercial buildings are close to housing, there should not be escape of noise, light or chemical pollution. Where heavy vehicle access is required they should be near to main roads;
- Business park type development may be best suited to fit into the Horndean landscape;
- Unconventional designs should not be automatically rejected but their design should aim to enhance the area;
- If the building is in a prominent position and cannot be effectively screened, it should be constructed in a locally accepted style using materials similar to the existing local buildings as indicated above. *(EHDC, property owners and developers for all points in this section)*



### Building materials

- The predominantly used building material in Horndean Parish is brick sometimes with flint or hung tile. There is some use of wood and or plaster facing. On roofs, tiles are predominant but some older buildings use slate. Many older houses have ornate bargeboards; *(EHDC, property owners and developers)*
- Several older buildings in the parish, including a number that are listed, use traditional brickwork and or tiles. Repairs and changes to these buildings should preferably use hand-made multi-stock clamp-fired bricks, hand made tiles of plain clay and lime mortar for bonding. *(EHDC and property owners)*

### Other Issues

#### Guidance for the retention of the appearance of the Parish

- If Horndean is to develop as a community and to remain a pleasant and attractive place to live, it must have the services including entertainments appropriate to a parish of its size. To achieve this space needs to be kept in the central areas to retain the landscape character of the parish and also for walking and development of services. The open spaces, which should be retained, are listed in appendix A3. In addition the space between the Roman Catholic Church and Portsmouth Road; the open spaces in the Merchistoun Road Estate; and the area around the ancient oak in the site proposed for development in Havant Road should be retained; *(EHDC) and (HPC)*.
- Future development should assist in balancing Horndean Parish around existing retail and other facilities;
- **Facilities:** Over the last 40 years the housing stock in the parish has been significantly increased without the appropriate increase to facilities. This position needs to be corrected prior to any further significant housing development; *(EHDC)*
- There should be an attempt to segregate housing from un-neighbourly industrial and commercial developments; *(EHDC)*
- **Noise levels:** Residential developments should only be permitted in areas with low noise levels; *(EHDC)*
- New construction should be kept away from visually attractive sites such as the remaining chalk downland; *(EHDC and developers)*
- The issue of **low cost housing** often arises. Horndean does have some housing in this band but possibly not enough. There has been some expansion of low cost housing stock in recent developments but the balance between this group and more expensive housing needs to be monitored carefully; *(EHDC)*
- Consideration needs to be given to **housing for older members of the community**. This includes, single storey housing, warden controlled and supported housing. At present there are a substantial number of bungalows but there is a limited amount of other categories of accommodation for older people available and the position needs continual monitoring; *(EHDC and housing associations)*

- **The length of built up boundary** with Havant and Clanfield should not be extended. Additionally open spaces between settlements should be maintained to prevent Horndean from being absorbed in the Waterlooville suburban area. *(EHDC and Havant Borough Council should be made aware of this concern)*

## 8.3 Horndean's natural heritage

### Other Issues

- Over recent years the local authorities have brought several SINC's into public ownership. This practice should be continued and if possible accelerated; *(HPC, EHDC and Hampshire County Council (HCC))*
- There are several small areas of ancient woodland which, in the original classification of SINC's, were too small to be considered but which considerably add to the appearance of the parish and should be retained. These include: Dell Piece Copse (East of the A3(M)), Coldhill Copse and Blendworth Down Copse (which already has a tree protection order) and possibly Ham Lane, Lychgate Copse (by the bridleway) and Lakes Copse; *(HPC, EHDC, HCC and landowners.)*
- Farmers and landowners should be encouraged to make more use of grants under the Countryside Stewardship Scheme for hedgerow and woodland planting initiatives and to improve the management of hedgerows. Standard trees such as oak, ash and holly should be retained. Field margins should be kept and maintained; *(Farmers and landowners, EHDC and HPC)*
- Attempts to sub-divide open countryside into small plots for the purpose of individual leisure or quasi agricultural purposes should be opposed. The fragmentation has a negative effect on the appearance of the countryside. As an example it has taken many years to recover the appearance of Catherington Lith following such action. *(EHDC and potential developers)*

## 8.4 Environmental Issues

### Light Pollution

### Design Issues

- External lighting should be limited to the minimum required for security, safety and working purposes; *(EHDC, residents, property owners and developers)*
- Light sources should be focused & screened to restricted light spillage; *(EHDC, residents, property owners and developers)*
- External lighting of buildings should be top down; *(EHDC, residents, property owners and developers)*
- Street lights should be full cut off luminaries with either flat glass or curved, tempered polycarbonate. This reduces the upward light spill without compromising effective ground illumination; *(HCC, EHDC, HPC and developers)*

## Visual clutter (Signs, pylons & communication aerials)

### Other Issues

- Horndean Parish occupies an elevated position and is subject to multiple applications for communications aerials. While many transmitters are necessary, an attempt should be made to group them in positions that are not visually sensitive and are not in the immediate vicinity of housing or schools. In particular they should be kept away from the better panoramas in the parish such as from around footpath 16, which runs from Catherington Church to Five Heads Road; (EHDC)
- Many signs are necessary for safety and information but an attempt should be made to reduce the non-essentials; (HPC and local businesses)
- Every opportunity should be taken to reduce the number of pylons and the amount of overhead cabling to houses; (HPC)
- Street furniture should have an aesthetic appearance and fit with its surroundings. (HPC and EHDC)

## Mineral extraction refill & recovery

### Other Issues

Any proposals for opencast extraction of any minerals are considered to be inappropriate in an area as densely populated as Horndean. The concerns include visual degradation of the landscape, pollution from noise, dust and chemicals of residential areas either directly or from associated heavy vehicles and from associated health hazards. (HCC, EHDC and potential developers)

## Noise pollution

### Other Issues

- Effective measures should be introduced to reduce the noise from the A3 and A3(M). Consideration should be given to tree screening and low noise surfaces; (HCC and HPC)
- Noisy sports should be discouraged in areas adjacent to residential property. (EHDC and HPC)

## 8.5 Roads, traffic and transport

The aims are that residents should be encouraged to travel by other means than by car and that the state of the roads, byways and footpaths should enable them feel free to enjoy walking and or cycling in the parish:

### Design Issues

- Secure cycle parking facilities should be available in places of work, shopping and entertainment. (Businesses in Horndean)

### Other Issues

- A direct, cycle route from Clanfield and North Horndean to Horndean Community School and Safeways and on to Waterlooville should be provided; (HCC and HPC)
- Consideration should be given to identifying a set of strategic footpaths linking the settlements in the parish. These should be maintained to a standard to allow all year use. This should include clearance from overgrowth, and safe passage when they follow or cross roadways; (HCC AND HPC)
- A review of how public transport could provide rapid access to strategic points such as Portsmouth and Havant centres and Petersfield and Cosham railway stations; (HCC and HPC)
- Developers should fund the cycle infrastructure affected by and adjacent to their development; (EHDC)
- Schools should be encouraged to have transport plans, which are supported by district and county councils; (HCC and EHDC)
- More attention needs to be given to footpaths providing through routes that link up with some of the long distance paths. (HPC and HCC)

## 8.6 Commerce

### Other Issues

- The existing practice of containing commercial and business development within the band alongside the A3 (M) is supported and should continue as it has obvious advantages in that it makes good use of the land which is most noise polluted and keeps much of the heavy traffic near to the A3/A3(M); (EHDC)
- There should be consideration of the provision of shopping facilities in the parish in particular with respect to avoidance of a, "One shop town". If there is a lack of range of provision and limited competition residents will travel to meet many of their needs, causing more congestion; (HPC, EHDC and local businesses)
- New recreational facilities located in the parish should be environmentally friendly. There are locations where a new golf course could meet these requirements. For example there have been suggestions that a golf course is constructed to the north and west of James Copse. Noisy sports are not appropriate to, or in keeping with, a residential area. (HPC and EHDC)



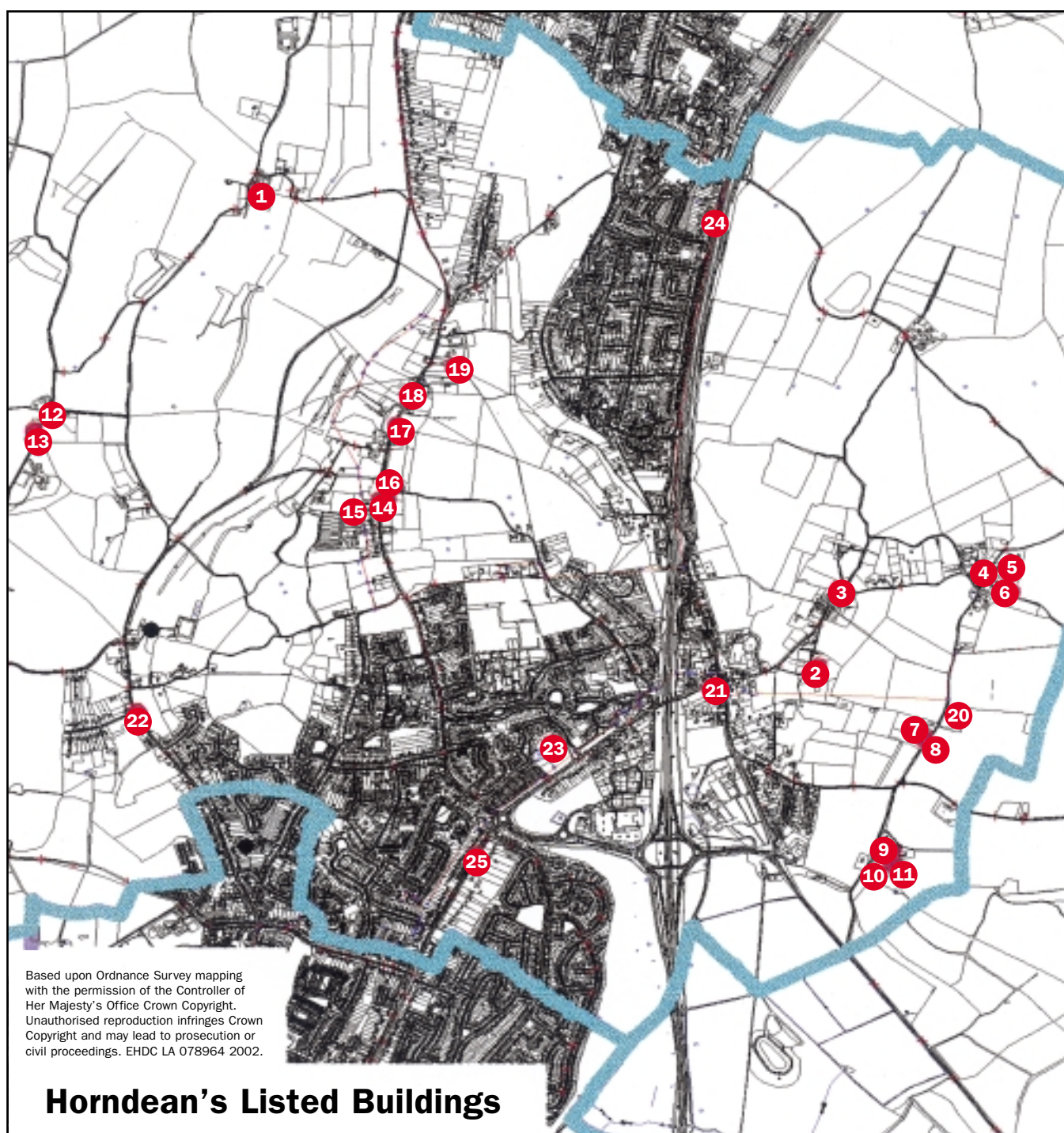
## Appendix A

### Supporting information

#### A1. Grade 2 listed Buildings

The current list of grade 2 listed buildings in Horndean Parish is as follows:

- 1** Hinton Manor House, Horndean;
- 2** Cadlington House, Blendworth;
- 3** Church of Holy Trinity, Blendworth;
- 4** 107, Pyle Lane, (Mouse Cottage), Blendworth;
- 5** 108, Pyle Lane, Blendworth;
- 6** 109, Pyle Lane,(Peppercorn Cottage) Blendworth;
- 7** Hook Cottage, Blendworth;
- 8** Gateway, forecourt paving and roadside boundary wall to Hook Cottage, Blendworth;
- 9** Pyle Farmhouse, Blendworth;
- 10** Barn 50 metres south of Pyle Farmhouse, Blendworth;
- 11** Granary 20 metres east of Pyle Farmhouse, Blendworth;
- 12** 1 Ludmore Cottage, Broadway Lane;
- 13** 2 Ludmore Cottage, Broadway Lane;
- 14** The Farmhouse, Catherington Lane;
- 15** Granary 30 metres west of the Farmhouse;
- 16** Catherington House (Kings Court School), Catherington Lane;
- 17** 292 Catherington Cottage, Catherington Lane;
- 18** 1,2 & 3 Tudor Cottages, Catherington Lane;
- 19** Church of All Saints, Catherington Lane;
- 20** Barn at Nobles Farm;
- 21** Red Lion Inn, Horndean;
- 22** 224 and 226, (Cottage) Lovedean;
- 23** Merchistoun Hall, Portsmouth Road, Horndean;
- 24** Milestone opposite 279 London Road, Horndean;
- 25** Milestone opposite 178 Portsmouth Road, Horndean.



## A2. Sites of Importance for Nature Conservancy (SINC's)

The SINC's within the parish are as follows:

Prew's Hanger;  
Ludmore Hanger/ Whitedells Copse;  
Crabdens Copse;  
Crabdens Row;  
James's Copse & Outlier;  
James's Copse Paddock;  
Rabbit Copse;  
Shuts Grove;  
Coombs Copse;  
Yeolls Copse;  
Catherington Lith;  
Stubbins Down;  
Blendworth Common;  
Redcroft Row;  
Blendworth Lith;  
Dell Piece West (subject to objection);  
Hazleton Common (Subject to objection);  
Dell Piece Gully (Subject to objection).

## A3. Recreational, play and sports areas

The Parish Councils current list of recreational, play and sports areas is as follows:

Young children's areas - With play equipment or casual play areas;  
Older children's areas - Junior football pitches etc;  
Informal open spaces - Available to all for walking etc.

Young children's areas:

Deep Dell;	Bentley Close;
Quail Way;	Wessex Road;
Sheppard close;	Hillside Close;
Elmeswell Road;	Kingsmead;
Recreation Ground;	Ashley Close;
Munday's Row;	Lychgate Close;
Stonechat Road;	Merchistoun Hall.

Older children's areas:

Jubilee Fields;  
Recreation Ground;  
Horndean Campus;  
Old School Field, Catherington.

Informal open spaces:

Dell Piece West;  
Hazleton Common (Local Nature Reserve);  
Yoells Copse (SINC);  
Catherington Lith (SINC & Local Nature Reserve);  
Recreation Ground;  
Catherington Lane Recreation Ground;  
Parsonage Field;  
Catherington Down (SSSI & Local Nature Reserve).

## Appendix B

### Documents used for reference during the preparation of the statement

Horndean an outline history - Barry Stapleton, 2001.

Horndean 2000 - Barry Stapleton.

Horndean Conservation Area - East Hant District Council 1977.

The Hampshire County Council Archaeological & History Building Record, 2001.

Hampshire Treasures - Hampshire County Council.

Captain Swing - Eric Hubsbawm & George Rude'.

Countryside Design Summary for East Hampshire. East Hampshire District Council. June 1999.

Draft documents prepared to support the preparation of a Local Conservation Plan for Horndean.

The following books have been used for guidance in building terminology.

How old is your house; Pamela Cunningham, 1999.

Tracing the history of houses: Bill Breckon & Jeffrey Parker, 1991.

## Appendix C

### Credits and Contacts

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This village design statement is also available on Horndean.net web site. It is intended that updates will be produced when appropriate and that they are only published on the web site.

December 2002.





*Jubilee Hall*



*Merchistoun Hall*





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