

Prepared by the Building Environment
Working Group.

Upper Clatford Parish Council

Neighbourhood
Development Plan:
Evidence Statement

Village Design

UC 6 – Village Design

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UC 6 – VILLAGE DESIGN¹

UC6.1 Introduction

In the preparation of Evidence for UC6, Village Design, TVBC Local Plan Policy elements E1 and the Village Design Statement are the principle reference documents and the Feedback on the NDP Questionnaire informs the policy proposals outlined below.

LP E1 seeks to establish the criteria for the quality of development. The following criteria are therefore used in the assessment.

- **Area description**
- **The character of the local housing**
 - Layout
 - Appearance
 - Scale and Density
 - Materials
 - Style
- **The important views in and out of features and landmark buildings**
- **The connections between private and public spaces**
- **The character and uses of surrounding areas**

The goal is to facilitate in the drafting of the NDP in defining:

- quality design
- standard of amenity for all existing and future occupants of land and buildings
- existing scale and character of development, curtilages and plan form in the locality, having regard to the prevailing densities
- scale, mass, height, layout, materials, architectural detailing, off-road parking, landscaping, boundary treatments and access to the development
- guidelines in the Village Design Statement particularly infill development within the settlement boundary: spacing between buildings - layout, character and setting of sites

In addition a separate section provides an update on the Village Design Statement on changes that have taken place since that was written in 2002.

UC 6.2 History of Upper Clatford

The earliest inhabitants lived in Bury Ring, an Iron Age hillfort situated at the top of the hill in Red Rice Road. Following excavations which revealed a large quantity of horse bones and part of a chariot, archaeologists considered that the site could have been² used as a chariot training school.

Upper Clatford, as a community, dates from the Saxon era and takes its name from the Saxon 'clad' for burdock, hence 'the ford where the burdock grows'. It is highly possible that a small church existed at this time. Prior to the Norman Conquest in 1066, Saxi held the village from King Edward. It is probable that this is the origin of the name of 'Saxley Farm' which is situated in the most south westerly part of the parish.

¹ All photographs have been taken by John Baxter and Rob Hall who have granted permission to use them in the NDP

² Information given in a lecture 'Building, growing, milling and brewing; Roman ways on the Hampshire chalk' by David Allen at the annual conference of the Hampshire Field Club, 'Andover: Changing landscapes in and around a Hampshire Market Town' on 5 November 2016.

Following the Norman Conquest, William FitzOsbern, King William's 'closest boyhood friend' and Steward of the Ducal Court in Normandy, was made Earl of Hereford, Lord of the Isle of

Wight and joint regent for the King. William FitzOsbern granted English lands to his Abbey of Lyre (founded in 1046), which was in the Diocese of Evreux, Normandy, including three virgates of land in Upper Clatford and the 'ecclesiam (church) de Claforde' just before he died in 1070, although the church itself is not mentioned in the Domesday book.³ The tithes of the village were also sent to the Abbey as recorded in the Domesday Book in 1086. The present church dates from the 12th century and includes solid pillars with their bead-ornamented abaci, typical of Norman church architecture.

There was an established farming community by the time of the Domesday survey covering a large area including a manor and there were also three mills and 15 acres of meadow (possibly around the church as now). There were sixteen villagers and twenty one smallholders with seven ploughs and eight slaves. The estimated population, calculated on the basis of a total of 37 families with four people would probably have been about 150- 160 in 1086.

The first recorded Rector was John of Sheppey in 1292. As the Church was well established by the 12th century, it is likely that there were clergy based in the village prior to 1292, but the records are no longer available. Three large manors existed during the Medieval period. By the seventeenth century, the community was centred along the village street and the neighbouring farms/manors.

In 1581, Stephen Hopkins was baptised in All Saints' Church, Upper Clatford as recorded in the baptism records which are now at the Hampshire County Record Office. His family moved to Winchester when he was about six years old and he was in Hursley at the time of the birth of his eldest son and daughter. He went on an adventurous trip to Virginia on board the *Sea Venture* when his children were still young. Unfortunately, the *Sea Venture* was shipwrecked off the coast of Bermuda, but the crew managed to build another boat to take them to Virginia. On his return to England, Stephen had the opportunity to travel to America on the 'Mayflower' given his previous experience. On arrival in America in 1620, as a member of the Governing Council, he was instrumental in the establishment of the colony. Having traced their roots back to Upper Clatford in the last few years, descendants of Stephen Hopkins now visit the church and village.

During the Civil War, the village was a Royalist village and the rector, the Revd Thomas Samborne was deprived of his living.

In the 18th century, Red Rice House was built. In 1800-1, the Prince Regent visited Red Rice when the house was owned by the Errington family.

Until the 19th century, the inhabitants of Upper Clatford would have been primarily concerned with agriculture and allied occupations but in 1813, Robert Tasker founded his ironworks in the western end of the parish in Anna Valley, manufacturing agricultural machinery. The factory later became known as the 'Waterloo Ironworks'.

Robert Tasker was a Non-Conformist and provided houses, a small school, social facilities near the workplace, and a Mission Hall for his workers in 1867. The Ironworks provided more employment for local people. The Ironworks made the iron gates which are now inside the church and the narrow bridge over the River Anton, and many of the houses in the village have "Tasker" cast iron windows. The nearby canal from Southampton, which ran through the village, (adjacent to the later site of the 'Sprat and Winkle' railway line) enabled the transport of raw materials from Cornwall.

³ Notes to 1,25. Domesday Book – Hampshire Phillimore

The Revd Edward Frowd founded a school in 1837 when he was the Rector. He was succeeded as Rector by a relative of his, the Revd Thomas Child, who in turn was succeeded by his son, the Revd Alfred Child.

Upper Clatford played a significant civilian role in the First World War as shells were manufactured by the Ironworks, who employed both men and women. Some of the village ladies worked in a local hospital for injured servicemen. The village lost fourteen young men who served their country at war who are commemorated on the village war memorial and there was a civilian casualty from the village who died in the course of his work at Ironworks.

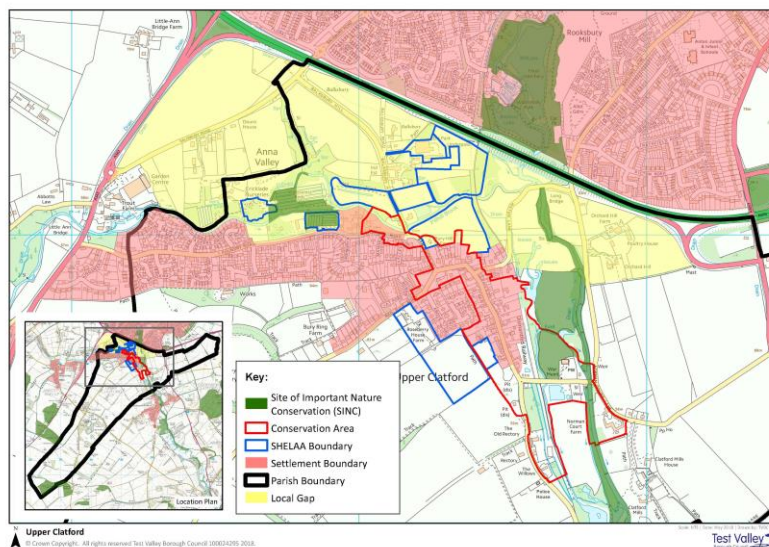
Red Rice House became a hive of activity during the Second World War with British and American Forces in occupation. In 1944, General Eisenhower visited Red Rice. At the Ironworks, engineers designed and developed the now famous 'Queen Mary' trailers to recover crashed fighter planes and take them to repair depots. The Ironworks supplied the trailers to the RAF throughout the War and at its peak, it was employing nine hundred people. Eight men are commemorated on the village war memorial by the Church.

The King Edward VII Memorial Hall was built in 1953. Money had been raised earlier in the century by the church congregation after King Edward VII's death to enable the building of a church hall in the village. Members of the Miller-Mundy family, who owned Red Rice, were generous benefactors to the village. In addition to giving land for two playing fields, land was also made available to the Parish Council for the building of a community hall. The church then agreed to contribute the amount raised towards the building. The Village Hall is now managed by charitable trustees.

In 1977, the village celebrated the Queen's Silver Jubilee with a series of community events including lighting a beacon and a children's tea party. Following the success of the celebration, the Committee decided to hold an annual May Fayre which has continued to the present day. All the funds raised were in aid of village amenities e.g. the committee room extension and a new roof for the Village Hall. In the 1980s, the Ironworks closed in the village and the land in Anna Valley was sold to developers for housing.

UC 6.3 Key boundaries defining the village of Upper Clatford

The Map below provides these boundaries.



Map 1: Parish Boundaries (TVBC)

Not all the settled are within the Parish is identified.

UC 6.4 Structure of UC7

The report will individually review distinct and separate areas as the settlement characteristics are fundamentally different. For the purpose of describing the characteristics, these are presented as follows:

BE AREA 1: The Street and Conservation Area

BE AREA 2: Anna Valley

BE AREA 3: Above Town and Red Rice Hill

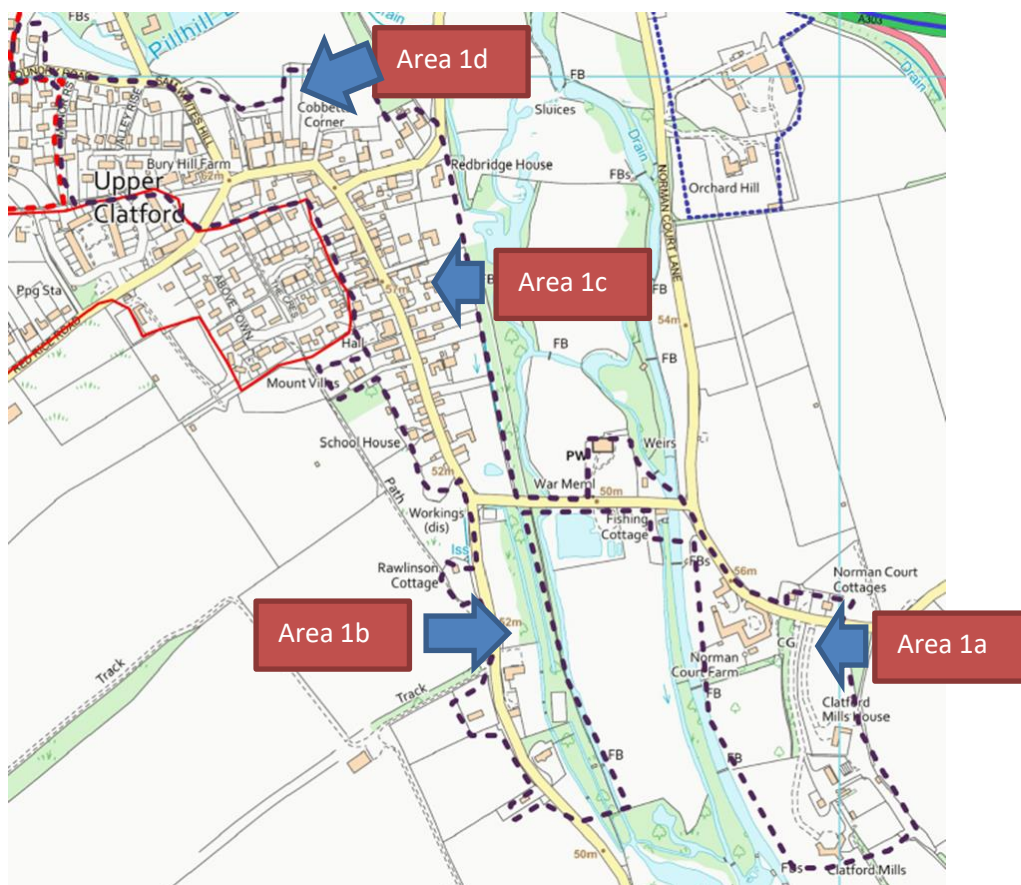
BE AREA 4: Era Park and Balksbury Hill

BE AREA 5: Orchard Hill Farm

BE AREA 6: Red Rice

UC 6.5 BE Area 1: The Village Street and Conservation area⁴

Area description



Map 2: Village Street and Conservation Area

The Village Street and Conservation area includes most of the older more historic areas and consequently, most of the Listed Buildings. The area is bounded by the water meadows with the Anton River and Pillhill Brook to the East and North from which the land rises quite steeply to Bury Hill

⁴ To be read in conjunction with UC7 – Conservation Area

Ring and surrounding farmland to the West. To the south is the natural gap which separates Upper Clatford from Goodworth Clatford. This can be seen in the following photographs.



Photo 1: Looking South down the Village Street



Photo 2: Looking North up the Village Street

“The core of the village was and remains the Village Street, with a range of thatched and slated cottages, constructed of brick and flint or chalk cob walls typical of villages in the area. The older buildings include the Crook and Shears pub (built in the mid-17th Century), next door to the old village post office (closed in the early 1990s). At the south end of the Village Street, Sackville Court and the Old Rectory are good examples of larger 18th Century houses.

The 12th Century Church of All Saints lies between Upper Clatford and Norman Court, on the water meadows. The village also had a Methodist Chapel that has been converted to residential accommodation. Most houses in Upper Clatford are of individual design and character, and a good range of house sizes has emerged with a very good demographic mix. There is limited off-street parking and any future development should take this into account. Similarly, while meeting the needs of traffic or pedestrians and simultaneously maintain the character of the older parts of the village, it has become the policy of the Parish Council to ensure that street lighting remains muted, unobtrusive and discreet.” **Village Design Statement (VDS) dated 2002**

For analysis purposes, The Street and Conservation Area is split into four areas:

- A. Norman Court Lane and Church Lane
- B. Village Street (South)
- C. Village Street (Central) and Watery Lane
- D. Sam White’s Hill / eastern end of Foundry Road

See UC7 for photographs of all listed and notable buildings.

Area 1A: Norman Court Lane and Church Lane.

Element	Specification	Evidence	Photographs
Layout	Agricultural farmland. Some large residential properties, agricultural buildings	The area is rural farmland with very little residential development. Land use is a mixture of farmland and water meadows. There is a substantial property (Clatford Mills) in large and extensive grounds (not visible from the road). There is also an example of a large 18 th century large property in Norman Court Farm which consists of a listed Georgian farmhouse and accompanying barns. There are two small Victorian	Taskers Bridge over Anton River

Element	Specification	Evidence	Photographs
		farm workers cottages and a 1960s bungalow in this area none of which are visible from the lane. A small listed bridge links Norman Court Lane and Church Lane with Fishing Cottage sitting the other side of the bridge. There is a sympathetic thatched garage development on the other side to Fishing Cottage. The only other building in Church Lane is the church. All individual properties in own grounds.	
Appearance	Rural	Farmland. Norman Court Lane has large mature hedgerows. Church Lane is open to the ancient water meadows on both sides.	
Scale and density	Very low density	Very low density. Very little development but where there is individual larger properties in own grounds.	
Materials	Traditional/ vernacular	Old red brick, red clay tiles, brick and flint, thatch, cobb walls. All Saints has Norman elements and later extensions in Brick and Flint.	Norman Court All Saints Church Fishing Cottage
Style	Mostly 17 th /18 th century	18 th century and Georgian properties. The larger houses of brick and flint, the cottages of brick or cobb.	

Table 1: Norman Court Lane and Church Lane.

Area 1B: Village Street (South).

Element	Specification	Evidence	Photographs
Layout	Larger residential properties in individual plots.	The southern end of the Village Street to the south of Church Lane has very little development. Houses are well spaced with own grounds and gardens. All individual properties.	
Appearance	Rural	Rural country lane.	
Scale and density	Very low density	Large Georgian listed buildings (the Old Rectory, the Coach House and Sackville Court). Sackville Court is one of the few properties in the village with more than two storeys. Two medium sized 1960s houses which used to function as the Police House (now a private residence) and Rectory. Large thatched property in gardens. Very low density.	
Materials	Traditional	Old red brick, red slate, brick and flint, thatch, cobb. Modern red brick and grey slate.	The Old Rectory / Sackville Court
Style	Mostly 18 th century	Georgian houses and barns. 1960s detached houses. Cottages.	

Table 2: Village Street (South).

Area 1C: Village Street (Central) and Watery Lane.

Element	Specification	Evidence	Photographs
Layout	Ribbon development and infilling along village street. Individual properties in own grounds. Some small 'terraces'	Forms the main street through the village from Sackville Court to Bury Hill Farmhouse. Ribbon development with some infilling behind. Many houses are gable end on to the street. There are some 'tracks' off the main street with developments along these. There has been some infilling and building behind houses fronting onto the street.	
Appearance	Village and rural	The general appearance is off a very old street scape with a variety of mainly individual properties mostly 18 th and 19 th centuries many of which are thatched. Low rooflines and no houses of more than two storeys. Muted colours.	
Scale and density	Medium to high density.	Properties are a mix of small and medium sized mainly 18 th and 19 th cottages. There are also a few newer residential properties from the 1950s, 1960s and up to present day. Some very small 'terraces' of four to six houses. No room for further infilling or development.	
Materials	Traditional/ vernacular	Majority of brick and flint, red slate roofs, thatch, slate or tiles cobb, some weatherboarding. Modern houses are of red brick. Modern re-development of Bury Hill Farm buildings in sympathetic style.	Old Malthouse The Old Forge Pounceys
Style	17 th /18 th / 19 th century	17 th /18 th and 19 th individual country cottages. Repurposed buildings such as the Old School House, Post Office, Chapel, bakery and village shop. There are three very small 'terrace' developments: one of six 1950s, semi-detached small houses (Church View), brick and flint early 19 th century semi- detached houses (Pounceys) 1888 Victorian red brick terrace (Lee View). Two 1960s/70s semi-detached properties. Village Hall built in 1953. There are also more modern small detached houses sympathetically built in the vernacular style with rendering that mimics cobb. No buildings of more than two storeys.	Post Office The Crook and Shears Pounceys Village Hall

Table 3: Village Street (Central) and Watery Lane

Area 1D: Sam White's Hill / eastern end of Foundry Road

Element	Specification	Evidence	Photographs
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Layout	Individual properties along road	At this end of Foundry Road, residential development is to the west of Sam White's Hill on raised land thereby avoiding impacting on Pill Brook valley. Many of the houses are not visible from the lower street level. Individual properties set within own gardens. Valley Rise and Manor Rise roads off Foundry Road with residential developments.	
Appearance	Village, semi-suburban	Mix of older thatched, Victorian and newer properties. Some modern bungalows. Valley Rise and Manor Rise have newer 1950s – 60s properties. No properties of more than two storeys.	
Scale and density	Medium density.	Mostly small to medium individual houses. Medium density. No space for further development or infilling	
Materials	Mixture of traditional and mid-20 th century materials.	Brick and flint, some thatch, newer brick-built bungalows.	
Style	Mixture Victorian, inter-war and post-war styles	Thatch cottages, Victorian cottages, bungalows, mid-20 th century brick houses.	

Table 4: Sam White's Hill / Eastern end of Foundry Road

Area 1 - Summary Design Statement

Layout

The south of the village street and conservation area consists of agricultural farmland and buildings, water meadows and individual properties set in their own grounds. The north of village street and into Foundry Road is ribbon development along the main road with infilling behind properties. A noticeable feature is that many of the main village street properties are set gable end onto the street. There are some 'tracks' off the main street with ribbon development along these.

Appearance

The south of the area is rural for example around Norman Court Farm and the water meadows surrounding the church. The north consists of the village with a street scape dating back many hundreds of years. There are a variety of properties in terms of age, size and character as you would expect from a landscape that has evolved over many centuries. The roof line is low with many thatched properties. Colours are muted white, creams and browns so that properties blend into the landscape.

Scale and density

The vast majority of properties in this area are individual developments in their own plots. The area around Norman Court Farm, Clatford Mills and the south of the village street has very low density building with large properties in extensive grounds. In the north of the village street and into Foundry Road properties are of a smaller plot size. Building density is medium to high with properties much

closer together and some development behind houses fronting onto the street. There are also some small 'terraces' of 4 to 5 houses such as Church View and Lee View. The vast majority of properties are two storeys with an occasional single storey building therefore keeping the impact on views and skylines to a minimum. The majority of properties in this area are medium two to four-bedroom cottages or houses with the occasional substantial house.

There is no space for further infilling or new development as both would have an adverse impact on existing properties, natural features and the historic nature of the conservation area.

Materials

Materials used in the village street and conservation area are mostly traditional and vernacular such as cob, brick and flint, with thatch, tile or slate roofs. Examples are the Crook & Shears, Old Post Office, Sackville Court and Pounceys. There is some use of weatherboarding evident as in the Bury Hill Farm development. Where there are newer properties a mixture of brick with slate roofs has been utilised and sympathetic use of plaster to mimic cobb.

Style

Whilst there is a variety of age and style of properties within this area ranging from the 17th to 21st centuries the majority of buildings are 17th century, Georgian or Victorian. The oldest properties are 17th cobb and thatch cottages such as the Crook & Shears and Knapp Cottage. There are some fine examples of larger brick built Georgian houses in the Old Rectory and Sackville Court with Sackville Court being a rare example in the village of a three-storey development. There are a number of repurposed buildings such as the Old School House, Post Office, Methodist Chapel, Bury Hill Farm and village shop. In the south of village street there is also the occasional Post War building such as the former Police House and Village Hall. In the north of the area including Sam White's Hill, the beginning of Foundry Road, Valley Rise and Manor Rise there are a greater number of Post War brick houses alongside the Victorian cottages and earlier thatched cottages.

The important views in and out of features and landmark buildings

The important street views are the Village Street itself and from the Village Street across the water meadows to the south and north of Church lane. Watery Lane provides views of the water meadows to the south and Pillhill brook to the north. Views down the lane past Knapp Cottage onto the water meadows east of Balksbury Bridge. Views either side of Balksbury Bridge of water meadows to east and playing field to the west. The views of the gap between Upper Clatford and Goodworth Clatford south from the path between the village and the Old Rectory and of the Church in the water meadows.

The landmark buildings (see UC7 Conservation Area for Listed buildings).

- **The connections between private and public spaces**

The public spaces include The Green, The Church and Graveyard, and Balksbury playing field. The Village Hall car park, while not a public space, is owned by the Village Hall.

- **The character and uses of surrounding areas**

The actively managed arable farmland to east by Home Farm and to the east of Norman Court by Norman Court. The Valley floor, which splits the area, is entirely water meadows, occasionally grazed by cattle or sheep.

UC 6.6 BE AREA 2: Anna Valley

Area description



Map 3: Anna Valley

Anna Valley lies between the higher ground leading up to Bury Hill Fort and the low-lying flood plain of the Pillhill Brook, which is a water cress production area.

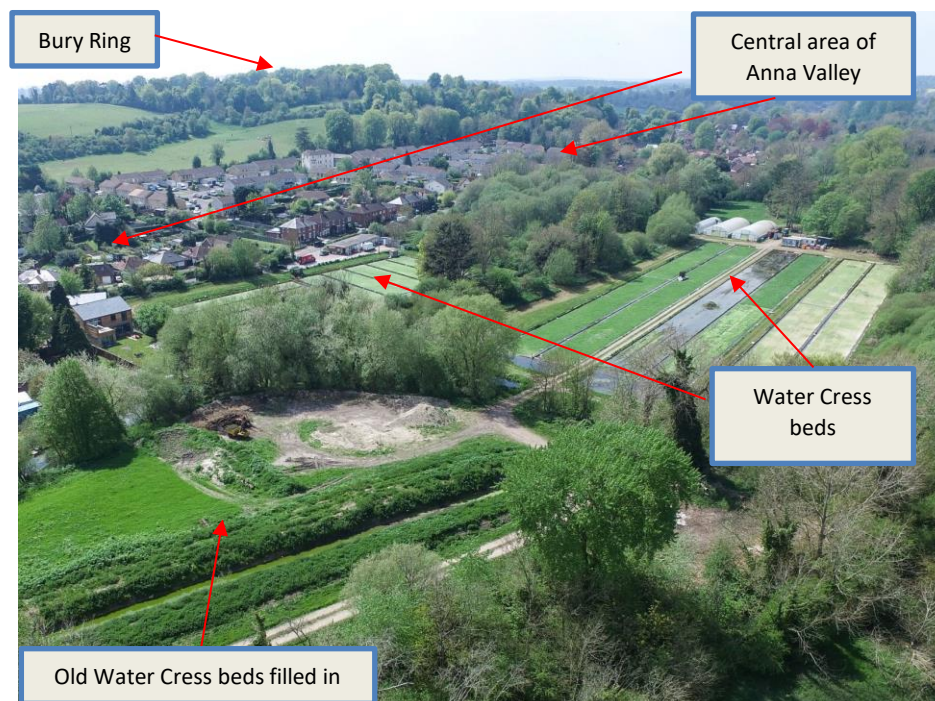


Photo 3: Aerial view across Water Cress beds to Anna Valley

“Anna Valley is made up of a number of developments, each of which has its own character. With a few exceptions (Brook House and The Lodge) residential development has been principally in the form of a series of estate type developments. Building materials used have mainly been brick with tiles and on old properties, slates or occasional thatch. Because most of the development has been in the form of estates, there is little opportunity for either additional development or in filling. On large plots, there may be opportunity for residential development”. VDS 2002

For analysis purposes, Anna Valley is split into three areas:

- A. Eastern end of Foundry Lane including Highbury Road.
- B. Central area of Foundry Road including Bury Hill Close, and grounds to the north of Pillhill Brook
- C. Western end of Foundry Road including former Foundry site and Brook House.

Area 2A: Eastern end of Foundry Lane including Highbury Road

Element	Specification	Evidence	Photographs
Layout	20 th century ribbon development with one small cul de sac to south of Foundry Road.	Mainly single storey properties within own plots accessing directly on Foundry Road. Highbury Road, a cul de sac, is to the south of Foundry Road.	
Appearance	Semi suburban with agricultural areas to the north of Pill Brook.	Several properties have been extended; some with dormer bedrooms. No properties have three storeys	Brook House Waterloo Workmen's hall
Scale and density	Low density along Foundry road with medium density in Highbury Road.	Single properties in single plots Single and two storey houses. No three storey properties River prevents further development north of Foundry Road. No space for further development or infilling	
Materials	Traditional	Red brick elevations under tiled or slate roofs; some walls being rendered. All have pitched roofs	
Style	Early – mid 20th century (Inter War and Post War)	Plantation bungalows along Foundry Road, some of which have been extended. Post war pattern bungalows in Highbury Road.	

Table 5: Eastern end of Foundry Lane including Highbury Road

Area 2B: Central area of Foundry Road including Bury Hill Close, and grounds to the north of Pillhill Brook

Element	Specification	Evidence	Photographs
Layout	Ribbon development with 1960s development to south of Foundry Road. Agricultural land and woods to north of Foundry Road with four properties on parish boundary accessed from Salisbury Road.	19 th terrace housing built for workers in Waterloo Iron foundry. Remainder is ribbon development with a large, two-way, estate in grounds of former Bury Hill House. To south of Foundry Road. North of Foundry Road are watercress beds (Sun Valley), a butchery and farm shop (Greenfield Pork Products and Greenfield Farm Shop) and woodland bordering the Pillhill Brook. The watercress beds between the Butchery and the woodland immediately north of Foundry Road are derelict and have returned to nature. The western end of this area is marked by The Lodge (historic building); a single-track unadopted road leads from Foundry Road to the Grange (west of the parish boundary); this track does not provide access to the four properties on the Salisbury Road and there is no public right of way from Foundry Road to Salisbury Road. A further single-track lanes runs	Tasker's Lodge

		south, to the east of Bury Hill Close serving two infilling properties and Ambleside which forms part of area 3B	
Appearance	Semi- suburban and agricultural.	Individual plot and terraced housing along Foundry road with major development (50 + plots) surrounding Bury Hill House. One small meat processing / retail outlet north of Foundry Road which is obscured by hedging. The watercress beds north of Pillhill Brook are obscured by woodland.	
Scale and density	Medium owing to plot sizes	Three storey multi-occupancy Victorian residence (Bury Hill House) surrounded by two storey 3-4 bedrooms semi-detached and terraced houses and flats in own plots to the south. Single and two storey detached, semi-detached and terraced properties (Waterloo Terrace) along Foundry Road with minor infilling. No space for further development or infilling	Waterloo Terrace
Materials	Traditional	Red brick elevations along the majority of Foundry Road with grey and pale-yellow brick housing in Bury Hill Close estate. Bury Hill House, The Lodge and a number of houses are rendered. All have pitched roofs.	
Style	Late 19 th and 20 th Century (Inter War and Post War)	19 th century terraced houses (Waterloo Terrace) have been individually updated. Bury Hill House is subsumed into the surrounding late 20 th century development.	

Table 6: Central area of Foundry Road including Bury Hill Close, and grounds to the north of Pillhill Brook

Area 2C: Western end of Foundry Road including former Foundry site and Brook House.

Element	Specification	Evidence	Photographs
Layout	Ribbon development to south and north of Foundry Road. No housing north of Pillhill Brook.	<p>Housing built on site of Waterloo Iron foundry. Some individual housing to west of old Mission Hall. Brook House, the western parish boundary, is of historic interest.</p> <p>There is public access, via single lane track, to the Old Chalk Pit, behind the Anna Valley Playing Field. The southern boundary of the settlement is marked by a public footpath which links Salisbury Road to Clatford Manor</p> <p>The southern boundary of the settlement is marked by a public footpath, which links Salisbury Road to Clatford Manor,</p>	

Appearance	Suburban	Major 1980s development (130 + plots) in five (two way) estates to the north and south of Foundry Road: White Oak Way. Church Mews, Taskers Drive, Valley Mead and Brook Way. The watercress beds north of Taskers' Drive, are not visible from Foundry Road.	Old Mission Hall and Church Mews
Scale and density	Medium owing to individual plot size	Almost entirely two storey 3-5 bedrooms detached houses in single plots. No space for further development or infilling	
Materials	Traditional	Red and yellow brick along the majority of Foundry Road under tile or slate pitched roofs, a number of houses are rendered (e.g. White Oak Way, Church Mews and the old Mission and Brook House).	Brook House
Style	19 th and 20 th Century (Inter War and Post War)	With the exception of Brook House, Western House and the former Mission, all housing is of late 20 th century estate pattern	

Table 7: Western end of Foundry Road including former Foundry site and Brook House.

Area 2 - Summary Design Statement

Layout

The hamlet of Anna Valley runs south of Pillhill Brook between Brook House and St Anne's Well with a parallel through-route provided by Foundry Road. The north of the hamlet is mainly given over to woodlands and fields with four detached houses which can only be approached from the Salisbury Road. Foundry Road is characterised by ribbon development in the east whilst the west consists of Post War estates mainly built on a brownfield site formerly occupied by the Waterloo Foundry. There are three single-track lanes running off Foundry Road, one of which runs north under The Lodge to Sun Valley; the second runs south to the Old Chalk Pit which is leased to a scaffolding company whilst the third, which also runs south, services two infill properties and Ambleside which is within BE Area 3.

Appearance

The eastern end of Anna Valley is semi-suburban with watercress beds, woodlands and fields between Foundry Road and the parish boundary to the north. The western end of the hamlet is suburban with extensive estate development on both sides of Foundry Road. The ground to the south of the hamlet rises to Bury Hill.

Scale and density

The density north of Foundry Road is mainly very low, due to the amount of land given over to agriculture. The estate to the north (Tasker's Drive) is of medium density containing detached houses in single plots. The estates to the south (e.g. Brook Way, White Oak Way and Highbury Road) are also

mainly of medium density although Bury Hill Close, which consists of semi-detached and terraced housing, is of higher density.

The vast majority of houses in Anna Valley have two storeys with some bungalows in Foundry and Highbury Roads. The only three-story property is Bury Hill House, a Victorian residence, which has been converted into flats. As it has been rendered, it does not stand out amongst the surrounding buildings.

There is no space for further infilling or development within the settlement boundary.

Materials

The bulk of housing is constructed with brick elevations, some of which are rendered, under tiled or slate roofs.

Style

With exception of the Victorian and Edwardian properties associated with Taskers Foundry (Brook House, the Mission, The Lodge and Waterloo Terrace), houses are of inter War and Post War designs. The style of the Post War estates varies, being contemporary to the decade in which the houses were built.

The important views in and out of features and landmark buildings

Foundry Road is a wide and tree lined and at the junction with Taskers Drive, there is an open public space owned by the PC (*check*). The important views out of Anna Valley include the backdrop of Bury Ring to the south and the open unmanaged wooded area north of Waterloo Terrace.

Important Views include many of the first impact of entering the Parish from Salisbury Road.



Photo 4: Entrance to Anna Valley from Salisbury Road

The landmark buildings include Brook House, formerly a residence of the Tasker Family, Waterloo Workmen's Hall, Lodge House, and the semi-detached cottages of Waterloo Terrace which are shown below.



Photo 5: Brook House



Photo 6: Waterloo Workmen's Hall (1867)



Photo 7: The Lodge



Photo 8: Waterloo Terrace

The connections between private and public spaces

Public spaces include small areas in Taskers Drive (surrounding the Waterloo Ironworks plaque) Valley Mead, Brook Way, White Oak Way and Foundry Road. The Anna Valley playground and the open space up to the settlement boundary is also an important local open area. The Chalk Pit is owned by the PC but tenanted out and therefore not accessible to the public.



Photo 9: Valley Mead off Foundry Road



Photo 10: Foundry Road looking into Bury Hill Close with Bury Ring in background



Photo 11: Foundry Road approaching Waterloo Terrace

The character and uses of surrounding areas

The surrounding area to the south includes heritage site of Bury Hill Fort and farmland. To the north, the low-lying land is wooded with Pillhill Brook and associated watercress beds.

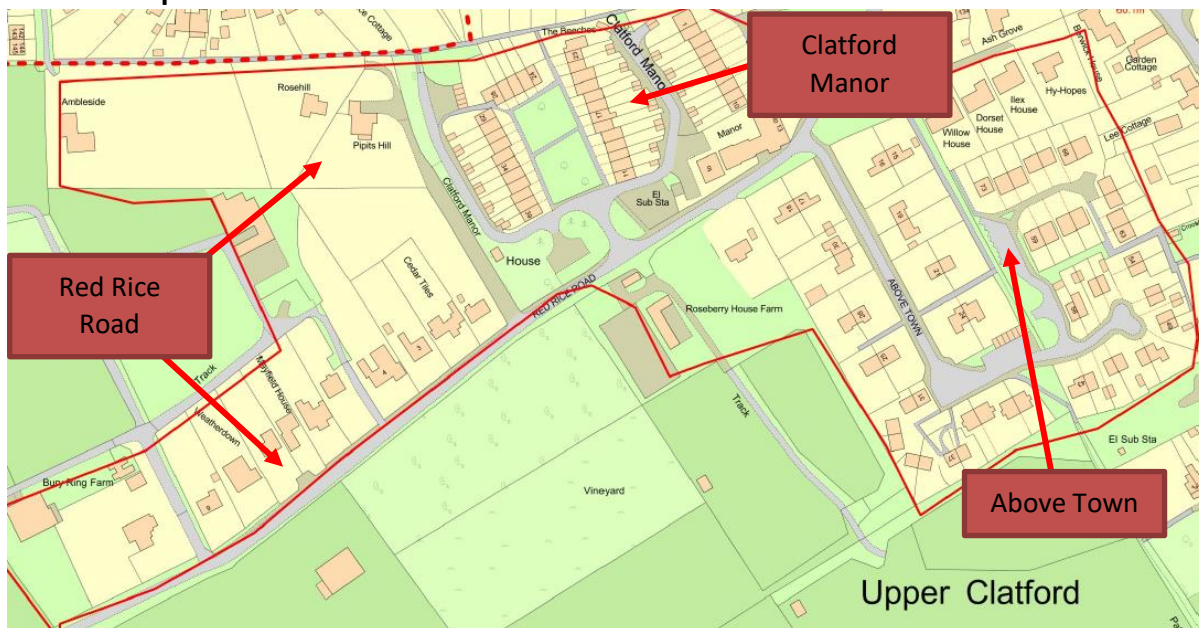
Proposal:

The historical development within this area in the form of estates leaves little opportunity for additional development of infilling.

The areas outside the boundary are either steep slopes or low-lying wetland within the Gap and is unsuitable for development.

UC 6.7 BE AREA 3: Above Town and Red Rice Hill

Area description



Map 4: Above Town and Red Rice Road

Red Rice Hill has two of the distinct private developments, Clatford Manor and Above Town. Above Town was developed in the 1950s as a Council Estate and many of these were sold off under the right to buy scheme in the 1980s. Clatford Manor was a private development in 1960. Red Rice Road is a ribbon development of individual houses, and bungalows, with the latter being slowly replaced with larger houses.

Behind the row of houses on Red Rice Road are four properties which stand on larger plots.

The area is not described in the 2002 VDS

For analysis purposes, Above Town and Red Rice Road is split into three areas:

- A. Clatford Manor
- B. Above Town
- C. Red Rice Road.

Area 3A. Clatford Manor

Element	Specification	Evidence	Photographs
Layout	Post war development built behind 18 th century Manor House, north of Red Rice Road.	Development of former Clatford Manor House on the Red Rice Road to south west of village green.	
Appearance	Semi -suburban	1970 development (40 plots) in two-way cul de sac, surrounded by trees.	Clatford Manor estate
Scale and density	High	Clatford Manor, a two-storey property, was extended and converted to flats in the 1970s. To the southwest, there are four rows of two storey terraced / linked 3-bedroom houses with small rear gardens and parking spaces, with access through common grassed areas to the front. No space for further development or infilling	
Materials	Traditional	Red brick elevations with pitched and tiled roofs, the majority of terraced houses are rendered on the lower storey.	
Style	18 th Century and Post War	The former Manor House has been converted to provide accommodation in the roof.	Clatford Manor

Table 8: Clatford Manor

Area 3B: Above Town

Element	Specification	Evidence	Photographs
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Layout	20th century local authority and private estate development to the east of Red Rice Road	Former local authority (LA) properties with a smaller development to the east bordering the Conservation Area	Above Town development and views
Appearance	Semi-suburban	Two phase development (60+ plots) of semidetached, 2-4 bedroom single and two storey dwellings in a two-way cul de sac, with agricultural land to the west	
Scale and density	Mixed	The majority (former LA properties) are on good sized plots but require on street parking, in the south-east the infilling properties have less ground but do have individual parking areas. No space for further infilling within the settlement area.	
Materials	Traditional	Red brick elevations under pitched and tiled roofs,	
Style	Post War		

Table 9: Above Town

Area 3C: Red Rice Road

Element	Specification	Evidence	Photographs
Layout	20 th century ribbon development within agricultural land	Individual properties within own plots accessing directly onto Red Rice Road; some larger properties away from the road are approached by single (unadopted) access	
Appearance	Semi-rural	While most houses were originally built single storey; the majority have now been modified and expanded and are double story. There are no three storey houses.	
Scale and density	Low density.	All proprieties are within substantial plot. No space for further infilling for plots within the settlement boundary. Limited space for infilling on plots up Red Rice Road but it is outside the Settlement Area.	
Materials	Traditional	Red brick elevations under tiled and pitched roofs	

Style	Early – mid 20th century	Individual design	
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Table 10: Red Rice Road

Area 3 - Summary Design Statement

Layout

The western part of Upper Clatford runs from the Village Green, along Red Rice Road, to the high ground bordering Bury Hill. The southern part of this area is mainly given over to agriculture with Post War housing development (Above Town) bordering the Upper Clatford Conservation Area. The northern part of the area (Clatford Manor and its associated Post War housing estate) and Red Rice Road is a ribbon development with a mix of residential and agricultural properties.

Appearance

The lower end of this area is made up of two quite individual developments while the upper part of Red Rice Road is individual houses and bungalows.

Scale and density

Properties at the upper end of Red Rice Road are of medium density being detached houses within single plots. Both the Clatford Manor and Above Town estates, which consist of semi-detached and terraced housing, is of higher density – the recent infilling bordering the Conservation Area to the rear of the Crooks and Shears also being of higher density.

The vast majority of houses in this area are two storeys high with some bungalows in the Above Town estate originally built for older people. The only three-storey property is the former Clatford Manor, a 19th Century residence, which has been converted into flats.

There is no space for further infilling or development within the settlement boundary.

Materials

The bulk of housing is constructed with brick elevations, those around Clatford Manor being rendered, under tiled or slate roofs.

Style

Clatford Manor and some of the houses on Red Rice Road are pre-war. The remainder are post war. Properties along the Red Rice Road are on individual design, whilst those in estates are contemporary to the period in which they were built.

The important views in and out of features and landmark buildings

Red Rice Hill affords excellent views to the east over the settlement area across farmland and the Anton Valley.



Photo 12: View East from the top of Red Rice Road

In addition, the views from the bottom of Red Rice Hill through the chestnut trees on the village green is a distinct and important space, in which the annual bonfire is located when the village celebrates Guy Fawkes. There are also important green spaces in the central quadrangle of Clatford Manor.

The Landmark Building in this area is **Clatford Manor**



Photo 13: Clatford Manor

The connections between private and public spaces

There are several public spaces within this area including the lawns and trees within Clatford Manor estate and more limited open areas in Above Town. These areas are all connected by footpaths or pavements.



Photo 14: Clatford Manor estate



Photo 15: Above Town with view

The character and uses of surrounding areas

The land to the south of Red Rice Road is farmland. To the east and north, it abuts other parts of the village. The area to the west is Bury Ring Farm with view of the beech trees which grow on most of the circumference of the Ring, an important heritage site.

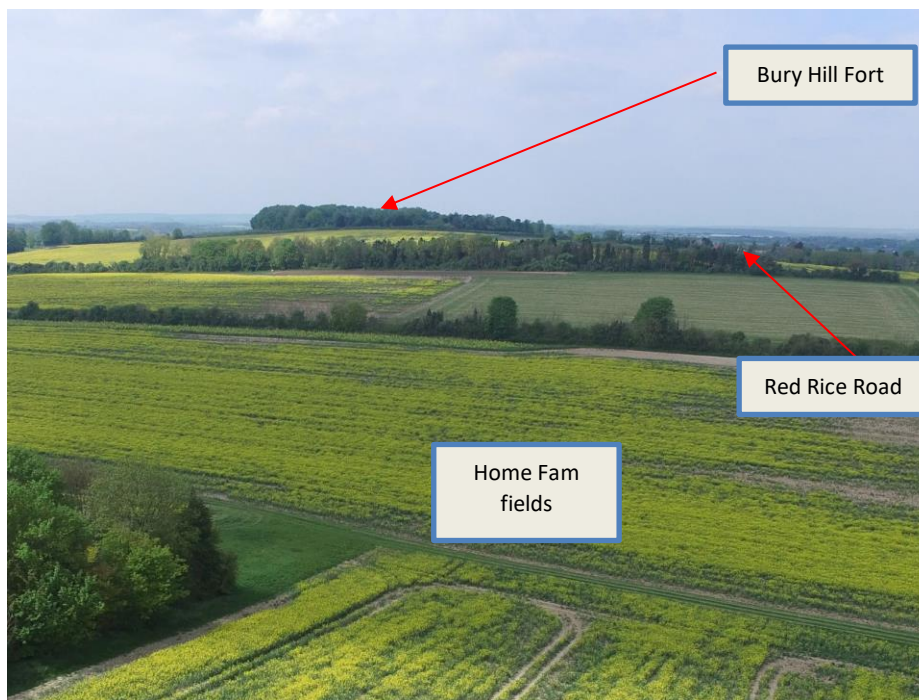


Photo 16: Aerial view of farmland north of the Cricket Field rising to Bury Ring

Proposal

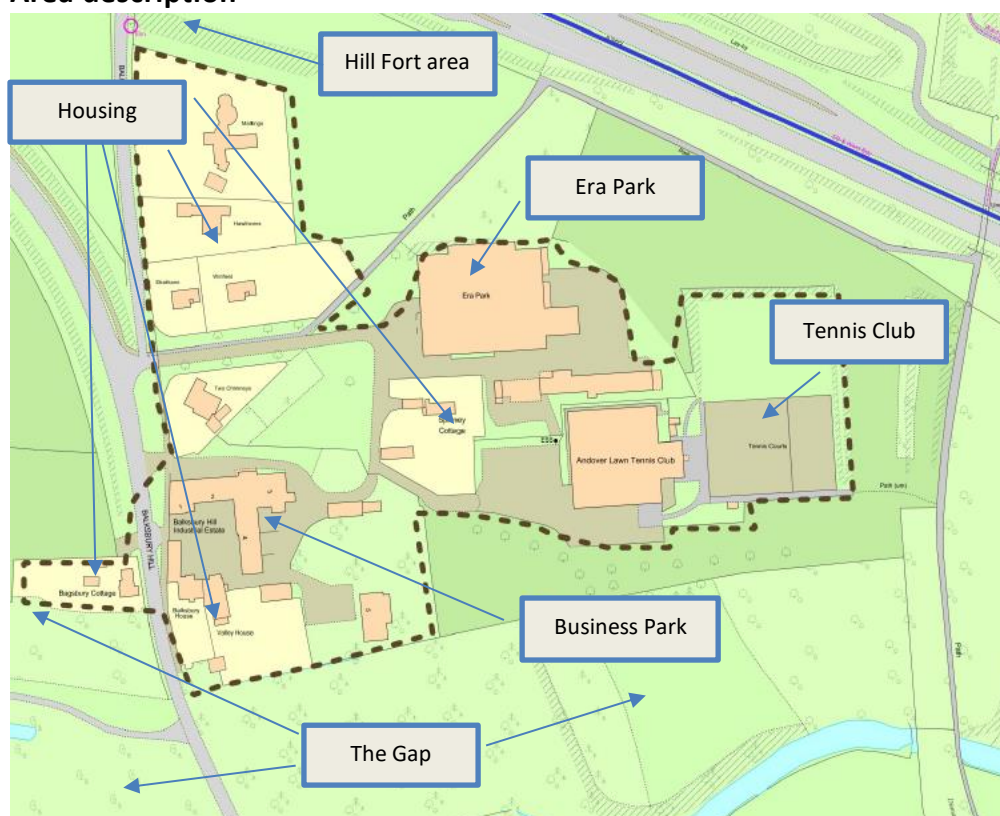
The historical development within this area in the form of two council estates, there is no opportunity for additional development or infilling.

Infilling on Red Rice Road is not viable due to property sizes. Several bungalows have been demolished and replaced with larger double storey houses which could continue so long as new development reflects the character of surrounding buildings.

The larger properties set back towards Anna Valley could provide infill opportunities subject to other policy constraints such as traffic and access.

UC 6.8 BE AREA 4: Era Park and Balksbury Hill

Area description



Map 5: Era Park and Balksbury Hill

Era Park and Balksbury Hill lies south of the A303, outside the Settlement Boundary and north of the Gap. It has a mixture of larger houses along the road and up the single-track lane leading to the Hill Fort area, interspersed with light industry and office buildings set out around a quad with hardstanding parking. The large Era Park building, which was the headquarters of a poultry breeding business in the 60/70s, is now an office block and is a significant landmark building. The newest development is the Andover Lawn Tennis Club facility, which was established on this site after opposition by the PC in 2017. The site is best described as a mixture of industrial brownfield and residential buildings.

The area is not described in the 2002 VDS.

Element	Specification	Evidence	Photographs
Layout	20 th century ribbon development of housing and light industrial buildings surrounded by agricultural land and woods.	Individual properties on single / joint plots and industrial estate (Balksbury Hill) with light industrial and sports complex to the east (Era Park).	Aerial view of housing and light industrial / amenity areas
Appearance	Semi-rural	Houses are two storey 3-5-bedroom properties, mainly on single plots; with direct or single-track access to Balksbury Hill. Those on entrances to industrial areas have two-	

		way access. All roads less Balksbury Hill itself are unadopted. Era Park and the sports complex are not visible to the public.	
Scale and density	Low to medium density.	Plots sizes vary dependant on age of build. No space for further infilling within the settled area	
Materials	Traditional	Red brick elevations with tiled and pitched roofs	
Style	Early – mid 20th century	Individual design	

Table 11: Era Park and Balksbury Hill

Area 4 - Summary Design Statement

Layout

This area borders Balksbury Hill, the main route connecting Upper Clatford to the Salisbury Road.

Appearance

The area is agricultural; the small built-up areas containing a mix of housing, two light industrial estates and a sports complex. The Balksbury Hill Industrial Estate, which is positioned at right angles to the road, is of limited visibility to passing traffic whilst Era Park and the sports complex are fully hidden from those entering Upper Clatford.

Scale and density

The housing is of low to medium density; the industrial areas and sports facilities have very low density.

The houses in this area are two storeys; the industrial buildings are a mix of single- and two-storey design.

There is no space for infilling or estate development within the current settlement boundary

Materials

The housing is constructed with brick elevations under tiled or slate roofs. The buildings within the industrial estates have brick elevations; those in the Balksbury Hill Industrial Estate being in part rendered or painted.

Style

The houses in the north of the area are Post War whilst the three in the south are of Edwardian style. All houses are of individual design. The industrial estates reflect the periods in which they were built.

The important views in and out of features and landmark buildings

The important views from this area are into the green spaces in the Gap which surrounds the complex. To the North is the remnants of the Hill Fort. The most important view is to the south and into the green gap as shown below.



Photo 17: Aerial view of Era Park and Balksbury Hill houses, with Andover Lawn Tennis Club

The connections between private and public spaces

The area lies on the road to the west (Balksbury Hill) which is an important link between the settlements. The arterial A303 runs along the north east boundary and the settlement is effected by noise and probably pollution.

The character and uses of surrounding areas

With the exception of the A303 to the North, this area is almost wholly surrounded by private open green space. To the south and west is the open space within the Gap. To the north west is the old hill fort area, largely destroyed in the building of the Andover by-pass.

UC 6.9 BE AREA 5: Orchard Hill Farm

Area description



Map 6: Orchard Hill Farm

The area is not described in the 2002 VDS.

Element	Specification	Evidence	Photographs
Layout	Residential and agricultural properties on Norman Court Lane.	Two properties in own grounds, surrounded by fields to the east and meadows to the west.	
Appearance	Rural	Houses are two storey properties, on large individual plots, with two way unadopted access	
Scale and density	Very low density	As it is outside the Settlement Boundary and within the Gap, no residential development.	
Materials	Traditional	Red brick elevations with tiled and pitched roofs. The agricultural buildings are in a mix of materials.	
Style	Post war	No common design features	

Table 12: Orchard Hill Farm

Area 5 - Summary Design Statement

Layout

Orchard Hill Farm and Little Orchard, a residential property to its north, are located on the eastern side of Norman Court Lane in the northeast of the parish within the Gap.

Appearance

The area is rural; the area to the west being meadows surrounding the River Anton.

Scale and density

There are two houses, one quite substantial (Orchard House) and a complex of farm buildings (barns and chicken houses) surrounded by farmland, all of which lies with the Gap. The old farm buildings are registered by Orchard Hill Machinery a construction equipment supplier, which appears to be in business.

Agricultural barns are mainly brick with metal corrugated roof. Chicken houses are thought to be timber frame with corrugated asbestos type roof.

The density is very low, containing one detached house and one large farm complex.

The dwellings are of two-storey design.

There is no scope for infilling or estate development without detriment to the current settlement

Materials

Both Little Orchard and Orchard Farm House have brick elevations under tiled roofs. Little Orchard has rendered walls.

Style

Little Orchard is of Post War design, the style being that of a rural cottage.

The important views in and out of features and landmark buildings

Views west are across the Anton River and associated water meadows.

The connections between private and public spaces

There are no public spaces and the character and uses of surrounding areas is agricultural and lies within the Gap.

All buildings lie in the open space of the Gap and though the farm buildings are quite large, they are not visible from anywhere within the parish. Orchard House is a double story house constructed in brick.

The character and uses of surrounding areas

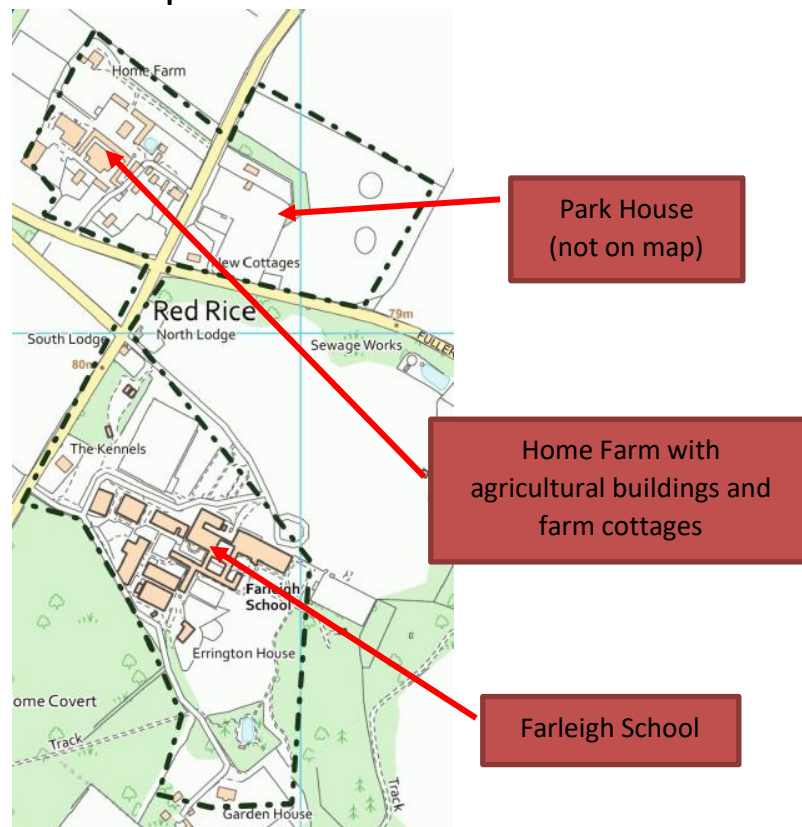
This area is surrounded by farmland to the north, east and south, and Norman Court Road to the west.

Proposal

This area lies within the Gap, which defines the restrictions on further development or conversion in use, to protect conserve and enhance the landscape and prevent coalescence of Andover and Upper Clatford.

UC 6.10 BE AREA 6: Red Rice

Area description



Map 7: Red Rice

“Red Rice, in the southwest of the parish, was the residence of the main landowner in the area until the estate was sold after the war. The settlement consists of housing and agricultural buildings and the main residence is now Farleigh School, the major employer in the village.” **2002 VDS.**

Element	Specification	Evidence	Photographs
Layout	Large residential and agricultural properties surrounding a crossroads	Two large residences (one used as a school), with ancillary buildings, and a farmhouse with agricultural buildings, surrounded by fields and woodland.	Farleigh School and aerial view.
Appearance	Rural	Houses are two storey properties, on large individual plots, with two way unadopted access.	
Scale and density	Very low density	Residential development in very large plots. Red Rice House has a mix of service buildings and Garden House within its park. Park House also has a residential property with its grounds. Space is available for infilling within those grounds but otherwise not in the settlement boundary.	
Materials	Traditional	Red brick elevations with tiled and pitched roofs. Red Rice House main building has stone covered elevations; the North and South Lodges are listed and constructed of brick and flint walls. Park House has rendered elevations.	North and South Lodges
Style	Georgian and Victorian	No common design features	

Table 13: Red Rice

Area 6 - Summary Design Statement

Layout

Red Rice is a hamlet in the centre of the parish; 1.5 miles southwest of Upper Clatford. It is located at the crossing of the Fullerton and Red Rice / Stockbridge Roads. Red Rice House, which has been used as a school since 1960s, is south of the Fullerton Road, with Garden House, a large property to its south within Red Rice Park. To the north of the crossroads is a newly built residence, known as Park House, built on the former site of Horse Meadow, and Home Farm which is surrounded by agricultural buildings.

Appearance

The area is rural with woodland to the south of the crossroads.

Scale and density

The density is very low. Red Rice House is located in extensive parkland which includes classrooms, dormitories and ancillary accommodation. Home Farm and Park House also sit within their own extensive grounds.

All dwellings are of two-storey design with the exception of Park House which is 3 storeys.

Materials

All buildings are of brick elevation under slate or tiled roofs. Red Rice House is faced with Clipsham stone whilst Park House has lime rendering to its walls.

Style

Red Rice House is Georgian (built 1741) and Park House is of sympathetic “Georgian” style. Home Farm is of traditional style with agricultural buildings of various designs.

The important views in and out of features and landmark buildings

The most important view is of the road back to Upper Clatford and the view from Bury Hill towards Red Rice. The area is surrounded by open farmland, interspersed with woodland.



Photo 18: Aerial Photo of Farleigh School

There are the two listed buildings (North and South Lodge) which are visible on the approach to the school gates from Stockbridge Road.

Landmark buildings include Farleigh School (above), a major landmark building, not visible from any roads, has typical school buildings clustered around the Main Building (shown below) and sports fields.



Photo 19: Farleigh School



Photo 20: South and North Lodge

Home Farmhouse at the end of a tree lined avenue and the cottages and agricultural buildings which are visible from Red Rice Road. The new Park House (see below) residence has just been built and is an important element of the view towards Red Rice from Bury Hill.



Photo 21: Park House from Red Rice Road

The connections between private and public spaces

All open spaces are either within the school grounds, farmland (Home Farm and Abbotts Anne Estate) or privately-owned parkland and gardens (e.g. Park House)

The character and uses of surrounding areas

The open spaces in this area are a mix of arable agricultural land, private gardens and school grounds and playing fields.

Proposal

This area is largely agricultural, and any development should not be visually intrusive or have a detrimental impact on the surrounding area.

UC 6.11 Update on Village Design Statement

Since the VDS was written in 2002, there have been a number of changes in the village design and facilities. These are identified above and summarised below:

- Anna Valley
 - The Anna Valley Store and Post Office no longer in operation and the building has been converted into housing
 - Greenfield Farm Shop has opened in a new building opposite Waterloo Terrace on Foundry Road
 - The Andover Lawn Tennis Club has been developed within the Gap behind Bawksbury Industrial estate and includes indoor courts and outdoor all-weather courts with flood lights.
- Red Rice
 - Park House development is a significant new development
 - Farleigh School has expanded with new classroom blocks, Music Centre and an Indoor Swimming Pool
- Upper Clatford

- Mainly infilling within the settlement boundary. There have been several new buildings and/or extensions that have added to the density of the housing within the settlement area (e.g. Redbridge Cottage) as well as bigger houses replacing older ones (e.g. Red Rice Road)
- The former Police House has been sold and is in private ownership and has been expanded into a family house
- A planning application for an Equestrian development across the west side of Bury Ring was refused but has already been built so is subject to ongoing review by TVBC
- The Conservation area has been significantly reduced since 2002 (see map in VDS) and now excludes the area between the settlement and Pillhill from Balksbury Bridge down the junction between Watery Lane and Norman Court Lane, now excluding the Water Meadows down as far as the field north of the Church and the Water Meadows between The Old Rectory and Norman Court. While it does not exclude any important houses, to the extent it changes the requirements on the type or scale of buildings, it could have future impacts (especially in association with environmental impacts).

UC 6.12 Parishioners Feedback relative to UC6:

% parishioners whose response was “Important” or “Very Important”

Q10 - Current extent of the village

- The countryside surrounding the villages - 98%
- Current size of the Village - 88%
- Extent of current Settlement Boundary – 82%
- The conservation area – 94%

Q11 - Current balance of housing: No view or No More (mostly No More)

- No conclusions can be drawn

Q12 What do you love about your part of the village

- Quiet village – 98%
- Access to countryside – 98%

Q16 (a) - Importance of views

92% said that views were important or very important.

Q16 (b) - Visual impact of housing development

88% agreed this was important or very important

As far as visual fit is concerned the community regard it as important it reflects the design characteristics of the Village. The villages of Upper Clatford and Anna Valley together form a linear settlement bounded to the west by the A343 Salisbury road and to the east and north by the Anton River and Pillhill Brook respectively. The associated water meadows are designated as Important Open Areas and form part of the Gap between Andover and the Parish.