

Hordle Village Design Statement

The [Hordle Village Design Statement \(VDS\)](#) was adopted by New Forest District Council on 11 December 2014. The VDS describes the character of the village in terms of landscape, history and physical attributes, and sets out design guidance for new development for use by householders, landowners, businesses and developers.

The VDS was published for public consultation for a period of six weeks from 22 August to 3 October 2014. The [Consultation Statement](#) can be viewed here. The production of the document has been led by Hordle Parish Council. This guidance supplements Policy CS2: Design Quality of the adopted NFDC Local Plan Core Strategy, and Policy CP7 Built Environment and CP8 Local Distinctiveness of the adopted NFNPA Core Strategy. The [Adoption Statement](#) can be viewed here. The document was also adopted by the National Park Authority as a Supplementary Planning Document in January 2015.



HORDLE VILLAGE DESIGN STATEMENT

THE TIPTOE **THE** HORDLE **THE** EVERTON **THE** THREE VILLAGE VISION **THE**

With support from NFDC, NFNPA & Hordle Parish Council



HORDLE VILLAGE DESIGN STATEMENT

SUPPLEMENTARY
PLANNING DOCUMENT

ADOPTED BY:

NEW FOREST DISTRICT
COUNCIL
DECEMBER 2014

NEW FOREST NATIONAL
PARK AUTHORITY
JANUARY 2015



This village design statement has been prepared by the Hordle VDS Steering Group in collaboration with and on behalf of the local community. It has been prepared with the support of the New Forest District Council, the New Forest National Park Authority and Hordle Parish Council. There has also been input in various forms from the St Barbe Museum, the University of Southampton and the Hampshire Biodiversity Information Centre.

The Steering Group acknowledges with thanks the financial help provided by Hordle Parish Council, New Forest District Council and the New Forest National Park Authority towards the production of this document which was designed by John Fitzgerald.

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St. Barbe Museum & Art Gallery





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ACKNOWLEDGEMENTS

The Working Party (see appendix 04) would like to acknowledge the interest shown by the community in this Statement and the work put in by many residents in writing articles, making photographic submissions, providing historical information, taking time to attend meetings and submitting comments.

The Working Party also acknowledges the advice and guidance provided by officers at the New Forest District Council and the National Park Authority whose expertise helped to formalise the document, ensure its legality and compliance as a Supplementary Planning Document.

Contributions and clarifications made in this VDS may be identified by reference to a number prefaced with an asterisk-*1. Further information is provided in Section 23 Appendix 06 under references and the Working Party would like to acknowledge the contributions that have been made.



1. INTRODUCTION

What is a Village Design Statement?

- 1.1 A Village Design Statement (VDS) is a document agreed by the local community as representing its views on how the overall character of the villages within the Parish (Tiptoe, Hordle and Everton) should be maintained through the appropriate design of any new development. The process is about managing change, not preventing it.

Why Produce one for Hordle Parish?

- 1.2 It's all about democracy and community participation. The VDS is intended to help identify local knowledge and opportunities that may be created by the local distinctiveness of the built and natural environment.
- 1.3 New development and changes to existing properties should be carried out with sensitivity and respect to the character of the Parish. To help achieve these goals this VDS addresses the scale and diversity of the Parish, provides information about existing development, local infrastructure, other constraints and expresses the views of the community about its environment.
- 1.4 Reference should be made to this VDS to help ensure proposals are in harmony with their intended settings and likely to make a positive impact. To assist implementation of this the VDS explains the unique history, character and distinctiveness of each village.

How was the Document Produced?

- 1.5 From engagement with the local community Hordle Parish VDS Steering Group has produced this VDS which it considers to be representative of community aspirations.

Status of the Document

- 1.6 Following a public consultation this VDS has been adopted by the New Forest District Council and the New Forest National Park Authority as a Supplementary Planning Document. As such the planning guidelines it contains will be a material consideration in determining planning applications within the whole Parish. While this document is intended to influence submissions it should not be read in isolation from agreed planning strategies.
- 1.7 This VDS will supplement policies in the Core Strategies of the two local planning authorities, in particular policies on Local Distinctiveness and adds detail at a local level. Therefore before embarking on development proposals, interested parties are advised to consult these planning policy documents. For policies that may be relevant see Appendix 01.
- 1.8 Within this VDS a *Guideline* identifies design principles that will normally apply based on the distinctive local character of an area. A *Recommendation* expresses a matter of concern that the community wishes to bring to the attention of the relevant authority with a view to influencing policy in a way that will secure appropriate action to achieve changes.

2. BRIEF HISTORY

2.1 Hordle is a parish with scattered settlements grouped in hamlets and has never had a traditional centre. The Domesday Book 1086 records the estate as Herdel which was located in the south near the coast with the northern section recorded separately as the manor Arnewood (Ernemude). The book also states there were six salterns in Hordle, almost certainly sited on the marsh behind Hurst Spit, an area which remained in the Parish until 1905. In early maps the first indications of Hordle take the form of a place known as Hordwell located towards the coast.



Map c.1791 (Thomas Milne) shows the development of Hordle away from the coast *3



Hordwell - Map of Hampshire (Christopher Saxton 1575) *1

2.2 The first recorded Church, in about 1100, was situated near the coast at Hordle Cliff, served by Augustinian canons from *Christchurch Priory*. This fell in to a state of disrepair by the early 19th century and had become too remote from the population indicating migration inland to the north of Downton Common. A new church was built on Downton Common in 1830/31 which within a few years was found to be faulty and replaced by the present church in 1872.



Ruins of Old Hordle church. (Print M A T Whithy, 1830) *2

2.3 From about the mid-eighteenth century, the extent of the Parish emerges from a cluster of significant buildings around the old church including *Hordle House* (the manor house), *Hordle Manor Farm*, *Taddiford Farm* and an area eastwards generally known as Hordle Cliff to Hurst Spit and northward to Downton with an Inn, *the Royal Oak* (built in 1713) and *Lea Green Farm*.



Lea Green farm c 1920 *4

2.4 To the north on the margins of Downton Common a number of cottages were built of cob with thatched roofs. These scattered dwellings stretched further north towards Vaggs Lane lying largely in Woodcock Lane, Cottagers Lane and Everton Road. Vaggs Lane led to the area now known as Tiptoe which lay in Arnewood, another area of scattered dwellings and farms.



Swan Cottage-(formerly Yeovilton Lodge and Everton Post Office) a traditional cob cottage (Listed grade II) *5

2.5 The economy was rooted in agriculture with supporting activities such as the mills at Gordleton, Flexford and Efford. In 1814 a workhouse was established in Woodcock Lane to accommodate the very poor. From the early 19th century, much of the Parish was embraced within the Newlands estate with 11 farms, woodlands and 27 cottages from Keyhaven, north through Lymore and Everton to Hordle, then west and south to Downton and Hordle Cliff then east along the shore to Keyhaven.



Farming smallholding in Sky End Lane c1920*4

2.6 The records of education in the Parish show the first school was built in 1860 where it still stands just north of the church. Better off residents sent their children to private schools in Lymington. *Arnewood House* became a girls' boarding school around 1870. Secondary education came much later in 1939 with the opening of *Ashley County Secondary School*. The most significant growth took place after World War II when in 1950 a site for a substantial number of caravans formerly known as *Woodlands Caravan Park* was opened in Stopples Lane.

2.7 From about 1960, development of housing estates took place at Pinewood, Longfield, Woodcock Lane in Hordle plus Firmount and the Frys Lane area in Everton. Later another large site for Park Homes became established on the eastern fringe of Everton.



Tiptoe Garage c1960 *4

2.8 The most recent census of 2001 showed the population of the Parish to be 5095 but had grown to 5363 by 2007. The figures also revealed the percentage of people over the age of 65 was nearly twice the national average. For 2011, the population forecast is as follows:-

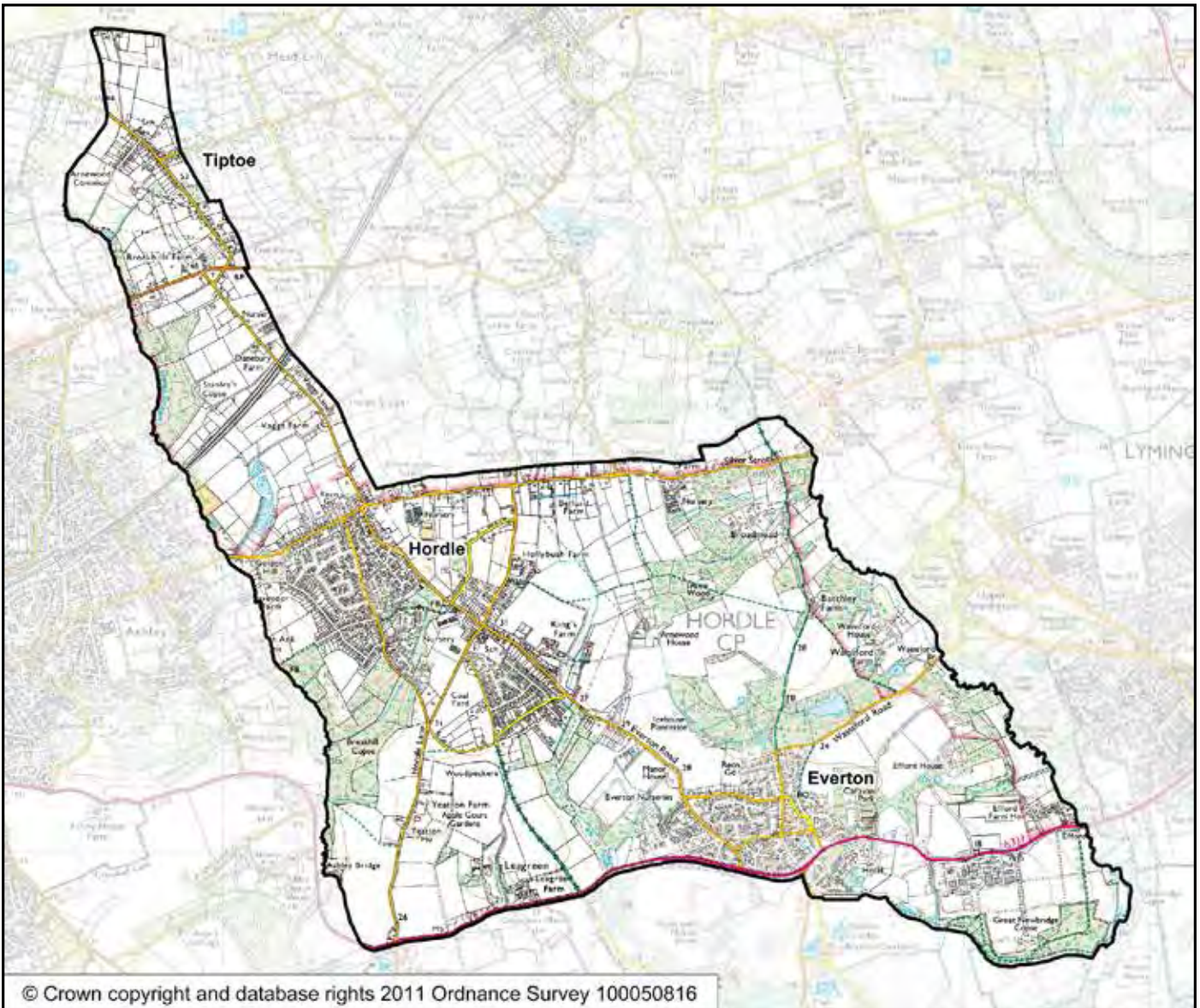
Hordle village	– 3480
Everton village	– 1454
Tiptoe village in Hordle Parish	– 235
Tiptoe village in Sway Parish	– 249
Outlying areas	– 162
Parish Total	– 5331

(Source: HCC Environmental Department's 2009 Based Small Area Population Forecasts).



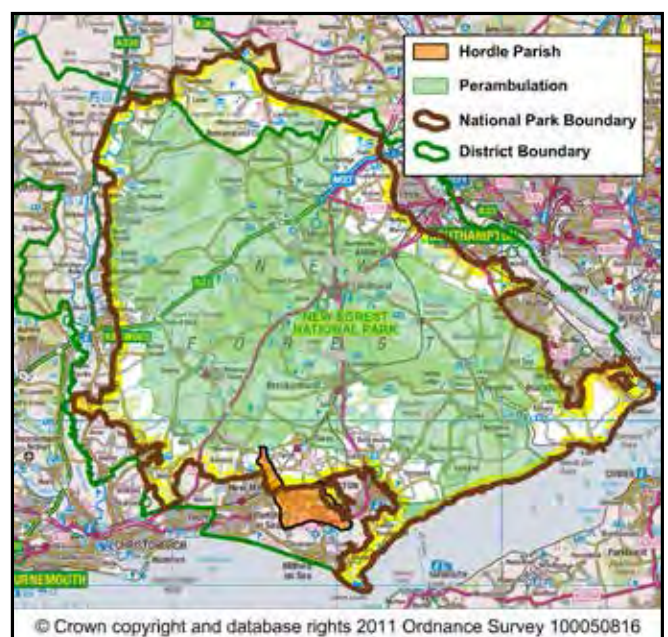
Everton Post office c 1954*4

3. HORDLE PARISH BOUNDARY



Defined boundaries of Hordle Parish *6

3.1 Hordle Parish is 1068 hectares in total. 288 hectares and 780 hectares are within the New Forest National Park Authority and the New Forest District Council planning areas respectively. It is located to the southwest of the New Forest National Park straddling the boundary of the National Park. The approximate location of the Parish is shown in orange in the figure to the right, illustrating the majority of the Parish is located outside of the National Park and is under the jurisdiction of the New Forest District Council. However, the northern part of the Parish, in the locality of Tiptoe, can be seen to extend within the National Park boundary.



Defined boundaries of New Forest National Park *6

4. SETTLEMENT PATTERN

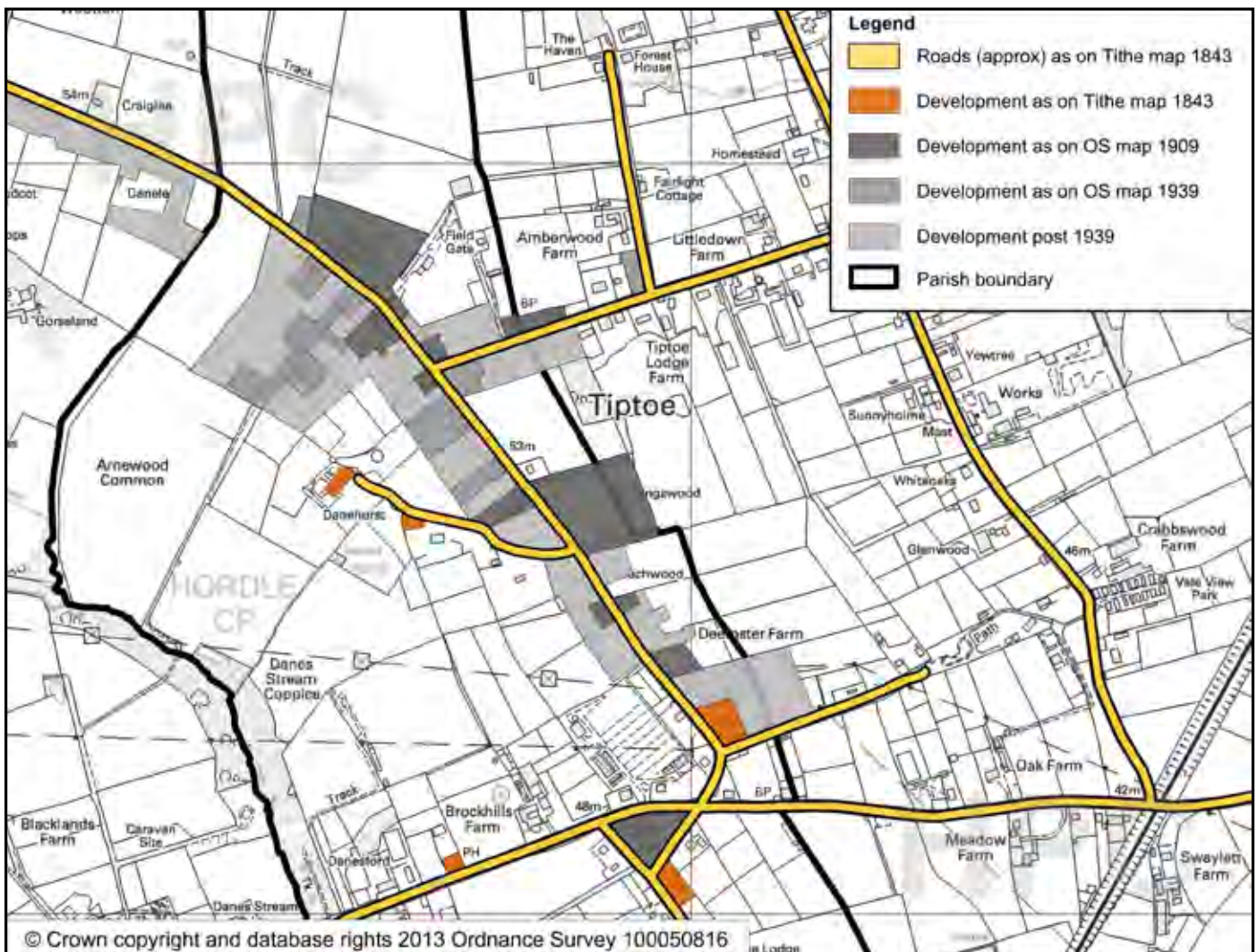
4.1 Only the principal villages and in particular the main built up areas have been investigated to establish the historic settlement pattern of the Parish. Starting with the 1843 Tithe Map and subsequently various editions of OS maps it is possible to see that the peripheral and through roads of the Parish are those that follow the historic routes. It is along these routes which have established the configuration of the villages that the dwellings which formed the original character and distinctiveness of the Parish can still be seen. The earliest signs of development can be traced back to interchanges including Inns along these routes, farms associated with the major land owners and church buildings.

Historic settlement pattern-Tiptoe

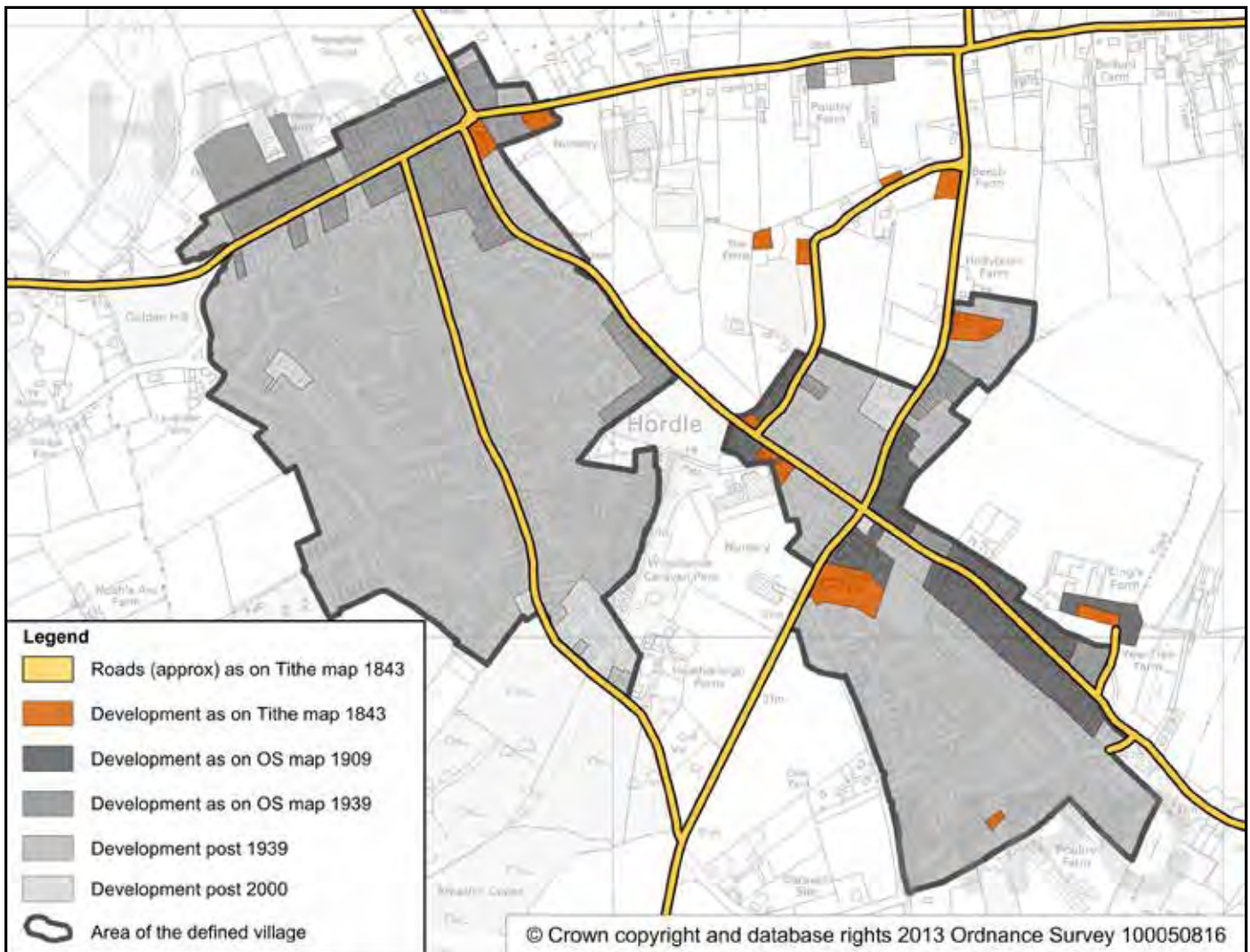
4.2 The village is by some way the smallest of the three villages in the Parish. With no defined

boundaries there are long stretches of ribbon development leading away from its approximate centre, the junction of **Wootton Road** and **Tiptoe Road** with **Middle Road**. This development is generally by way of small farms, small-holdings, country cottages and more substantial properties. The map below demonstrates clearly how the more rural nature of the village has influenced the ribbon pattern of development that has evolved.

4.3 The earliest development of the village extends from Tiptoe Cross which formed the hub around which the original buildings such as the *Plough Inn*, *Ye Olde Forge cottage* and *Orchard cottage* were established. While there were various brick built New Forest style cottages constructed in the early twentieth century the majority of development has arisen since World War II with the infilling of larger plots and/or expansion of the existing dwellings.



Tiptoe settlement pattern *7



Hordle settlement pattern showing defined boundaries *7

Historic settlement pattern-Hordle

- 4.3 Along the principal routes of **Everton Road** and **Ashley Lane** together with **Cottagers** and **Woodcock Lanes** signs may still be seen of historic buildings. With no distinct centre the village has evolved with two developed areas.
- 4.4 One lies at the northwest corner between **Ashley Lane**, **Everton Road**, **Dudley Avenue**, **Danecrest Road** and **Lavender Road**. This encompasses the large *Pinewood estate*, developed during the 1960s, the estates of **Charnock /Yerville Gardens**, **Wisbech Way** and **Acacia Road** developed in the 1980s and the *Woodlands Park Homes* estate originally evolved in the 1950s. More recently it includes the **Sidney Street** development.
- 4.5 Constructed largely during the 1960s the other area of concentrated development is at the southern end situated between **Everton**

Road, **Sky End Lane**, **Vicarage Lane** and **Hordle Lane** with developments also in **Longfield Road**, **Pegasus Avenue** and **Turners Farm**. **Everton Road** connects these two areas with housing along its length from *Pennys Corner* at the north to the south-east boundary of the village. Other notable development exists close to the cross-roads of **Everton Road**, **Woodcock Lane** and **Hordle Lane**. Off **Woodcock Lane** **Sheldrake Gardens** was developed during the 1960s and more recently **Whitebarn Crescent** and the *Ostlers* developments. **Cottagers Lane** includes the small development of **Slades Close**.

- 4.6 Housing is accessed off **Hordle Lane** and the primary school and church are situated near the cross-roads. To the south, green-belt agricultural land is prevalent towards **Yeaton** and **Downton**. Further ribbon development, including some farms, continues in **Vaggs Lane** leading to **Tiptoe** and along **Silver Street** to the eastern boundary at **Gordleton**.

Historic settlement pattern-Everton

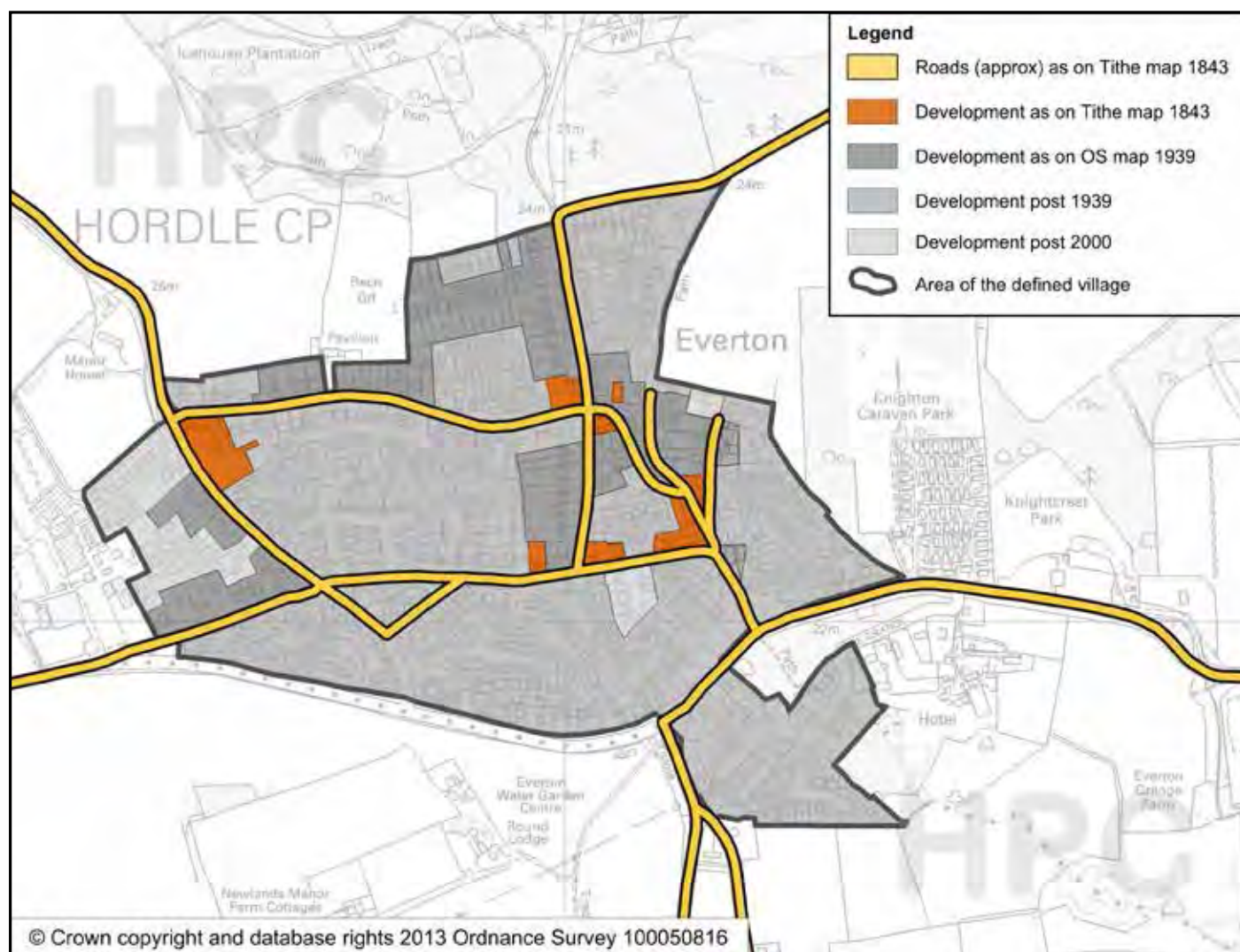
4.7 Before World War II the main concentrations of dwellings was opposite the church in **Christchurch Road** (formerly the A337), in the lanes between the *Crown Inn* and the Post Office, west to parts of **Frys Lane** and **Harts Farm**, north along **Wainsford Road** and **Greenmead Avenue** with a number of larger country homes in **Farmers Walk** (also formerly the A337). Four small farms and *Everton Nurseries* lie to the west; south of the A337 was *Everton Grange Estate*.

4.8 The map below emphasises the historic core of the village around the lanes and demonstrates the significant expansion of the village in the later part of the twentieth century. Since the 1950s the village has developed in a fairly uniform fashion with the demise of small farms making way for housing

developments, notably those of **Golden Crescent** and **Harts Way** with **Buckstone Close** and **Firmount Close** with **Roberts Close**.

4.9 The re-routing of the A337 to the south of Christchurch Road and Farmers Walk, allowed building land to be gained from within the Newlands Manor Estate. The map below allows an understanding of the impact of this southerly realignment of the A337 and how development spilled over the line of Christchurch Road which had been the historic boundary of the village to the south. To the eastern outskirts of the village *Knightcrest Park* was developed in the 1970s.

4.10 In more recent years new developments within the village have been constructed on either infill sites or land at the edge of the built up area of the village. This has included **Shepherds Way** and **Honeysuckle Gardens**.



Everton settlement pattern showing defined boundaries *7

5. HORDLE PARISH TODAY

5.1 The present day Parish consists of the villages of Hordle with Everton lying to the south and Tiptoe to the north, with outlying hamlets of Downton, Leagreen, Efford and Broadmead. The neighbouring parishes are those of Lymington & Pennington to the east, Milford-on-Sea to the south, New Milton to the west and Sway to the north-east plus a small boundary length at the northern tip with Brockenhurst.

5.2 The Parish currently supports a population of approximately 5300 throughout its three villages and outlying hamlets. The village of Tiptoe is totally within the boundaries of the New Forest National Park and part of the village falls within Sway Parish. Hordle and Everton are villages having clearly defined boundaries and are administered by NFDC.



The countryside is a significant feature of the Parish

off Vaggs Lane, Dudley Avenue, The Rough and Golden Hill Woodland in Hordle and the recreation ground at Everton. Private fishing lakes at Golden Hill are popular with anglers.

5.6 There are no purpose built industrial estates but several small businesses have located to disused farm buildings notably at *Kings Farm*, *Lea Green Farm* and along Silver Street. There is limited scope for direct employment within the Parish apart from that which is offered by local farms, nurseries, equestrianism and a small number of shops. The allowable diversified use of farm buildings has given employment opportunities from offices to retail enterprises. Tourism is supported by hotels, bed & breakfast and camping facilities. Several self-employment enterprises are home based, otherwise commuting beyond the Parish for employment is the norm, road and rail links making it relatively easy to reach Southampton, Bournemouth or beyond.



The Parish is only one mile from the coast

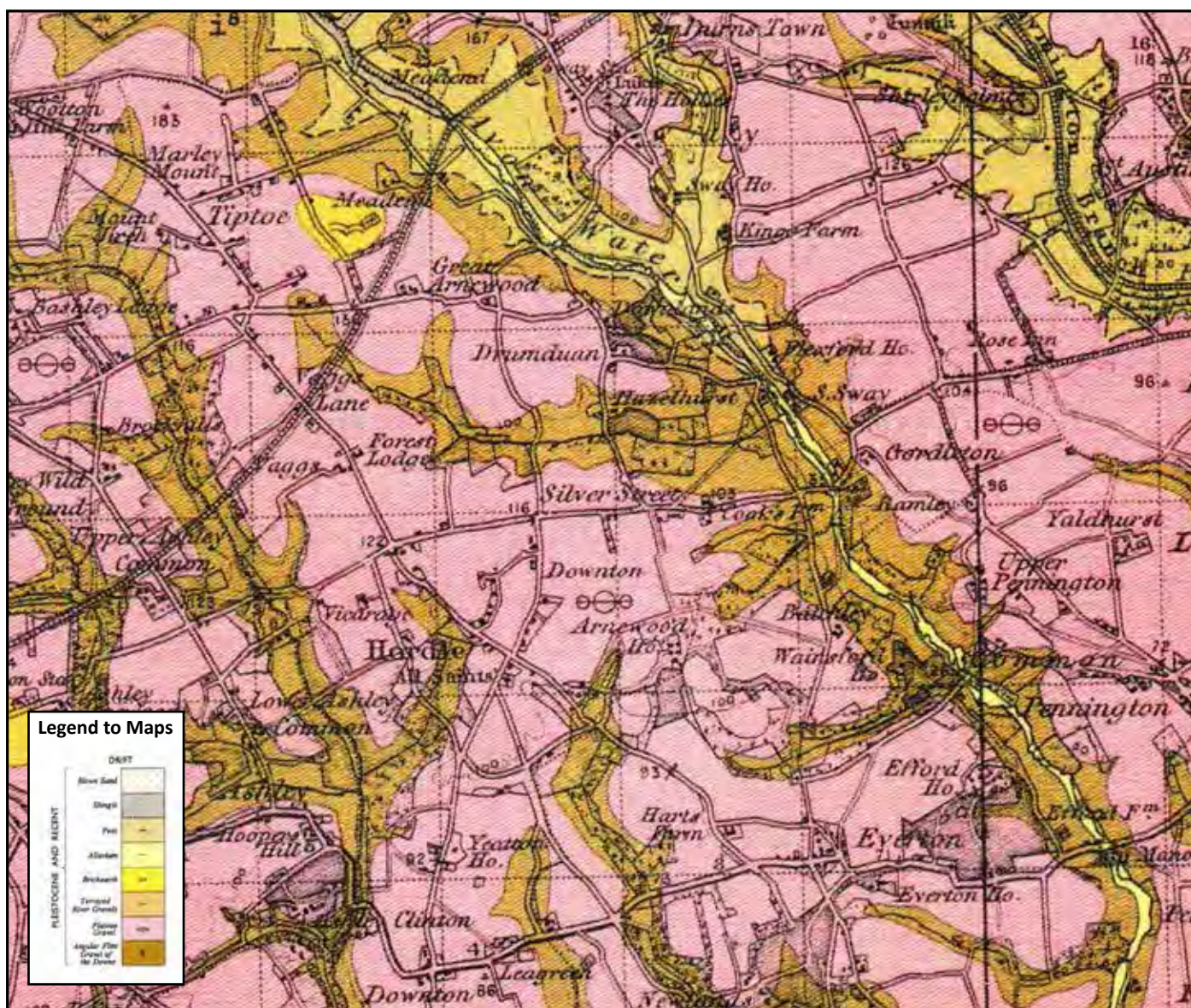
5.3 The Parish environment is predominantly rural with settlements outside the National Park lying within swathes of Green-Belt land devoted mainly to agricultural or horticultural use and also containing significant woodland areas. The more densely populated areas are in Hordle and Everton whilst Tiptoe is situated in a totally rural environment. Outside the settlement areas, several lanes and roads have ribbon development. The southern edge of the Parish is about one mile from the coast at Hordle Cliff.

5.5 Within each village, there are some designated areas of green space: the newly created Tiptoe Green, the recreation grounds



Tourism is an important source of employment in the Parish

6. NATURAL ENVIRONMENT & LANDSCAPE



Geological Map in area of Parish

6.1 Geologically, the Parish sits on a broadly flat plateau with shallow inclined gullies which are the natural water courses draining to the Danes Stream in the west and Avon Water to the east. The highest point of the plateau occurs to the north of Tiptoe at *Broadley Farm*, approximately 55m above sea level sloping fairly steeply to lower levels at the streams and more gently southward towards Everton. The Avon Water defines the boundary with Lymington and Pennington, Danes Stream defines the boundary with New Milton. The Parish is situated in an area of underlying gravel substrata. With gravel extracted from neighbouring parishes approvals exist to extract gravel from sites adjoining the Parish.



Geological Map in local area

Landscape setting

- 6.2 The landscape has been formed from either later medieval or early post medieval field patterns with contemporary woodland copses whilst significant areas of Parliamentary-type enclosures reflect reorganisation in 17th - 18th century. The area lies on the southern edge of the Southern Heathland and Forest landscape and is crossed by a number of minor routes, most notably the B3055 from Brockenhurst whilst the A337 forms part of the southern boundary. The Weymouth to London mainline railway also runs through the area. The landscape is underlain by clays and sands giving rise to brown forest soils which promote good tree growth.
- 6.3 The present day land uses are varied having mixed agricultural fields, paddocks, nurseries, garden centres, poultry houses and private gardens scattered throughout the area contributing to the urban fringe character. The area is important for providing back-up grazing land for Commoners*⁸ livestock in the event of extreme conditions prevailing upon the forest commons. A strong sense of enclosure is provided by remnants of ancient woodland alongside watercourses and lush hedgerows with hedgerow oaks.
- 6.4 A large proportion of the Parish is open fields enclosed by some woodland and hedgerows with trees. Although developments which border the greenbelt areas will enjoy the adjacent openness the vistas are best appreciated by walking any of the network of footpaths or byways which cross the Parish, some of which provide access to the National Park.

Trees and Hedgerows

- 6.5 Trees feature prominently in the Parish landscape. Most hedge-rows bordering the carriageways and field divisions contain trees, mostly oaks but also ash and sycamore. The copses at Downton Common and Batchley contain an even greater variation including yew, beech, birch and pines and the copse known locally as "*The Rough*" in Hordle is mainly planted with oaks. On the west side of Stopples Lane in the front gardens of some of



Vista showing enclosure of hedgerows and trees

the houses are pine trees which once formed the boundary of the nineteenth century Pinewood Estate.

- 6.6 Many of the hedge-rows are in excess of 200 years old and unlike some areas, damaging hedgerow removal has not been prevalent here. However, where there have been field use changes from traditional farming to equine use there has been a tendency to sub-divide fields with wire or ranchstyle fencing to create horse paddocks and this may threaten the biodiversity of hedged fields. The hedge-rows themselves are mainly common shrub varieties, hawthorn, blackthorn, hazel and holly.

Rivers and streams

- 6.7 Avon Water and Danes Stream, the east and west boundaries for the Parish, are the primary water courses taking excessive rain water from the Parish lands. Natural drainage to the streams is dependent on the existence of ditches and other water courses into which they run.



Avon water marking the eastern boundary of the Parish

6.8 The soil throughout the Parish is underlain with thick highly absorbent clays which hinder percolation to the gravels beneath, hence the importance of keeping the ditches and water courses free of all debris and vegetation.

6.9 In times of prolonged or heavy rainfall, flooding on some carriageways occurs mainly caused by run-off from adjacent fields. Extensive flooding in the built up areas has been generally averted due to run off from buildings being effectively drained through soak-aways; any flooding occurrences are usually on low lying carriageways or due to blockages in the drain-pipe system. Springs are in evidence in Tiptoe and the man-made *Hordle Lakes* are fed from a spring.

Flora and Fauna

6.10 The geographical position of the Parish represents a transitional area from the expanses of grazed woodlands and open heaths of the adjoining New Forest into one where the historically developed enclosure system has resulted in pockets of habitats formed particularly from former coppiced woodlands and species rich meadows which now support a wide variety of flora and fauna.

6.11 There are an unusually large number of 'Sites of Importance for Nature Conservation (SINCs), in the Parish and along its boundaries (see map page 18). Many of the SINCs are accessed through a network of 'rights of way' (see map page 16), this unique array which together with the rural terrain outside the defined village areas, are distinctive features which contribute importantly to the rural character and tranquility of the Parish.

6.12 The Parish hosts a wide variety of flora and fauna characteristic of its main habitat types. The key habitat types are (roughly in order of predominance) arable / horticultural land, broadleaved woodland, neutral grassland, bracken, acid grassland and coniferous woodland. The village is well-loved for its wildlife-rich hedgerows, and tree-lined roads.

6.13 Most of the nineteen Sites of Importance for Nature Conservation (SINCs) are characterised

by broadleaved woodland classified as ancient or semi-natural. These include Golden Hill Woods, also recognised for its social value. *Efford Wood*, and *Wainsford Copse* are known to contain notable species: the great butterfly orchid has been recorded at Efford Wood and the narrow leaved lungwort at both locations. The latter is a New Forest speciality and is often found in the same habitat as the Parish blue-bell copses. Breakhill Copse, to the south west of the Parish, contains both semi-natural woodland and a marsh environment, supporting a range of flora and fauna able to flourish in waterlogged settings.

6.14 Typical of south Hampshire semi-natural woodlands, Golden Hill woods has, according to a Hampshire Biodiversity Information Centre site survey in 2008, 58 plant species and 7 bird species (including birds of Conservation Concern: *the red listed Bullfinch*), and 17 ancient woodland vascular plants – strongly indicating elements of ancient woodland.

6.15 The other SINCs in the Parish are marshland, other woodland and meadow land. Breakhill Copse incorporates an area of heathland recognised for biodiversity value and Icehouse Plantation is valued for its plantation woodlands. Lymore Meadow, Wainsford Bridge Marsh and Wainsford Copse are SINCs because of their valued grassland habitats. The notable Slender Spike Rush has been recorded at Lymore Meadow. Finally, Wainsford Bridge Meadows and Efford Avon Meadows have SINC status because, although



Grey Heron photographed in the Parish

degraded by agriculture, they could have high biodiversity value if well-managed.

6.16 There are no nationally recognised sites of conservation value within the Parish, except for a small area in Sway, on the edge of the New Forest. The Botanical Society of the British Isles vascular plant data-base, the Butterfly Conservation's butterfly and moth database, Hampshire Ornithology Society Bird Records and records of Hampshire Bat Group, the Hampshire Amphibian and Reptile Group, Hampshire Invertebrate Network, Hampshire Mammal Group and the UK Bees, Wasps and Ants Recording Society has been used by Hampshire Biodiversity Information Centre to put together an inventory of notable and protected species in the Parish. This list includes 44 species of birds, 15 higher (flowering) plants, 44 invertebrates and four mammals. The Peregrine Falcon and Kingfisher are amongst the nine birds in the Parish covered by Annex 1 of the European Wild Birds Directive. As such, they are subject to special conservation measures to ensure their survival. Kingfishers have been identified in Hordle village, at Wainsford Farm and on the edge of Pennington Village.

6.17 Site specific information on peregrine falcons is deemed 'sensitive' due to their threatened status, and is therefore unknown. Six of the Parish's notable bird species are on the Birds of Conservation Concern Red List - a list of 40 species that, according to the International Union for Conservation of Nature, IUCN, are globally threatened. These include the House Sparrow and the Linnet (at Downton), the Lesser Spotted Woodpecker (at Newlands Manor Farm and Efford) the Marsh Tit (at Hordle village and Efford) and the Bullfinch (Golden Hill Woodlands). Six of the notable bird species in the Parish are county rare, including the Rock Pipit (sighted at Efford) and four are county scarce, including the Grey Heron (at Efford and Pennington Common).

6.18 Of the 15 notable flowering plant species, four are classified as vulnerable by the IUCN, including Corn Marigold (in Pennington) and Dodder (in Everton); and five are classified as

'near threatened' amongst which is the Green Winged Orchid (recorded in Pennington).

A further three are classified as county scarce, including the Cut-leaved Dead nettle (found on the A337 near Everton Nurseries).

6.19 Bluebells – protected from intentional picking under the Wildlife and Countryside Act – are relatively common in the Parish, and can be found at Breakhill Copse, Arne Wood, Wainsford Copse (East), Newbridge Copse, also in pockets throughout the villages.



Local Bluebell wood

6.20 The Stag Beetle is the only notable species of coleoptera to have been recorded in the village. Stag Beetles are protected under EU legislation and have been sighted at various locations throughout the Parish. Forty-three notable species of moths and butterflies have been recorded in the Parish, most of which are on the UK Biodiversity Action Plan due to their rapidly declining populations or their status as globally endangered. Examples include the Silver-washed Fritillary found in Everton Woodlands, the Ghost Moth recorded at Hillcrest Tiptoe and the Cinnabar found at Hillcrest Tiptoe and Avon Water Treatment Works Pond.

6.21 Notable mammals in the Parish are bats (Chiroptera, Pipistrelle and Long-eared) and Otters. These are European Protected Species and are therefore accorded additional protection under the Wildlife and Countryside Act (1981). As such, it is an offence to damage or destroy their breeding or resting places, or to capture, injure or kill them. Exact locations within the Parish are deemed sensitive.

Recreation

6.22 Recreation facilities across the Parish range from facilities provided by the Parish and District Councils to those provided by private enterprises. This is supplemented by additional amenities available in adjacent towns.

Recreation-Tiptoe



Tiptoe Green

6.23 A former grazing field was purchased by the community in 2010 for the purpose of providing a focal point for the village. Managed by the trustees, their stated aim is “to conserve in perpetuity the open space known as *Tiptoe Green* as amenity land for the benefit of the community of Tiptoe”. Tiptoe Green has provided a much needed amenity for the residents of Tiptoe, with now maturing planting created to a plan agreed with the Park Authority, and enthusiastic volunteers driving it forward; is now an established focal point for people of all ages.

Recreation-Hordle



Hordle recreation ground

6.24 Located at the northern corner of the village at the western side of Vaggs Lane, the main recreation ground provides good quality sports and recreation facilities including a home for the Hordle Village Cricket Club, football, boules, a hard surface multi-use games area (MUGA), outdoor fitness equipment /zip wire and pavilion with changing rooms. The recently re-vamped children’s play area is situated between the pavilion and Ashley Lane. A second, more informal, recreation ground is provided at the end of Dudley Avenue which has a kick-about, children’s play area and a “dog-trail”.



Childrens play area at Hordle Recreation Ground

6.25 On the south side of Ashley Lane at Golden Hill, a wooded area and pond have been made into a “nature area”. On the opposite side of Golden Hill are the Hordle Fishing Lakes which provide a natural outlook.



Hordle Lakes

Recreation-Everton

6.26 Everton has its own recreation ground located to the north side of Frys Lane which is also accessible from the Greenmead Avenue cul-de-sac. The recreation ground and

Footpaths and Rights of Way



Childrens play area at Everton recreation ground

pavilion provides football pitches, outdoor fitness equipment /zip wire and a children's play-ground.



Recreation space at Shepherds Way

6.27 In recent years informal recreation space has been created as part of two residential developments at Shepherds Way and Honeysuckle Gardens. The recreation areas described in this section including these informal areas are owned/managed by the Parish Council.



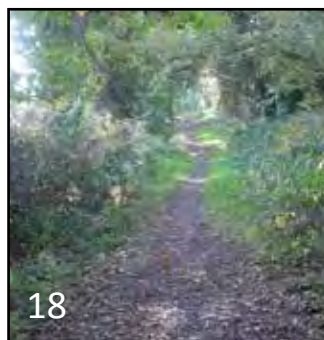
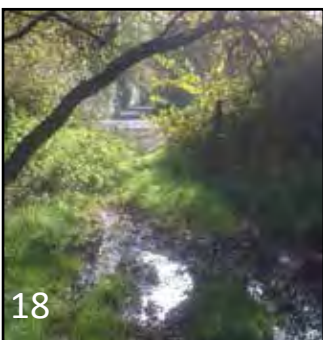
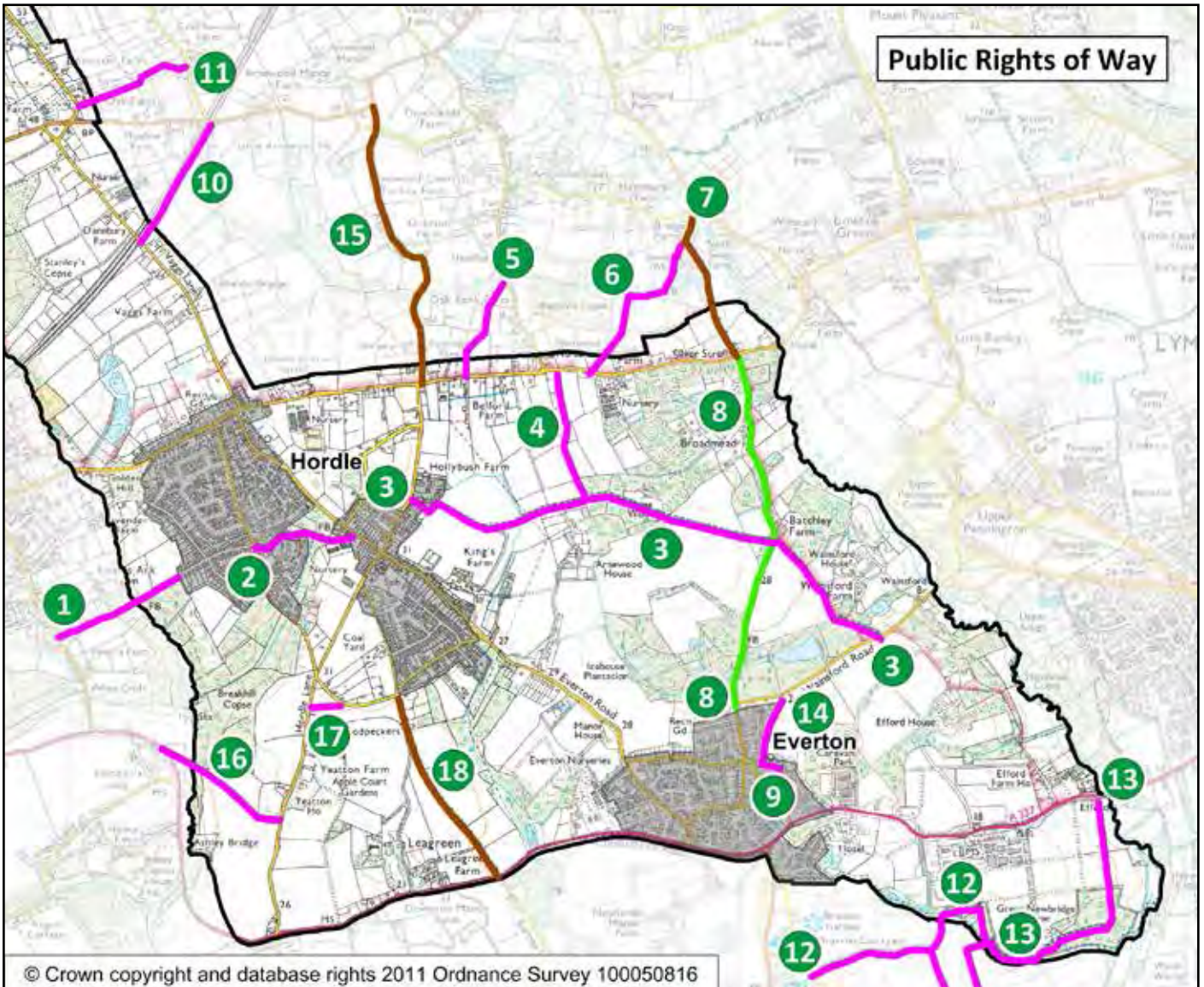
Recreation space at Honeysuckle Gardens

6.28 The Parish of Hordle has 18 Public Rights of Way (ROW). Although it is evident that some of the paths within the Parish lead worshipers to the site of All Saints Church in the village of Hordle, it is also clear that many evolved simply as `short-cuts` between diverging or parallel roads or tracks. Others would have been created by agricultural workers on their journeys to or from their places of work.

6.29 With a perimeter of around 18 kilometres (11.25 miles), which includes significant areas of land within the villages of Everton and Tiptoe, it is inevitable that many of the ROW extend into neighbouring Parishes. Indeed, of the 8 ROW that are entirely within the Parish boundary, one is a Bridleway (a path open to pedestrians and horse riders) and a second is a BOAT (Bridleway Open to All Traffic). In total, there are 8.55 km (5.34 miles) of footpaths within the Parish boundary which, when extended into neighbouring parishes provide 14.1 km (8.81 miles) of access. Apart from a few exceptions, paths are regularly used by dog walkers and those engaged in healthy exercise in a valued rural setting. ROW leading beyond the Parish provide walking routes to adjoining villages and towns, as well as giving access to the coast and to the heath land of the New Forest National Park to the north.

6.30 Although the height above mean sea level varies only between 15 metres and 55 metres within the Parish, the views afforded from several paths include the higher ground to West Wight (Isle of Wight) and various glimpses of *Sway Tower*. Additionally, most ROW are skirted by ancient hedgerows, and pass through areas of mainly deciduous woodlands and are of outstanding natural beauty. Hampshire County Council is responsible for the network of Rights of Way and local volunteers monitor the condition and accessibility at regular intervals, reporting any problems through an approved process.

6.31 Two outstanding claims for Public Right of Way lodged with HCC if granted, would add another 2 km (1.25 miles) of paths.







Legend

The diagram overlaid is based on an Ordnance survey Map (*6) with land divisions and urban areas simplified to allow better definition of routes. Public Rights of Way identified by numbers on the map are cross-referenced to the HCC footpath number see list below:

Map Ref.	HCC Ref.	Category	From	To
1	Hordle 737	Footpath	Lower Ashley Road	FP737 Parish Boundary
2	Hordle 738	Footpath	Stopples Lane	Everton Road
3	Hordle 739	Footpath	Woodcock Lane	Wainsford Road
4	Hordle 740	Footpath	F.P.739	Silver Street
5	Hordle 741	Footpath	Silver Street	Sway FP4 at Parish bdy
6	Hordle 742	Footpath	Silver Street	Sway FP8 at Parish bdy
7	Hordle 743	BOAT	Silver Street	Sway BOAT9 at Parish bdy
8	Hordle 744	Bridleway	Silver Street	Wainsford Road
9	Hordle 745	Footpath	Centre Lane	East Lane
10	Hordle 747	Footpath	Vagg's Lane	Sway FP12 at Parish bdy
11	Hordle 766	Footpath	Tiptoe Road	Sway FP11 at Parish bdy
12	Hordle 786	Footpath	Milford 786 at Parish bdy	FP 787
13	Hordle 787	Footpath	Milford 787 at Parish bdy	Milford Road A337
14	Hordle 7100	Footpath	Wainsford Road	Centre Lane
15	Hordle 7107	BOAT	Silver Street	Sway BOAT15 at Parish bdy
16	Hordle 735	Footpath	Hordle Lane	A337
17	Hordle 736	Footpath	Hordle Lane	Sky End Lane
18	Hordle 501	BOAT	Sky End Lane	A337

-  Footpath
-  BOAT
-  Bridleway
-  Parish Boundary

 Right of Way number
(from list above)

 Defined built up areas

Photographs around the perimeter of the pages show the context of the Rights of Way and the same cross reference as the list above is applied.



Mineral Extraction

6.32 The Parish is located in an area which is known to contain significant mineral deposits. The geological map on page 10 illustrates the local substrata to be largely gravel with areas of sand and clay. Early map records of the Parish show the location of small and often disused gravel pits for small scale gravel extraction. Marl pits for the collection of clay have also existed with the clay being used in agriculture or local cob buildings.



Impact of gravel extraction

6.33 Various areas close to the Parish have received permission for the commercial extraction of gravel, notably sites at Efford and Caird Avenue in New Milton. In 2010 permission was granted for operation of the Downton Manor Farm site adjoining the boundary of the Parish. The Hampshire Minerals and Waste Plan - Minerals Proposal Study has provision for the adjacent site at Lea Green Farm to be considered in future as an extension to these works.

6.34 While presently sites are located away from the principal populated areas of the Parish any extension from neighbouring extraction sites will both result in activities occurring within the Parish boundary and significantly closer to population centres than before. Potential concerns of the Parish for this activity are, loss of tranquility, dust pollution, visual impact, loss of habitats and farmland, all of which would cumulatively damage the character of the area and the environment.

6.35 A further significant concern is the impact of

transport involved with the processes. There are numerous issues associated with the HGV vehicles that use these facilities including the safety record of the road, size and speed of the trucks compared to the carriageway widths on the narrow and winding local roads. Finally, the heavily burdened vehicles will have a negative impact on the sustainability of the fragile local road surfaces.

Pylons, overhead cables and sub-stations

6.36 Overhead electricity and telephone cables are used prolifically throughout the Parish and in some areas have a significant impact. A pylon system for carrying high voltage supply via the National Grid is apparent in Tiptoe, most noticeably in Northover Lane where a major sub-station is also located.



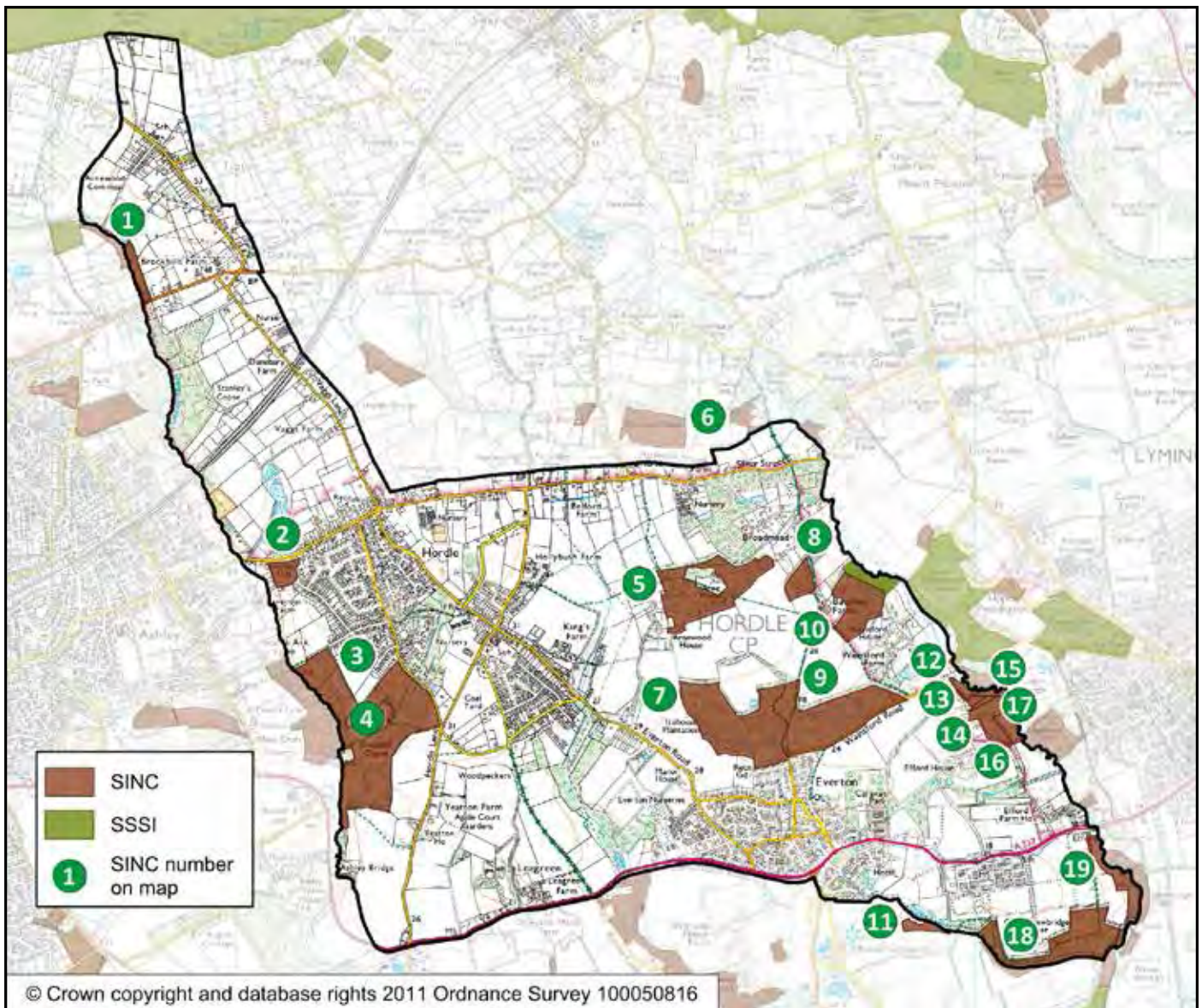
Tiptoe sub-station

6.37 While pylons and overhead cables are often the most economical method for transporting electricity, in future underground transportation of electricity would be welcomed.



Impact of overhead cables

7. SITES OF IMPORTANCE FOR NATURE CONSERVATION



SINCs and SSSIs map in area of Parish *6

Map#	SINC ref	Description of SINCs *9 SINC Name	SINC Criteria
01	NP0276	Danes Stream Coppice	1A
02	NF0379	Golden Hill	1B/7A
03	NF0169	Breakhill Copse	1B/1Cii/5A/5B
04	NF0170	Breakhill Heath	3Bi
05	NF0179	Arnewood	1A
06	NP0281	Silver Street Wood	1A
07	NF0180	Ice House Plantation	1B
08	NF0182	Broadmead Copse	1A
09	NF0183	Everton Copse	1A
10	NP0282	Batchley Copse	1A
11	NF0185	Lymore Meadow	2B/6A
12	NP0284	Wainsford Bridge Marsh	2B/5B
13	NP0285	Wainsford Copse (East)	1B/6A
14	NP0286	Wainsford Copse Meadow	2B/5B
15	NP0287	Efford Avon Meadows	2D
16	NP0288	Efford Wood	1A/6A
17	NP0289	Wainsford Bridge Meadows	2D
18	NF0190	Great Newbridge Copse	1A
19	NF0192	Meadows south of Efford Bridge	2B



SINCs and SSSIs map in local area *5

Natural Environment & Landscape Guidance:

GE01-The New Forest National Park. *When considering the scale and impact of any new development due regard should be given to the fact that part of the Parish lies within and adjoins the boundary of the New Forest National Park.*

GE02-Setting of the Parish. *Any changes to buildings or land should respect and seek, wherever possible, to improve the setting of the Parish. Preserving and improving public views onto the countryside will be an important consideration for new development.*

GE03-Rural/semi rural character and ecology of the Parish. *The design of new development should seek to safeguard the character of the natural environment and enhance natural habitats. Landscape design will be an important consideration and should provide sufficient space for the planting of trees and shrubs where required.*

GE04-Trees and Hedgerows. *Important trees and hedgerows that contribute to the character of an area should be retained. Every effort should be made to include strong structural landscaping based on appropriate indigenous tree and shrub species where possible*

GE05-Flooding and drainage. *In order to limit the risk of localised flooding, any proposed development should avoid any adverse impacts on natural drainage systems and take into account the current inadequacies of surface water drainage in parts of the parish. Sustainable urban drainage systems (SUDS) should be used where possible.*

Recommendations:

RE01-Footpaths (FP) and Rights of Way (ROW). *New development should be planned to avoid interfering with existing FP/ROW and wherever possible, should include new paths and access to those currently available. The Highway Authority and adjacent landowners are to maintain footpaths in good condition, allowing access where possible for the elderly/disabled and preventing encroachment or obstructions from nearby properties.*

RE02-Minerals or Waste. *Any operations that may affect the Parish should clearly demonstrate no significant impacts on the local character or environmental quality of the area. Wherever possible, positive benefits for the local environment and land based economy should be gained in the longer term through agreed restoration plans.*

RE03-New services distribution cables. *New cabling should be located underground wherever possible and every opportunity taken to transfer existing overhead cables underground.*

8. GUIDANCE: NATURAL ENVIRONMENT & LANDSCAPE

- 8.1 The villages and hamlets within the Parish are set in attractive countryside with the land outside the defined village boundaries either within the Green Belt or towards Tiptoe in the New Forest National Park. A wide variety of flora and fauna and extensive SINC sites exist within the Parish that should be protected. It is this rich biodiversity, views to and from the countryside that contributes to the sense of place and quality of life for the community and visitors. A deficiency amounting to 4.4 hectares of public open space in the Parish, outside the National Park needs to be addressed by public consultation and dialogue between the Parish and District. Councils.



Rural Nature of the Parish

- 8.2 Presently there are no sites within the Parish involved in mineral extraction. However, in the event of future proposals, the Minerals and Waste Authority, when considering compilation of future Minerals and Waste plans, should be requested to pay careful regard to the matters and concerns outlined in this VDS. Particular emphasis will be placed on the commitment of the operator to ensure that there will be no detrimental impact on the local community and that concerns raised over road safety impacts are appropriately mitigated. The community places high value on the natural environment. The guidance given therefore is focused on measures that will preserve the 'status-quo' and where possible enhance the quality of the environment.

9. SPECIAL CHARACTER



The buffer provided by the green belt is very important

9.1 While the special character of the Parish is difficult to capture in a few words, a variety of views expressed by local residents during the preparation of this VDS are included in Appendix 05. Most who live in the Parish consider the area is semi-rural. Almost the whole perimeter of the Parish is defined by green fields or open land reflecting the fact that the main activity in the area is agriculture. Working farms, liveries and caravan sites show this character and it is this green buffer that is considered dear to the local population. Indeed, many residents say that in future development it is most important that the boundary lines are not blurred; the Parish remains self contained and is not subsumed by close neighbours Ashley, Pennington or Sway.

9.2 The Parish has an interesting history and is famous for having the New Forest Shakers



Mary Ann Girling "Mother of the Shakers" *4

as residents in the 19th century. Mary Ann Girling, originally from Suffolk, believed she had been chosen to lead her Children of God to the "Promised Land". Mary, who was a self proclaimed prophet, influenced many; not least, Judge Andrew Thomas Turton Peterson who built *Sway Tower*. Changing boundaries mean the Tower, the tallest non-reinforced concrete construction in the world, although no longer in the Parish, remains clearly visible from areas within the Parish.



Sway tower seen from Limolands farm

9.3 The closeness of the New Forest and the coast to the south are important amenities for residents. The original Parish boundary encompassed the Hurst Spit and Henry VIII's Castle defending the Solent, which combined with the nature reserves, remain favourite leisure areas for Parish residents.

9.4 People live in the Parish because of the friendly and diverse nature of the community. It has a higher than average number of retired people but there are many families with children who are attracted to the excellent schools in the immediate area of Hordle, Tiptoe and Milford on Sea.



Coastal areas provide significant amenity for local residents

- 9.5 Many refer to the attractive original properties scattered around the villages, especially those with thatched roofs, and the contrast with more modern properties from the three main periods of development in recent times.



Attractive original properties are sometimes listed buildings

- 9.6 From 1920 there was steady growth, but following World War II especially in the 1960s the speed of building new estates of, mainly, bungalows and chalet style houses was rapid. In recent years development has been largely limited to rebuilds, extensions and infilling. The feeling of the community appears to be that the level and density of development that has taken place is acceptable but has probably reached the point beyond which the character of the Parish may be threatened.
- 9.7 Quiet lanes (such as Cottagers Ln, Vicarage Ln, Sky End Ln and Centre Ln) with limited development and no footways giving access to Bridleways and Rights of Way, make it possible for residents to walk, exercise dogs and ride horses in relative safety. However, many are concerned that traffic calming, or speed limiting, is an urgent requirement for residential roads, especially those without footpaths. Crime rates are low and outside of school rush times the area is relatively peaceful, except on main through routes.
- 9.8 Everton has a General Store/ Post Office giving the village a focal point. The photograph right may be compared with the images elsewhere in the VDS demonstrating the perpetuation of the Post Office as a hub within the village. Alternatively, the Crown Inn provides another meeting place with the Social Club and local



Quiet lanes such as Cottagers Lane in Hordle

Church close by. The community is made up largely of retired people and their prime concern is for preservation of the quiet and calm nature of the village. A need for more organised social events to interest and integrate the different generations has been identified. The recreation ground and pavilion are seen as major assets and the church is a focus for many social events, largely enjoyed by the older generation.

- 9.9 All three villages have active community associations with Tiptoe and Hordle groups, seemingly, thriving while there are issues recruiting new active members in Everton. Tiptoe Green provides an attractive new focal point for the village; an issue since the demise of the post office. Hordle has never had a natural centre but most residents, not all, do not seem too concerned. There are three or four small "centres": the School and Church, Stopples Lane Shops, the Pavilion, Recreation Ground, WI and Scout Meeting Halls and children's playground. Hordle Post Office provides a social meeting place similar to Everton.



The focal point that is provided by the Local post office

10. BUILT ENVIRONMENT

Outlying Areas

10.1 Apart from the more established villages of Tiptoe, Hordle and Everton the Parish contains various other less defined centres of population. This includes small hamlets, isolated cottages, and a diverse array of farm and horticultural buildings and land. Over the years a sustainable approach to design has enabled some of the latter to be successfully reused for more appropriate alternative uses.



Former temporary Offices of NFNPA nearby Otter nurseries



BOAT accessing country homes in the area of Broadmead

10.2 There is a sparse development of mainly spacious country homes in the countryside known as Broadmead and which are accessed from a Byway-Open to All Traffic, (BOAT) from Silver Street at Gordleton. Some of these dwellings were derived from plots of land upon which shacks and disused railway carriages once provided temporary accommodation for evacuees during World War II. Thereafter the plots were acquired to create secluded country homes.

10.3 Along the A337 to the east of Everton village, beyond *Efford House*, is the hamlet of Efford. Close to the Avon Water are the Mill cottages whilst a little further up the hill are the former *Efford Farm cottages* and close by are reconstructed barns purpose built to provide good quality office accommodation. On the opposite side of the A337 are *Otter Nurseries* and the temporary offices of the New Forest National Park Authority both having utilised land and premises of the former Experimental Horticultural Research Establishment.



Cottages from the hamlet at Leagreen



Mill cottages and Grade II Listed Mill at Efford

10.4 Bordering the northern side of the A337 highway, west of Everton, a small hamlet, Leagreen has evolved around former farm workers cottages whilst the adjacent *Leagreen Farm* now has some of the former farm buildings converted to commercial use. Further west is the larger hamlet of Downton and at the cross-roads, north side of the A337 is a small cluster of cottages. The south side of the A337 lies in the parish of Milford-on-Sea.

Building Form and Development

10.5 It is along the historic routes that the dwellings which formed the original character and distinctiveness of the Parish can still be seen. Many of these buildings are listed and they are protected by national legislation. It is the role of the Local Authorities to ensure that this legislation as it applies to the listed buildings in the Parish is complied with. Appendices 02 and 03 catalogue the listed and significant local buildings.



Yeovilton House is one of the Listed Buildings in Everton

10.6 Notwithstanding listed buildings, traditional New Forest cottages can also be found typically in the lanes in Everton, Ashley Lane, Everton Road and Cottagers Lane. The cottages were built from locally produced red bricks and have pitched roofs clad in blue-grey Welsh slate. Most are characterised by a gabled pitched roof, central porch entrance at the front with some originally including decorative barge boards.



Everton Road, Hordle-Percy Villa 2011



Estate development in the 1980's

10.7 *Percy Villa* in Everton Road provided (developed 2014) a good example of this traditional cottage form. Some have decorative quoins, particularly in Tiptoe. Cottages with thatched roofs (most of them Grade II Listed) still exist throughout the Parish and examples may be seen adjacent the Hordle Garage, Cottagers Lane, Everton Road, Sky End Lane, Everton Cross-Roads, the Post Office cross-roads and in Silver Street close to the Woodcock Lane junction.



Infill development at Hordle Mews with hard surfaces

10.8 Infilling of farmland and in the case of Everton the redirection of the A337 allowed expansion of the larger villages. Moving away from the small piecemeal cottage development of the past the creation of larger estates became the pattern for many years. More recently however, resulting from greater restrictions on the availability of land, development has returned to a smaller scale associated with infill sites usually obtained from older houses with large gardens. Unfortunately this has in some cases resulted in a detrimental impact on the local area with green areas substituted by hard surfaces and a denser form of layout for the replacement dwellings.

Historic buildings-Tiptoe

10.9 The most notable of the Historic buildings occur around *Tiptoe Cross*. Close to the crossroads the triangular island, where Vaggs Lane joins Sway Road, accommodates the *Church of St. Andrew's* together with the Church Hall. Nearby it is possible to find other listed buildings including the *Plough Inn* public house dating back to 1630, *The Orchard* and *Ye Olde Forge* cottages.



Grade II listed The Orchard cottage in Vaggs Lane

10.10 '*The Orchard*' on the edge of the triangle, is red brick with exposed timbers, a buttress and thatched roof. At the junction with Northover Lane '*Ye Olde Forge*', is a well preserved example of a thatched cob cottage. Both of these cottages are Grade II listed buildings.



Ye Olde Forge Cottage grade II thatched cob cottage

10.11 The *Church of St. Andrew's* built at the beginning of the 20th Century is constructed in red brick and reflects the style of that era. The church hall, built in 2000 is a comfortable match to the church's architecture.



Tiptoe Cross with the Church of St. Andrew c 1905 *4



Contemporary view of church shows impact of mature trees

10.12 South of the railway line in Vaggs Lane, the residential properties include *Hordle Grange* formerly known as *New Forest Lodge* which was for some time the home of Mary Ann Girling and her Shaker movement in Hordle. The original form of the building seen in the illustration below can still be seen in photographs today shown on page 29.



New Forest Lodge c1870 *4

Tiptoe: Building Form and Development



Tiptoe is a more rural part of the Parish

10.13 Tiptoe is acknowledged to be a more rural part of the Parish. The village, with around 320 dwellings, is wholly within the National Park. It has no defined boundaries and as such there are long stretches of ribbon development leading away from its approximate centre, the junction of **Wootton Road** and **Tiptoe Road** with **Middle Road**. It is around this central point with buildings which formerly housed the Post Office and the adjacent Tiptoe Garage at its focal point that the village has evolved.



Cottage alongside the garage and Post Office c 1920 *4

10.14 This central area of Tiptoe extends as far as the school to the northwest and *Deemster Farm* to the southeast. It includes the cul de sac of **Danehurst New Road** and **Middle road** itself towards the junctions with **Crabbswood Lane** and **Marley Mount**. The ribbon development is generally by way of small farms, small-holdings, country cottages, rather grand country houses and mansions. A small mobile homes park is in Crabbswood Lane.

10.15 The whole village was originally formed from scattered dwellings, some with small holdings or farms but also cottages to house workers associated with local farming or forestry occupations. Consequently there are no housing estates in Tiptoe.



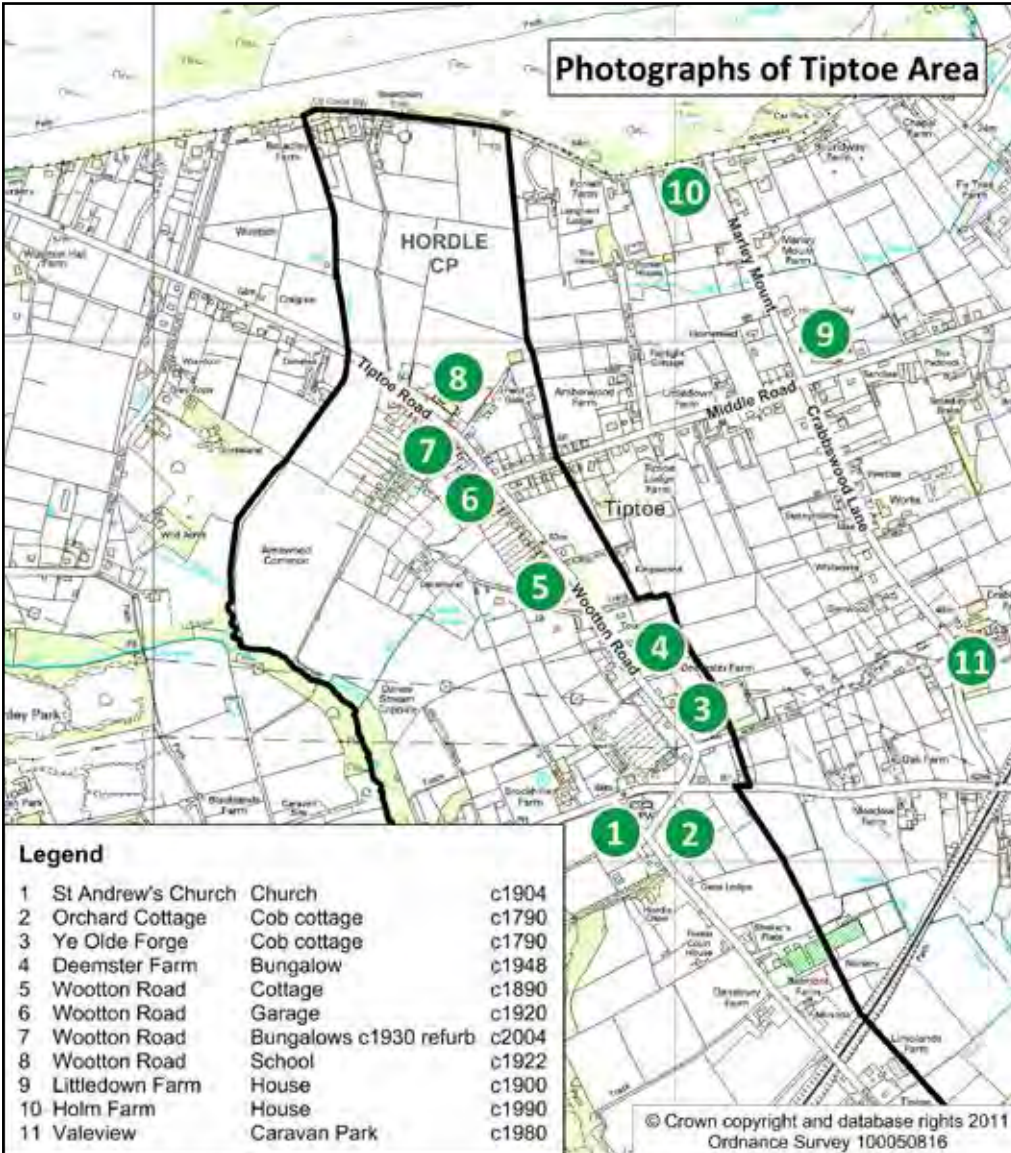
Traditional cottage on Wootton Road

10.16 Subsequent infilling between original dwellings has taken place over time and while this may be seen closest to the junction with Middle Road it has also spread into **Danehurst New Road**. Development in Tiptoe has often occurred as a result of the expansion of traditional cottages and this can be seen particularly around the central part of Wootton Road. As there are some instances of the impact of such changes having a detrimental effect careful attention should be given to the guidelines in this VDS when considering this form of development.



The Wellspring Church in Wootton Road

10.17 Built in 1904 by the Baptists, the *Wellspring Church* uses traditional materials that sit comfortably with the local vernacular.



Traditional cottages and bungalows

10.18 Towards the village centre the intensity of building increases with a mix of building styles infilling between traditional red brick cottages, some bungalows and houses built between the Wars with further infilling of post World War II houses and chalet style bungalows.



Traditional cottage at the junction with Middle Road



Contemporary interpretation of cottage in Middle Road



Brockhills Nursery with new build cottage c. 1997

10.19 Once past the junction with **Middle Road**, a similar mix of development is in place on both sides of the carriageway. At around this point it is interesting to note the traditional cottages are enhanced with decorative quoins and have grey ridges rather than red. There are a number of contemporary interpretations of traditional cottages. In Middle Road a basic cottage was constructed without the traditional porch (porch added later in 2013). However, the contemporary cottage attached to *Brockhills Nursery* is made more attractive with the addition of decorative brick quoins.

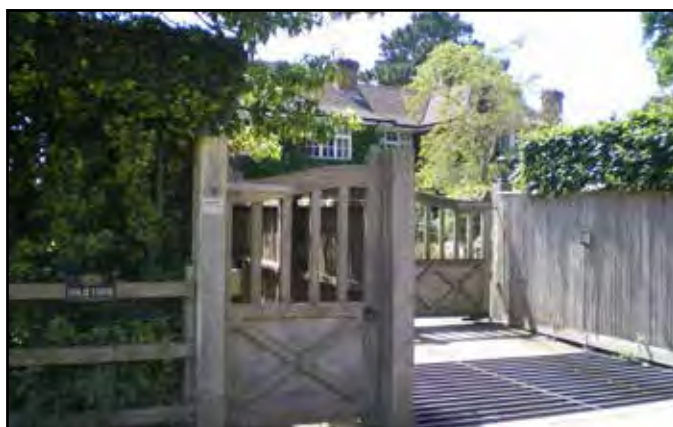


Refurbished bungalow in Wootton Road with slate roof

10.20 There are various bungalows in a mix of designs in the village. Some were built between the Wars, many have been modernised and extended or roof accommodation added.

Other development

10.21 **Marley Mount** and **Broadway** is a very rural area where development is extremely thin. However, these country lanes leading directly to the forest heath, host a number of interest-



Holm Farm is accessed from Marley Mount



Langham Lodge is accessed from the Broadway



Valeview mobile homes park

ing properties, many of them linked to equine interests. There are several large properties, 'Holm Farm' is one of the largest with spacious landscaped grounds whilst 'Marley Mount Farm' has adopted design features taking advantage of its raised position to facilitate views over its surrounding pastures. 'Langham Lodge' is another large property within spacious open grounds on the forest edge. Other dwellings in the area have early origins and comprise a mixture of medium size country homes, cottages and a bungalow.

the National Park, in order to conserve the rural character of the area there is likely to be less development. When development does occur the focus will be on services and facilities that directly benefit the local community.

10.25 Historically, as the pattern of expansion throughout Tiptoe has been through ribbon development it is particularly important to pay attention to design details which preserve the character of existing buildings. Whilst sustainable forms of development are encouraged, lessons can be learnt. The cottage below may be seen before alteration in the photographs on page 26 and while changes may have responded to the existing brickwork features inconsistencies in the openings are less successful. This, together with the absence of boundary landscape, a feature that is considered important to the villages and combined with the impact of the hard surfaces/parked cars unfortunately results in a detrimental impact on the village streetscape.



Hordle Grange formerly New Forest Lodge

10.22 Hordle Grange is located on Vaggs Lane, south of the railway line. Formerly known as New Forest Lodge the original building has been extended over the years.

10.23 Valeview alongside Crabswood farm is used in the summer as a touring caravan park.

Issues with design and development

10.24 In Tiptoe opportunities for development are limited because outside the main villages in



Impact of extension of cottage next to Tiptoe Garage

Historic buildings-Hordle

10.26 While Hordle Village remains the largest settlement in the Parish and the number of historic buildings in the village is significant they are now more widely dispersed. Consequently, while in Everton the DNA from the past may be clearly seen on Christchurch Road, more careful scrutiny is required to trace the development of the village in Hordle.



New Forest cottage-Percy Villa Everton Road c 1914 *4

10.27 **Everton Road** is where the pattern of development is most readily visible and shows the evolution from cob cottages, traditional New Forest cottages to later Victorian and early twentieth century brick houses. In more recent times infill development of more modern houses and bungalows is clearly evident.



Group of thatched cob cottages, Everton Road c1810

10.28 Some of the earliest developments in Hordle include *All Saints Church* in **Hordle Lane** and *Downton Lodge* in **Woodcock Lane** being clearly apparent in the Tithe map of 1843. The Architect of the church, C.E. Giles, also designed the nearby Pennington Church. The



All Saints Church c 1872

tower of the church was never completed leaving a pyramidal roof over a louvred bell loft.

10.29 *Downton Lodge* was built originally as a workhouse and following the Poor Law Amendment Act 1934 was sold as a private house. On a small but prominent site in the centre of the village is the sandstone war memorial designed by the local Architect W. Ravenscroft



Downton Lodge, Hordle c 1814



1918 and 1945 War Memorial, Everton Road, Hordle- c 1918

Hordle: Building Form and Development



Large areas were developed in the eighties

10.30 The primary routes through Hordle are **Everton Road, Ashley Lane** and the extension of **Hordle Lane** to the north provided by **Woodcock Lane**. Together with **Stopples Lane** it is around these historical routes that the characteristic form of the two distinct settlement areas that now define the village have evolved.

10.31 An important consideration in the configuration of these urban areas is that they are restrained from merging by Green Belt. The North western part of the village has become the larger settlement incorporating the **Woodlands Park Homes Estate** developed in the 1950s, expansion of the **Pinewood Estate** in the 1960s, development of large areas in the 1980s and more recently small sites and infill development. The southern settlement area situated between **Everton Road, Sky End Lane, Vicarage Lane** and **Hordle Lane** also largely developed during the 1960s includes **Shell Drake Gardens** and more



The significant rural character of Cottagers Lane

recently **Whitebarn Crescent** and the *Ostlers*.

10.32 Established ribbon development extends beyond the built up areas along **Woodcock Lane** out to its junction with **Silver Street** and also in **Cottagers Lane**. Hordle Lane has the primary school and the church situated near the cross-roads but to the south of the church, green-belt agricultural land extends to **Yeaton** and **Downton** cross-roads. Ribbon development, including some farms, continues in **Vaggs Lane** towards Tiptoe and along **Silver Street** to the eastern boundary at **Gordleton**.

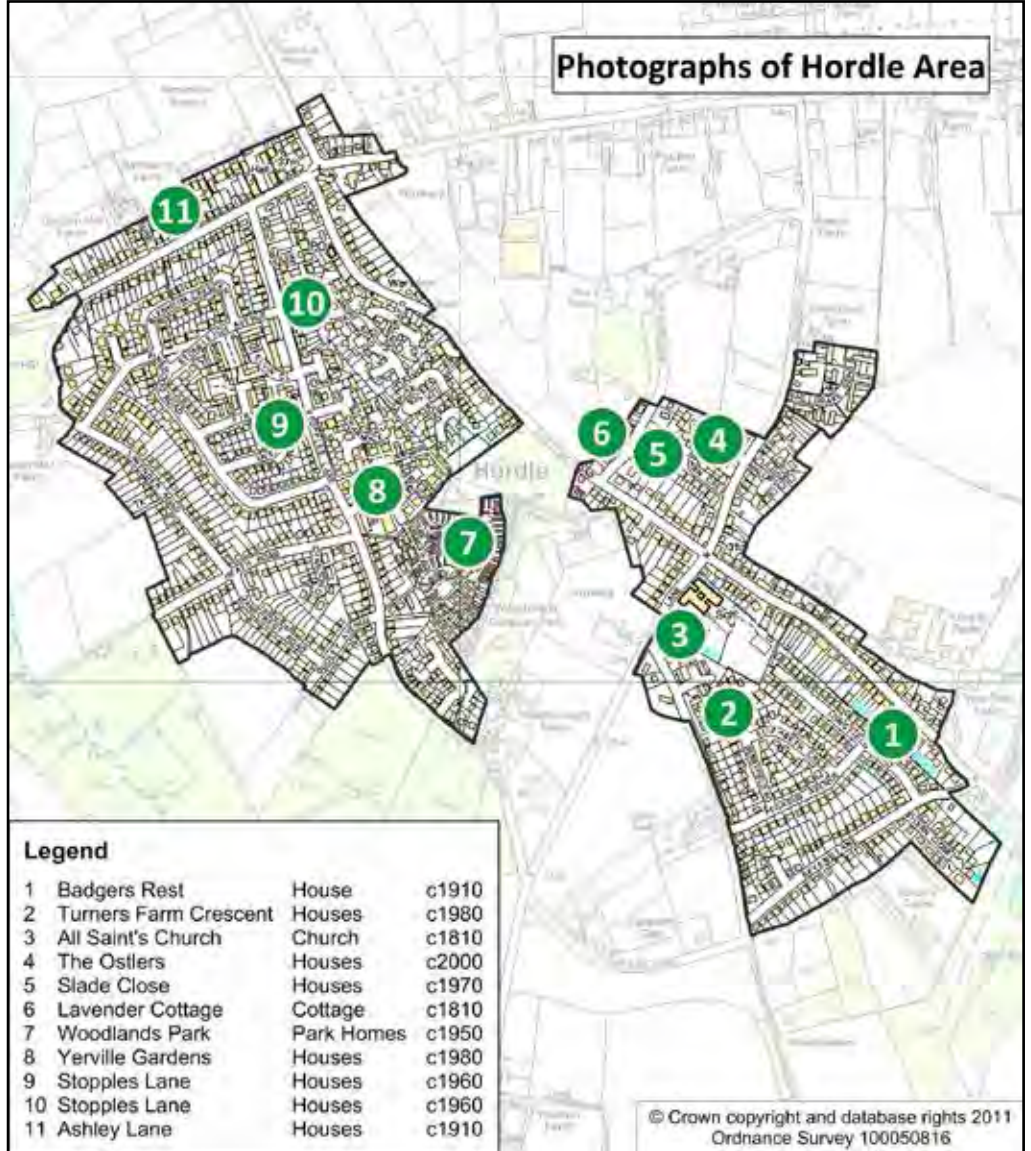
Everton Road

10.33 **Everton Road** providing the North South link with the adjoining villages of Tiptoe and Everton is the source of the older fabric of the village with the crossroads at *Pennys Corner* and **Woodcock Lane** creating the hubs around which the original village began. The ribbon development is less apparent after development in the eighties and as more recent infill development blurs the edges however, the original pattern remains most evident south of Woodcock Lane.



Earlier ribbon development along Everton Road

10.34 The **Hawthorns Estate** which includes **Monterey Drive, Myrtle Close, Tiffany Close, Sycamore Road** and **Acacia Road** is located on the western side of Everton Road. Built in the 1980s providing a mix of semi-detached bungalows/houses and some detached houses, most with integrated garages. The dwellings are originally styled with a mix of red and some buff coloured brick finishes and dark timber work. The estate layout is 'open-plan' frontage with small rear gardens. Some soft landscape, road curvatures and cul-de-sacs all help to improve the appeal of the estate.





Mature trees complement Cul de sac at Hawthorns Estate

10.36 The 2008 development **Kings Brook** located on the west side of Everton Road, provided seven semi-detached homes following the demolition of three bungalows. The simple design forms use a palette of different materials in an effort to make the development more interesting. Car parking facilities are provided within a landscaped communal area. This development demonstrates the consequences of greater density housing arising from infill that is changing the character of the village.



The Anchorage alongside Kings Farm is over 100 years old



Infill development at Kings Brook in Everton Rd

10.35 At the entrance to *Kings Farm*, a number of old cottages contribute to make this a significant character area. To the south-east along Everton Road, beyond the junction with Sky End Lane, *Dimmock House* was recently built. This special unit for the profoundly deaf required special permission to be built on land within the Green Belt.

Ashley Lane

10.37 This east to west through-road contains a row of traditional cottages on the north side, the distinctive style of which is not too seriously impacted by the mixture of later development along the street, the bungalow development of **Laurel Close** or the gated developments, **Monterey Gardens** and **Hordle Mews** built in the gardens of the original cottages.



Dimmock House in Everton Road



A feature of Ashley Lane Hordle is the row of lime trees

10.38 The majority of properties have enclosed fronts, drives and garages. An attractive feature of the street scene is provided by a row of lime trees along the north side footway.



The impact of building on additional dwellings

10.39 Original terraced and semi-detached council houses, build in the 1920s, having rendered walling, can be seen at the eastern end of **Ashley Lane**, the upper ends of **Stopples Lane** and **Everton Road** with contrasting council bungalows nestling between these in nearby **Holes Close**. Some of these houses, not the bungalows, have passed into private ownership under 'right to buy' legislation and generous plot widths have enabled space for a garage and in a few cases, to build on what appear to be compact additional dwellings.



Laurel close bungalow development for the elderly

10.40 **Laurel Close** on the north side of Ashley Lane was developed in the 1970s on the land of a former small-holding. The site consists of three blocks of terraced bungalows providing ten compact dwellings, probably designed with the elderly in mind. Also on the site, there is a detached bungalow and larger chalet style bungalow.

10.41 Garaging is provided in adjacent blocks and the two detached bungalows share a detached double garage. A common design feature is the use of dark red brick and dark woodwork. All properties have a small rear garden and the chalet bungalow also has access to a paddock. The frontages are open plan with low level hedging at the boundary.



Gated development at Wellingtonia Gardens

10.42 **Wellingtonia Gardens**. On the north side of Ashley Lane, this infill gated development was constructed in 2000. Five large detached family homes of different design complete with garages were constructed around a shingle surface drive. In 2008, a semi detached house was built without garages. There are small rear gardens to each property. A feature of the landscape is the preservation of a Wellingtonia conifer which formerly stood in the garden of a demolished cottage.



Gated development at Hordle Mews

10.43 **Hordle Mews** is also on the north side of Ashley Lane. It is another infill gated development constructed in 2005 with an agreement to share the existing entry drive with the adjacent country house.

The development consists of three large detached family homes and one large bungalow with either double detached or integral garages. As a result of the limited size of the plot each property has a rather compact rear gardens and a hard landscaped frontage in the form of a block-paved courtyard.

Hordle North

Development off Stopples Lane

10.44 **Pinewood Estate** – includes **Pinewood Road, Stoneleigh Avenue, Blenheim Crescent, Windsor Close, Firtree Crescent and Larch Close**: The layout of the estate is ‘open-plan’ having a mix of bungalows, semi-bungalows detached housing and terraced housing. The terraced housing excepted, most of the properties are provided with reasonable sized rear gardens, on-site garages and driveways which together with frontages laid to lawn, provide for a pleasant open living environment. Terraced housing in Stoneleigh Avenue and Larch Close facilitate a more cramped style of living. Stoneleigh Avenue properties are provided with garages in blocks, but there is no such provision for Larch Close. There is little provision for off street parking which has resulted in over intensive on-street parking. A design feature of the dwellings on this estate is their tiled or boarded frontages. Many of the bungalows have been subsequently subjected to roof conversions.



Pinewood Estate. On street parking is prevalent

10.45 **Charnock Close, Yerville Gardens** is a medium size estate located to the east of Stopples Lane. Built in the 1990s the designs contrast markedly with Pinewood. Constructed with red brick and concrete tiled roofing with brown coloured woodwork the dwellings are

all semi-detached with built-on garages and open-plan frontage. Soft landscaping and screen walls constructed adjacent to walk-ways, add to privacy and neatness all within an aesthetically pleasing estate layout. The *Westmorland Court* Care Home is located at the south-west corner of this development and fits in well with the context of this estate.



The pleasing Estate layout at Charnock Close

10.46 **Woodlands Park** lies to the south of Yerville Gardens and is also accessed from Stopples Lane. This park homes estate provides living accommodation within 126 units neatly positioned around meandering tarmac drives, the characteristic feature being its setting between surrounding woodland areas which gives the site virtual seclusion.



Woodlands Park

10.47 **Wisbech Way** is positioned on the eastern side of Stopples Lane. The estate consists of 26 detached houses of fairly uniform design all provided with integral or linked garages. In places the layout appears a little cramped due to inadequate area for landscaping and generally small amenity gardens.



The cramped layout of Wisbech Way

10.48 **Sidney Street** is a small development on the eastern side of Stopples Lane. Following local agreement with the NFDC in 2002 it was built on land within the greenbelt after being declared a 'rural exception site'. This permitted the construction of 10 affordable dwellings for people who had existing links with the village. The development is characterised by terraced dwellings around a protected oak tree standing in a central lawn.



Affordable dwellings at Sidney St. Rural exception site

10.49 **Lavender Road, Danecrest Road and Dudley Avenue** together with **Heath Road and Charlton Close** are now fully developed with a mixed assortment of designs, predominantly chalet bungalows or bungalows with loft conversions plus a small terraced development of flats at the corner of Danecrest Road. **Heathlands Close**, the newest bungalow development was built in 2011 on land gained from a collection of rear gardens in Heath Road. **Lavender Gardens** a small infill development of 6 bungalows was built in 2008 using land from rear gardens in Lavender Road.

Hordle South

Development off Woodcock/Vicarage Lanes

10.50 At the south of the village, **Vicarage Lane**, an ancient route from **Leagreen** and **Milford on Sea**, three character cottages are grouped together on the northern side adjacent to a row of later housing whilst the southern side has ribbon development of larger country homes either side of the entrance to the old coal yard. A feature of the lane is the woodland fringe to the west giving way to hedges along the southern field boundaries.



Character cottages at Vicarage Lane

10.51 The rural appeal of **Sky End Lane** between **Everton Road** and **Vicarage Lane** results from the coexistence of mature trees with the narrow road carriageway.



Mature TPO Oak trees are a feature in Sky End Lane

10.52 **Vicarage Gardens** was developed following demolition of the old vicarage in 1989. It consists entirely of terraced housing inset amongst the remaining trees of the ancient gardens. With a neo-Georgian design theme a feature of the layout is the provision of open car parking areas in the absence of garages.



Vicarage Gardens is accessed from Vicarage Lane

10.53 **St. Mary Grove, Longfield Road, Pegasus Avenue, Elizabeth Crescent, Berryfields and Turners Farm Crescent** were developed in stages from the 1960s. This predominantly bungalow estate at the south-east of the village is accessed from Sky End Lane or Vicarage Lane. Most properties have rendered walls and detached garages. In Longfield Road and Pegasus Avenue the properties are distinguished by garden walls and gates on their frontal boundaries whilst those in Elizabeth Crescent and Berryfields the frontage is open plan. At Turners Farm Crescent, lies a small Close of semi-detached and terraced houses, the site of the old vicarage gardens in the 1990s.



Elizabeth Crescent

10.54 **Slade Close** built in the 1970s accessed from the south west side of **Cottagers Lane** but positioned at the end of **White Barn Crescent** is a development of six detached family homes. It replicates the neo-Georgian style of White Barn Crescent constructed during a similar period. Built to an open plan format, each dwelling is provided with a double garage, integral or detached, most

with reasonable size rear gardens. While there is no formal landscaping on the site this is neatly overcome by the residents planting and the close proximity of mature trees surrounding the site.



Neo Georgian style of Slade Close

10.55 *The Ostlers* built in 2004-6 is accessed from the northwest side of Woodcock Lane. It comprises a mix of modern housing designs built around a central focal building of a totally different style. Constructed at a time when National requirements for housing density were disproportionately high for development in country areas together with inadequate standards for car parking spaces.



Ostlers development

10.56 **Shell Drake Gardens** was built in the 1960s, possibly for the lower budget market. Consisting seven blocks of terraced housing, with garages in blocks, the estate is accessed from Woodcock Lane. The style is typical for the era with red tiled fronts and fairly large fenestration. Proliferation of car ownership contributes to difficulties with parking due in part to garages used for storage.

Issues with design and development

10.57 Greater densities for housing development is having a negative impact on the the village and the quality of the living environment for residents. This is demonstrated by the VDS and there is a very real concern that the continued loss of green spaces to development will result in a significant detrimental impact on the character of the village.



Shelldrake gardens has issues with parking

10.58 Car parking on both new and existing developments is a problem and generates the potential for both dangerous driving conditions and unsightly neighbourhood street environments.



Impact of roof conversion at Pinewood Estate

10.59 While roof conversion is often deemed permitted development it may easily impact on the amenity of neighbouring properties and affect the character of existing developments.

10.60 Of all the villages in the Parish it is in Hordle that the character impact of many early dwellings is now partly diminished due to the more recent developments around them.



Fuel station and Thatched Cobb cottage in Everton Road

10.61 The stark contrast can be seen (above) between the industrial form of the fuel station canopy and the listed thatched cob cottage. At the old bakery (below) although an effort has been made to respond to the period detail the openings sit uncomfortably. The adjacent three storey development presented an opportunity to make a positive contribution to the street scene which was not taken.



Everton Road Bakery c1905 *4



Impact of development on the Bakery building

Historic buildings-Everton

10.62 The original primary through-road in the village is **Old Christchurch Road / Farmers Walk** which follow along the route from **Christchurch** to **Lymington**. This through road has junctions with various routes including from **Lymore, Milford-on-Sea, Hordle** and **Wainsford** and at the *Crown Inn* a junction to the ancient lanes, (**East Lane, West Lane** and **Centre Lane**).



Grade II listed buildings Old Christchurch Rd

10.63 It is in Everton particularly that it is best possible to trace how the original character of the Parish developed. On **Old Christchurch Road** the historic fabric of Everton village is clear to see. The image above shows Grade II listed buildings *Olde Mellow* and the adjoining cottage.



Crown Inn with early location of Post Office beyond c1910*4

10.64 The post office shown in the image above was at this time situated at the junction of the lanes to the right of the *Crown Inn*. It has however, changed location a number of times and was also formerly established in what is now known as *Swan Cottage*.



Swan Cottage, (formerly Yeovilton Lodge) Christchurch Road

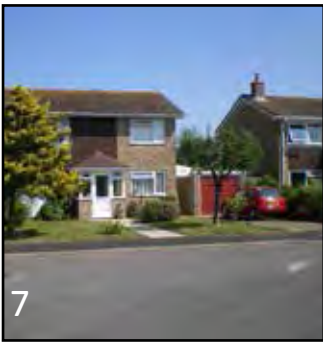
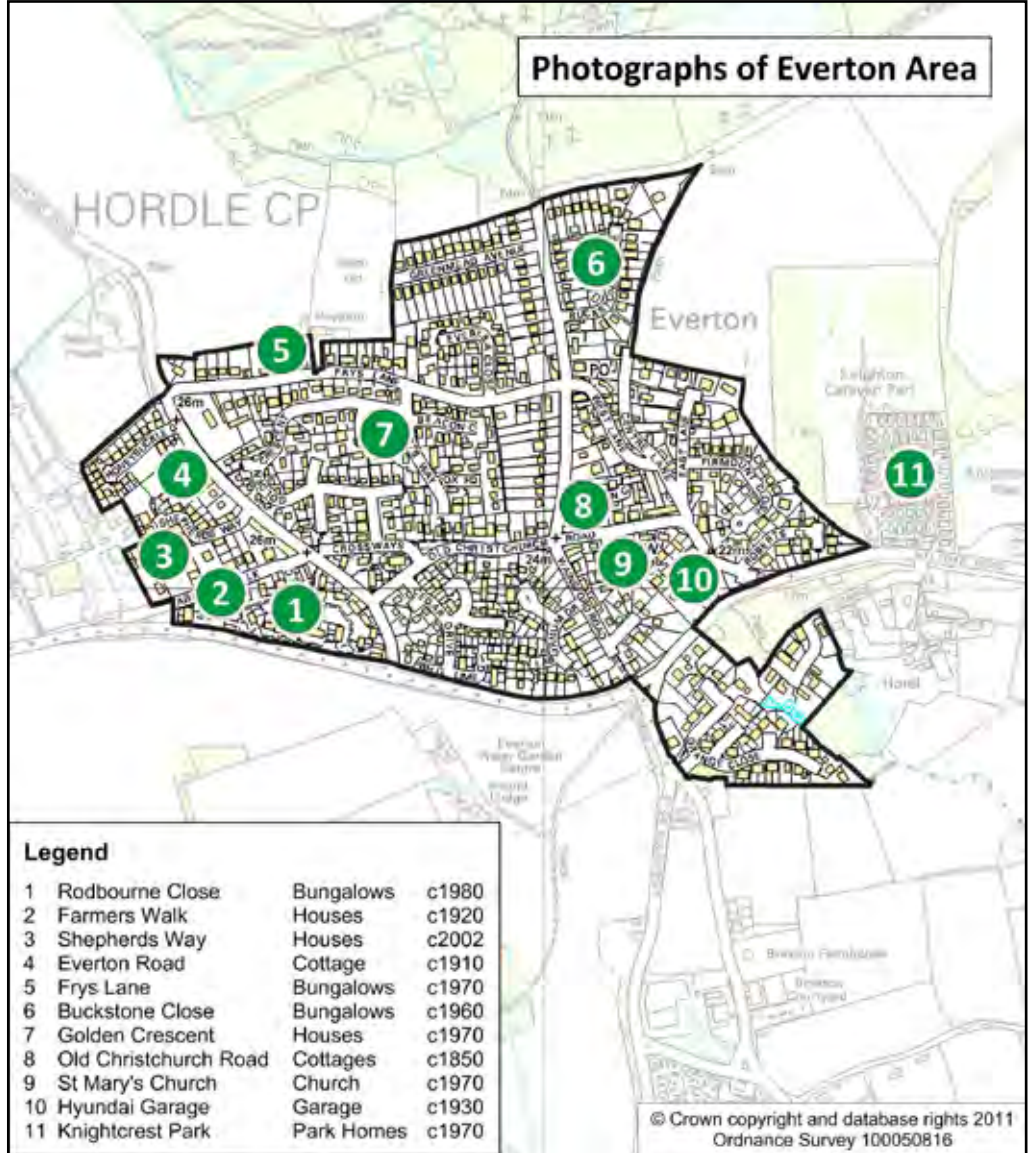


Rodbourne House, an early building on Christchurch Road

10.65 *Harts Farm* located to the west of the village at the junction between **Everton Road** and **Frys Lane** was originally the first landmark in the village experienced when travelling from Hordle. Though not immediately visible from the road now traces of the original farm outbuildings remain visible from Frys Lane.



Harts Farm House Everton Road



Everton: Building Form and Development



The former Post Office at the junction of Centre/East Lanes

10.66 While it may have been along the historic routes and the lanes that the original character of the village developed, subsequent growth has gone through various phases. Along **Wainsford Road**, between **Old Christchurch Road** and the driveway to Batchley Farm, pre World War II development exists, predominantly bungalows with deep frontages, hedged boundaries and deep rear gardens. Over time the village has increased its population, mainly through infilling of farmland which lay within the original village contour, expansion eastward on to the old football field. To the south, development of the land around **Everton Grange** and re-routing the A337 allowed **Laburnham Drive**, **Cedar Drive**, **Crossways** and **Rodbourne Close** to be built on farmland within the *Newlands Manor Estate*. More latterly, expansion has occurred on the west side of the village to the boundary with *Everton Nurseries* and the park homes estate, **Knightcrest Park**, to the east.



Traditional New Forest cottage in Everton Road

Housing Estates and Small Developments

Everton Road

10.67 **Everton Road** forms the North/South spine at the west of the village. It is the location of the grade II listed *Harts Farmhouse*, various New Forest style cottages and some more substantial properties in **Farmers Walk** which have been the subject of development proposals.



Farmers Walk

10.68 With the relocation of the A337 in the 1980s **Rodbourne Close** is one of the developments that were able to take advantage of the farmland made available by the realignment of the main road. A feature of this development, consisting of terraced and semi-detached bungalows, is that it is partly built around a green communal amenity space, arranged with pedestrian access only and garages provided in separate blocks. The remainder of the close is of more conventional layout with access directly from the Close and with open-plan frontage. The properties have very limited rear garden space.



Minimal landscape to bungalows at Rodbourne Close

10.69 Everton Road is also the location for the most recent significant development of the village where some of the established larger plots have in recent years been amalgamated to form sites for small new housing estates. While the pattern of local building traditions are not repeated by this new crop of developments the conventional brick and tile construction has enabled them to integrate into the village in a satisfactory manner.



Honeysuckle Gardens

10.70 **Honeysuckle Gardens** constructed alongside a hammerhead Close off Everton Road, was built around 2000 and consists of 26 houses in a mixture of detached and semi-detached designs. Garages and/or on-plot parking spaces are provided.

10.71 **Shepherds Way** consisting of 3 and 4 bedroom detached houses was built in phases between 2002-2004. With 21 properties including 6 plots for affordable homes. The development includes a mixture of vernacular



Shepherds Way

styles and the use of vertical cladding successfully softens the impact of the brick surfaces. Simple landscaping and the careful attention of the residents to their gardens makes this an attractive addition to the local area.

10.72 Shepherds Way and Honeysuckle gardens were built on land at the western settlement boundary with the Green Belt. In accordance with NFDC Policy at the time, a proportion of both developments was put aside for 'affordable homes' and they each include recreational space that is maintained by the Parish Council.

North Village



Modification of original red brick council houses in Fry's Lane

10.73 The northern part of the village may be described by Fry's Lane and development to the North along Wainsford Road. In **Fry's Lane** examples remain of the original red-brick, semi-detached, council houses built between the Great Wars. Many have now been modified to create additional accommodation/properties.



Bungalow development in Fry's Lane

10.74 Towards the centre of the village and the Post Office, development of the Lane becomes predominantly low rise bungalows reflecting the impact of subsequent development of the adjacent *Harts Farm Estate*. Moving North along **Wainsford Road** there are two culs-de-sac with low rise development.



Parts of Golden Crescent benefit from mature landscaping

Central Village



Greenmead Avenue 1960

10.75 At **Greenmead Avenue**, building commenced in 1938. However, only eighteen bungalows were completed by the outbreak of World War II and the remainder of the development was not finished until the 1970s. The original front boundaries were of boarded fences, plot widths accommodate single detached garages and include generous rear gardens. Most front boundaries are now walled and many have increased space with loft conversions.

10.76 **Buckstone Close** also developed in the 1970s, consists of a development of 21 detached dwellings bungalows and chalet bungalows with integral or detached garages. Front gardens are walled and gated.

10.77 The **Harts Farm Estate** Includes **Golden Crescent, Harts Way, Forest Way, Fox Field, Elkams Close, and Beacon Close**: Built on former farm land during the 1970s and accessed from either Old Christchurch Road or Frys Lane, this is the largest housing estate in Everton. The style of the development is open plan and includes a mix of bungalows and detached houses, predominantly constructed with light red or buff coloured brickwork and white woodwork. Most properties have small rear gardens and are provided with either integral or linked garaging. Specific landscape features are provided at junctions with the Closes through the utilisation of green corners for tree and shrub planting. There remains at the edge of this seventies development the original north south road in the village - **Wainsford Road**. Here the dwellings remain on more sizeable plots and at the crossroads with Frys Lane close to the Post Office remain some of the original dwellings in the village.



A well presented bungalow in Buckstone close



Mediterranean style bungalows at Yeovilton Close

10.78 **Yeovilton Close** is a small Close off Wainsford Road to the rear of the listed buildings in Old Christchurch Road with a mixed style of dwellings. The Mediterranean style bungalows of white walls and terracotta tiling contrasts with 1960s style terraced housing of red brick and tiled fronts at the end of the Close.

East of Everton Village

10.79 Growth to the east of the village has involved development from the original lanes resulting over time with infilling between Centre Lane and East Lane and expansion beyond.



Mixed residential development in Firmount Close

10.80 **Firmount Close**, accessed from East Lane and built on an old football field was developed in the 1960s. The development of 29 dwellings is a mixture of detached houses, bungalows and chalet bungalows, built on plots of sufficient size to provide garages and front and rear garden space. All properties have front garden walls and gated entrances. The landscape features are those provided by the owners who, over time, have nurtured trees and shrubs in their front gardens.

10.81 **Roberts Close** was built at the lower end of the old football field in the 1970s, the small development of 13 dwellings has access from Old Christchurch Road and consists of bungalows and semi-bungalows, built to an open-plan format. Some properties have good amenity rear garden space, others less so. There is minimal landscaping however, the tree and hedge line which screens it from the A337 and Firmount Close, both contribute to seclusion of this pleasant development on the fringe of the village.



Minimal landscaping at Roberts Close

10.82 **Knightcrest Park** is located to the east of the village on the north side of the A337, where there is a development consisting of over sixty park-homes neatly arranged around a perimeter tarmac drive and in rows across the perimeter. A feature of the park is the seclusion owing to the surrounding woodland.



Park homes at Knightcrest Park

South of Christchurch Road

10.83 **Cedar Drive, Wainsford Road, Laburnham Drive, Plantation, Branwood Close, Westfield Gardens, The Grange and Grange Close** are some of the roads south of Christchurch Road. **Cedar Drive** which also includes **Beech Close, Oak Gardens, Cherry Tree Close, Lime Grove** and **Ash Grove** is another medium size estate developed in the 1980s and is accessed from Old Christchurch Road. There is a themed link to the individual tree named streets, with specimen trees or hedging featuring prominently in the street scenes. The dwellings are characterised by construction of light red or buff coloured brickwork and white

woodwork. The development mix is of detached houses provided with garages and rear amenity gardens of reasonable size, semi-detached houses, detached and semi-detached bungalows, terraced bungalows with garages in blocks and all with open or semi-open frontage format.



Specimen tree is a feature of Cedar Drive

10.84 Accessed through a gap in the wooded area at the lower end of Wainsford Road, **Laburnham Drive** was built at the same time and the dwellings are constructed in similar coloured brick but with dark woodwork. A feature of this estate layout is the open-front lawns with picket-fencing and no gates. Garages, integral or detached are provided and most dwellings have reasonable size rear garden space. There has been minimal landscaping beyond that provided by the front lawns of the dwellings but this is enhanced by trees and shrubs in some areas.



Brickwork and limited landscape at Laburnham Drive

10.85 **Plantation** is another small Close also at the lower end of Wainsford Road containing nine bungalows of mixed designs.

10.86 Built in 2005 **Westfield Gardens** is a small neat infill development adjacent to St. Mary's Church accessed from Old Christchurch Road. There are four bungalows, with garages and small amenity gardens, within an open plan layout. There is minimal landscaping mostly planted by the residents in their front lawns.



Compact development of bungalows at Westfield Gardens

10.87 **Branwood Close** was built in the 1970s on the west side of the St. Mary's Church. The small Close contains five chalet style dwellings with plot sizes adequate to provide garages and modest rear amenity garden space. There is minimal formal landscaping but residents have provided for this with front garden planting of shrubs and small trees.



Chalet style dwellings at Branwood Close

10.88 Positioned on the south side of the A337, **The Grange** is a settlement area derived within some of the grounds of the old country home 'Everton Grange', some of which lies within the greenbelt and consists of a hotel, plus a drive giving access to a cottage and other scattered country homes all of which are well screened from the A337 by a mature woodland area.

At the end of the drive and just outside of the greenbelt, there is a development of eight, large modern family houses complete with double garages and generous surrounding amenity garden space.



Mature landscape is a feature of *The Grange*

10.89 **Grange Close** is also south of the A337.

Screened by a continuation of the woodland area this medium sized 1970s housing estate, is accessed from Lymore Lane. The Close is forked into three drives with the larger detached homes built closest to the A337 where the plots are arranged with generous amenity garden space which has provided the opportunity for some recent infill development. Two other drives give access to a number of semi detached houses some of which are visibly uniform. Two detached homes with generous rear garden space are positioned at the top of the right fork. The majority of dwellings have good rear amenity space. The open plan format, landscaped with maturing trees and shrubs, together with a variety of housing designs, provides a pleasant living environment.



Grange Close is set close to mature woodland

Issues with Design and Development

10.90 The principal issue with development in the village has been the extent to which most recent development occurring on infill sites has been subject to a requirement for significantly higher densities than earlier local development. Consequently space standards and close proximity to neighbouring dwellings has resulted in a reduced level of privacy for the residents of these new developments. Also while the houses at such developments include garages and on plot parking a common consequence of the narrow access roads presently required by planning policy is congestion arising from the size of the road and inadequate capacity for the quantity of cars.



Car parking can be an issue in New Developments

10.91 There are instances where properties (often bungalows) have increased the living space with loft conversions. This can have a negative impact on the neighbourhood as a result of the bulk of the expansion compared to the original adjoining properties.



Loft conversions in Greenmead Avenue

11. GUIDANCE - BUILT ENVIRONMENT

11.1 Research during the preparation of this document has indicated that in the past, our communities went through defined phases of development approximately as follows:-

- (i) Pre 1890 – thatched and cob cottages.
- (ii) 1890 to 1920 – cottages with brick walling (locally produced bricks of red-orange hues) with grey Welsh slate or clay tiled roofs of orange hues.
- (iii) 1920 to 1970 – predominantly the ‘age of the bungalow estates’ but also with some substantial houses, this period also saw the introduction of Council houses.
- (iv) 1970 to the present time – a gradual reversal of the trend for bungalows having relatively large footprints, to houses resulting from steadily increasing land prices and a demand for larger family homes.

11.2 The architectural style which contributes most weight to local distinctiveness emanates from the period 1890 to 1920 as a result of the relatively large number of this building type still in existence plus the significant impact cottages from this period have on a number of our street scenes. Many of these cottages have passed the test of sustainable design with various modifications extending or subdividing the premises. Applicants considering changes to period building stock are encouraged to pay careful attention to the materials and building form in order that the character of the dwelling is not compromised.



Traditional cottages showing seamless extension over time

This cottage style is not restricted to period buildings and there are examples of both contemporary re-interpretations or modifications to this type in the Parish.

11.3 The various phases of development have attached to it their own character and local distinctiveness. Each of the housing estates reflect the design styles of different architects and to some extent are influenced by factors such as more national design trends. The overall effect of development across the three communities is therefore of a very mixed pattern of design which is reflected by the images in this VDS.



The form of development in the villages is varied

11.4 Listed buildings make significant contributions to the character and identity of the villages. The range of listed building types is representative of the fabric of the local community including Churches, schools, farm buildings, public houses and residential buildings. Beyond the listed status applied to these buildings the Parish considers the conservation of this local heritage a priority.



Conservation of local heritage / listed buildings is a priority



Hard surfaces prevail in 1980s development within the Parish

11.5 While in some developments from earlier periods harder surfaces prevail the largely rural nature of the Parish has meant that most of the built up areas may be characterised as having a significant soft and green environment arising from the use of landscape either formally incorporated into development or established by residents. Within the community there is often significant enthusiasm for the care and quality of public and private landscaped areas. It is evident that such activities promote the protection of private personal space and encourage the collective responsibility towards the public spaces. This soft edge to development is seen as a key link to the rural character of the area and the preservation of this link to the countryside should be a key consideration in new development proposals.



Ostlers has a dichotomy of styles

which is over-prescriptive and the community would not wish to inhibit design variation which provides for interesting, imaginative and functional development. However, there have in the past been cases of development, now seen in retrospect, as falling short of the parameters of the local vernacular.

11.7 Two developments falling into this category include the *Ostlers* (with a resultant cramped environment and dichotomy of building styles) and the development illustrated below in Stopples Lane (arising from the perceived adverse impact of the style and size of the dwellings in an area of existing bungalows and front boundary hedgelines).



Finishes & landscape can soften the impact of development

11.6 Very few buildings throughout the Parish are more than two stories high. Because of the great variety of designs across the Parish it is considered inappropriate to provide guidance



Overbearing development in Stopples Lane

11.8 The final images in this section demonstrate in more detail how changes to buildings may be affected by the guidelines in this VDS. Images of Hordle bakery may be seen before alteration in the photographs on page 38. While the alteration of the building has responded to the existing brickwork features,



Impact of alteration on Hordle Bakery

inconsistencies in the openings and fenestration demonstrate a less successful intervention compared to the historic photographs. Whereas the image below shows how it is possible to preserve character and therefore enhance the fabric of the Parish.



Decorative building features can be carefully preserved

11.9 A key issue for the Parish is that the existing villages and hamlets even in the built up areas have the characteristic of villages. This should be preserved and any moves towards the more dense fabric of the district's towns should be discouraged. The advice in this guidance is intended to accommodate future development, respond to the pocketed nature of existing estates and provide consideration of the more linear development along the country highways and those within the National Park.

11.10 Guidance should be read in conjunction with the comprehensive observations made concerning development issues for each village in Section 10 of this VDS.

Built Environment Guidance:

GBE01-Location. *New development should be within the existing settlement boundaries and not in the countryside subject to agreed exceptions set out in the Local Plans for the area and the National Planning Policy Framework.*

GBE02-Local Character. *The design of all development should respect the inherent character of the locality with the careful selection of materials appropriately matched to the vernacular.*

GBE03-Preservation of Villages. *Development should always seek to complement and add to the character or form of the established villages within the Parish.*

GBE04-Sympathetic design. *Future development should be encouraged to be sympathetic to adjoining development, (including appropriate recognition for buildings of historic and/or local significance) taking into account the size, scale, density and design of the surrounding buildings, including story heights and spacing. The over-shadowing of neighbouring properties should be avoided.*

GBE05-Listed and Significant Local Buildings. *The conservation and protection of these buildings is considered a priority and proposals that impact on such buildings require particular sensitivity of design, to ensure they complement the building and its setting.*

GBE06-Extensions and alterations. *Should use quality materials and components that respect the existing building and local character.*

GBE07-Affordable housing. *It is preferable that the appearance of housing in an affordable sector is similar to houses for private sale in terms of design and quality of finishes.*

GBE08-Individuality of existing buildings. *Future development shall recognise the individuality of building designs where they contribute to the unique appearance of the village. The use of developers 'standard designs' which create a uniform suburban development should be discouraged.*

GBE09-Building Facades. *Designs are encouraged to permit the harmonious combination of features and where appropriate, respect existing buildings and features and be complementary to adjoining buildings.*

GBE10-Roof coverings. *The preferred roof materials, in keeping with the area, are plain tiles, slates, colour fast imitation slates or profiled and non profiled interlocking tiles, used according to location.*

Built Environment Guidance:

GBE11-Roof conversions: Care should be taken to avoid forms of conversion which are unsympathetic or out of character to neighbouring properties or which will have a negative impact on the amenity of adjoining properties.

GBE12-Vertical tile hanging: This should preferably be limited to small areas on individual buildings and carefully designed to retain character.

GBE13-Natural and Traditional materials: Should be encouraged for any remedial work required on significant buildings and those of historic interest wherever practicable.

GBE14-Car Parking arrangements: The New Forest District Council Supplementary Parking Document provides guidance on car parking standards for new dwellings. Parking provision should be appropriately designed and should not dominate the street scene.

GBE15-Sustainable design: Forms of design, construction and use of materials that are sustainable are encouraged, subject to guideline 17 below.

GBE16-Solar panels: Prior to installation consideration should be given to their siting, particularly when the building is listed (or within the setting of a listed building) or is of local historic or architectural value. Where appropriate, consideration should be given to alternatives, such as free standing installations in rear gardens, or on roof slopes that are less prominent within the street scene.

GBE17-Innovative design: Nothing contained in this VDS is meant to prohibit such designs or the use of new materials or technologies provided that they are complementary to adjacent properties and the natural environment and make a positive contribution to the character of the area.

GBE18-Boundary style: Ideally boundary design should be complementary to its setting, but importantly it should provide a soft landscape edge to the property, which is especially appropriate in the rural/semi-rural environment of the parish.

GBE19-Preferred boundary treatment: Ideally boundaries should be defined with an open style wooden fencing backed up with hedging (preferably using locally native species) in order to reflect the rural character of the area, maintain views, and create a more open feel to the street scene. The use of Cupressus hedging for frontal boundaries should be discouraged.

Impact of Low carbon technologies

11.12 Arising from the need for sustainability and Government policy requiring a lower carbon footprint for future development the Parish has recognised the benefits of sustainable technologies applied to buildings. It is important that any steps in this direction do not compromise the impact that the building or development has on neighbouring properties or the impact of the appearance of such technologies on the affected villages.



Use of solar thermal energy roof collectors in the Parish

11.13 Solar thermal energy is an increasingly viable form of obtaining hot water. Roofs which are within 90° of facing south will be appropriate for the collection of solar energy for this purpose or generation of electricity with photo voltaic panels. Electricity which is generated in this way has been incentivised by Feed in Tariffs whereby some power may be sold. The benefits for the environment achieved through the use of recycled or reused building materials is also encouraged.



Use of photovoltaic panels in the Parish

Boundaries



Vernacular type of local boundary

11.14 Various boundary treatments exist in the Parish. Historically, front facing boundaries were usually hedges grown from indigenous species. There is no evidence to suggest that masonry walls were prevalent before World War II. From that time close boarded fencing around 1 metre high is used at the bungalow development in Greenmead Avenue.

11.15 Today, some properties retain indigenous hedging, others cypress hedging, usually grown in excess of 2 metres high to provide additional privacy. Close boarded fencing up to 2 metres high is also used for privacy. Low masonry walls are sometimes backed up with hedging of an evergreen slow growing variety. Picket fencing about 1 metre high is used and may also be seen fronting a hedge. Where masonry walls are considered necessary to provide security and privacy, measures to soften the impact of the wall are encouraged.



Example of plant screening to soften impact of brick wall

Built Environment Recommendations:

RBE01-Housing mix: *Housing development should cater for the needs of a range of households, including people in housing need, through a mix of house sizes and tenures.*

RBE02-Housing Density: *It may be seen from examples in the Parish where a high density of dwellings has been constructed this can create a cramped environment and impact on the amenity of the residents. Unless these concerns may be demonstrated to be clearly mitigated at the design stage this form of development should be discouraged.*

RBE03 -Open Plan Development: *While there are examples of this form of development within the Parish this is not considered a preferred form for new development.*

RBE04-Orientation of Buildings: *In new layouts developers are encouraged to place buildings front on to streets separated by small front gardens, thus supporting personalised planting by the occupier which provides variety to the street scene.*

RBE05-Front boundary walls: *To alleviate any overbearing impact from hard masonry walls of greater height than dwarf walls such features should ideally be mitigated with plant screening.*

RBE06-Elevated frontages: *High close boarded fences, high brick walls, piers and ornate gates that prevent views or add a feeling of suburbanisation, do not fit in with the character of the more rural parts of the Parish and should be discouraged.*

RBE07-Existing green frontages and verges: *These contribute to the rural character of the street scene and every effort should be made to preserve such features.*

RBE08-Maintenance of boundaries: *The Parish Council is recommended to advise owners of their responsibilities, particularly where growth of trees and shrubs encroach on footways, create visibility problems at road junctions, impede road signage or reduce the effectiveness of street lighting. The Highway Authority may be alerted to fulfil essential maintenance tasks.*

12. AGRICULTURE

12.1 In spite of a general decline in farming activity within the Parish since about 1960, most of the original farm buildings and cottages, some with origins dating back to the 18th or 19th century remain. A few are now residential dwellings only, but they all contribute greatly to the country feel of the area. Many are Grade II listed buildings (see Appendix O2) and at Lea Green there is a group of Grade II listed buildings comprising of Downton Field Cottages, Orchard Cottage and Leagreen Cottage plus the listed buildings of Leagreen Farm, the cowshed, barn, tractor shed, granary and Leagreen farmhouse. At Efford, the Farmhouse together with its former Dairy are also Grade II listed.



Listed buildings at Leagreen Farm

12.2 Up until the 1960s there were around 30 farms within the current Parish area, many engaged in dairy farming but ever since this time there has been a marked decline in the number of working farms in the Parish. Gone are the days when small dairy farms produced milk for local delivery or left out milk-churns for collection by the processors and distributors. None of the surviving farms which are still active are currently engaged in dairy farming and very few are focused on crop growing. The circumstances leading to the demise of dairy farming in particular has been caused by a number of complex reasons within the industry. Increased mechanisation, which only the larger farms could afford to install, led to some amalgamation and loss of jobs. A major disincentive came about in 1984



Cattle & Grade II Listed Barns at Leagreen Farm

when the EU introduced the milk quota system accompanied by growing regulation, changing initiatives and overburdening paperwork. Also the emerging power of the supermarkets who demanded mass supplies of milk and other farm produce, supplied to exacting specifications and costs meant that only very large scale farming could meet requirements of the contracts on offer. Very clearly the small and intermediate size farms could no longer compete in this market scenario and the last dairy farm in the Parish, *Lavender Farm*, finally closed its processing and local distribution facilities in 2006.

12.3 The largest working farms in the Parish today are *Batchley Farm*, 650 acres including some woodland, *Leagreen Farm*, 300 acres including some woodland, and *Limolands*, 110



Cattle at Limolands farm

acres, including some rented land. Each one of these farms specialises in rearing cattle for beef. At *Limolands* the Limousin breed is nurtured, *Batchley* favour a mix of Herefords, Aberdeen Angus and Blonde d'Aquitaine, whilst the *Leagreen* preference is for Aberdeen Angus and Simmental. In Tiptoe, the largest working farm is *Broadley Farm* with 109 acres, including rented fields in Ashley, they also raise cattle for beef and have a small interest in New Forest ponies.

12.4 The smallest working farm in the Parish is the former battery chicken farm, "*Flambards*" in Silver Street, which has been very successful in converting run down buildings to provide conditions suitable for free-range egg production within Defra* guidelines and has carved itself a niche in the local food market with eggs produced by hybrid Lohmann hens.



Redevelopment at Leagreen Farm

have converted a proportion of their farm buildings to alternative uses, unrelated to agricultural activities, allowable under the planning system. In some cases small industrial or commercial parks have been created from these conversions, and units are mainly rented out to local business enterprises.



Use of fields in summer for Touring caravan sites

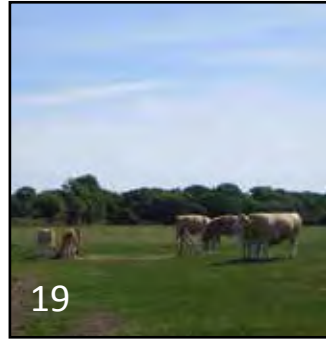
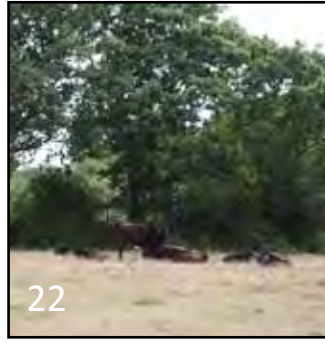
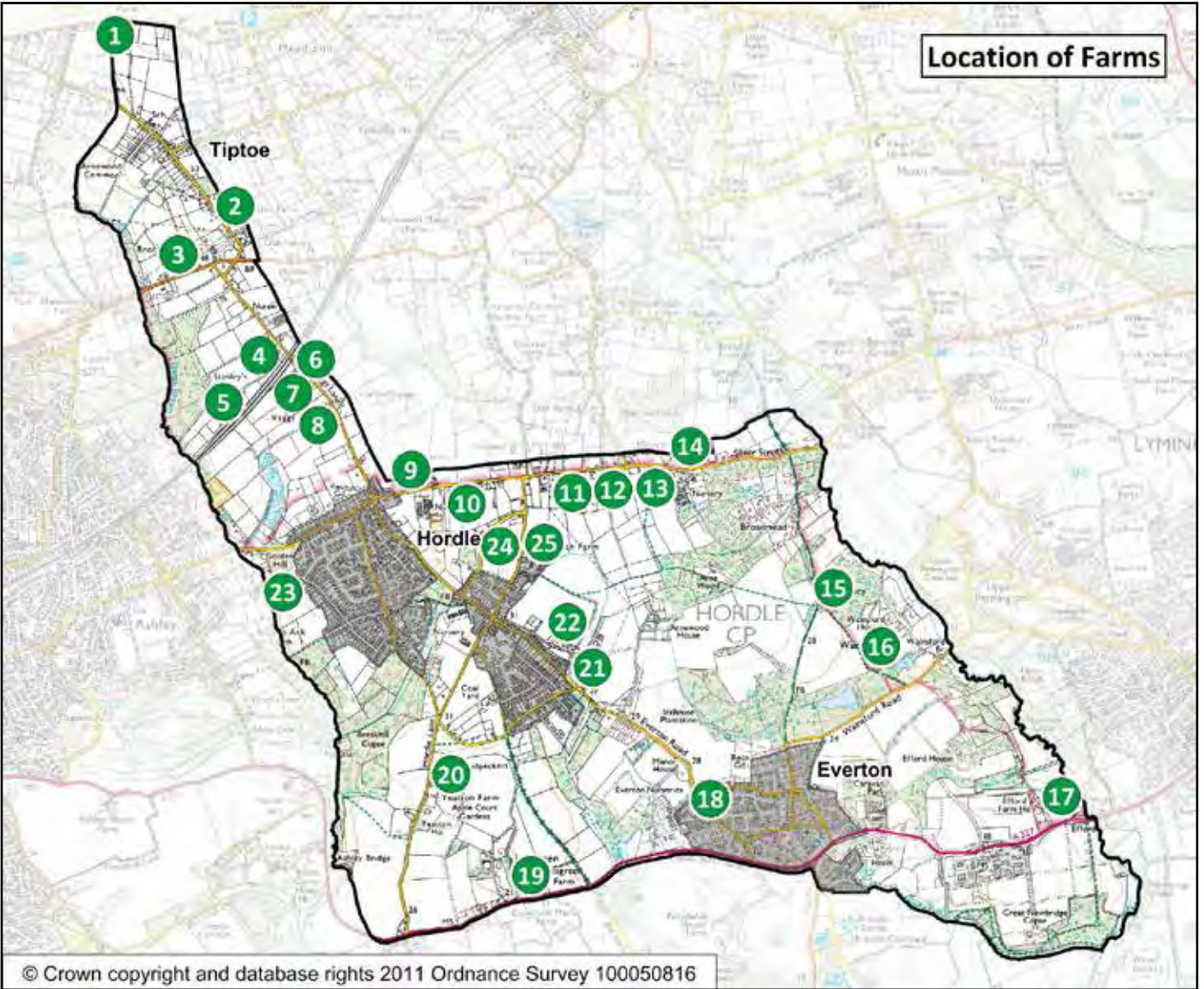
12.5 With the exception of four farms in Everton, which succumbed to development pressure, most small farms have retained their land and have adapted to alternative uses such as rearing cattle for beef, whilst some have wholly or partly changed to equine activities including DIY Liveries, that is renting fields and shelter to outside horse owners. Crop growing is still pursued by *Batchley Farm* in their fields near Downton, otherwise fields are utilised for animal grazing and growing animal feeds, hay, silage or sweetcorn.

12.6 Some small paddocks have been re-deployed as touring caravan sites and are very popular with visitors to the area. Forced to seek alternative means of income, several farms

12.7 In spite of the public having free access to beautiful countryside through the footpath network, some farmers unfortunately report wanton abuse of this privilege by a minority of adult members of the public who seem to have no concern for the well being of animals or respect for farm property. Familiarisation with the 'Countryside Code' (considered in more detail in Appendix 06) provided by Natural England is recommended. The current code in its short form for the public is shown below:



Natural England Countryside Code





Legend

The diagram overlaid is based on an Ordnance survey Map (*6) with land divisions and urban areas simplified to allow better definition of routes. Farms identified by numbers on the map are cross-referenced to the list below:

	Farm Name	Active Y/N	Activity
1.	Broadley Farm	Y	Rear cattle for beef & forest ponies
2.	Deemster Farm	N	Residential only, some unused fields.
3.	Brockhills Farm	Y	Variety of animals and two self catering cotts.
4.	Danebury Farm	N	Rents out land & Cert. caravan site
5.	Long Acre Farm	Y	Equine & Cert. caravan site
6.	Limolands	Y	Rear cattle for beef
7.	Fairmeads Farm	N	DIY Livery & Cert. caravan site
8.	Vaggs Farm	Y	Livestock & DIY Livery
9.	Silver Street Farm	N	Rents out land, buildings for light eng./storage
10.	Flambards	Y	Poultry for egg production.
11.	Belford Farm	N	Rents out land
12.	Flanders Farm	Y	Equine only
13.	Lightfoots Farm*	N	Rents out land & Cert. caravan site
14.	Cooks Farm	N	Residential only
15.	Batchley Farm	Y	Rear cattle for beef plus arable crops
16.	Wainsford Farm	Y	Equine only
17.	Efford Farm*	N	Rents fields out, dairy is now office complex
18.	Harts Farm	N	Residential only
19.	Leagreen Farm*	Y	Rear cattle for beef, buildings semi-industrial/retail
20.	Yeatton Farm	Y	Amalgamated with Batchley Farm
21.	Yew Tree Farm	Y	Amalgamated with Batchley Farm
22.	Kings Farm	Y	Amalgamated with Batchley Farm
23.	Lavender Farm*	Y	Rear cattle for beef
24.	Pine Trees Farm	Y	Equine only
25.	Hollybush Farm	N	Rents out fields.

— Parish Boundary

13 Farm number (from list above)

Defined built up areas

* Denotes former dairy farms. Note: Two small dairy farms, Taylors Farm and Felthams Farm in Wainsford Road, Everton, were overtaken by development in the 1960's.

Photographs around the perimeter of the pages show the context of some of the farms and the same cross reference as the list above is applied.



Agriculture Guidance:

GA01-Existing Farm buildings. *The continued agricultural use of farm buildings should be encouraged wherever possible. Where not possible, buildings of local historical interest, should be conserved through new uses that will help to support the farm business.*

GA02-New Farm Buildings. *Proposed new designs for buildings in open countryside should take into consideration matters of scale, form, safe access/egress appropriate for its intended use and impact on the landscape.*

GA03-Alterations and conversion. *Alterations to existing buildings, particularly for a planned change of use, should respect the character of the existing building and its surroundings. Sensitive design should seek to ensure that any historic features of the buildings or farm layout are retained.*

GA04-Diversification and redundant farm buildings. *Non-agricultural diversification is supported where this enables the re-use and renovation of redundant buildings, supports the existing farm business and has a low environmental impact.*

Recommendations:

RA01-Alternative uses for farm land. *Any changes of use of agricultural land should seek to maintain the availability of suitable back-up land for commoners.*

RA02-‘Countryside Code’ and improper activities. *Promoting awareness of the Countryside Code should be encouraged by the Parish Council through local walking groups and tourism businesses. The police should be made aware of any instances of poaching, damage to farm property or theft.*

RA03-Provision for allotments. *Policy HOR2 of the NFDC Local Plan (Part 2) identifies the inclusion of 10 full size allotment plots on land at Hordle Lane Nursery (Policy HOR2) which can be provided on land adjacent to the site. Additionally, should suitable open space become available, the Parish Council will work with the local community to secure further allotment provision. The District Council or National Park Authority will support this where appropriate.*

13. GUIDANCE - AGRICULTURE

13.1 Agriculture is our oldest surviving industry and one which has been subjected over time to overwhelming adverse influences.

Sustainability of our farm businesses is important to the community and National planning policy* supports a prosperous rural economy and promotes the development and diversification of agriculture and other land based businesses. The planning policies of our Local Authorities** also concur with National planning policy so the guidance provided in this document is in accord and supportive of these policies.

* *The National Planning Policy Framework*

** *The Core Strategy – New Forest District Council. The Core Strategy and Development Management Policies – New Forest National Park Authority*

See also Appendix 01 for relevant planning policies.



Working farms are important for the Parish

14. COMMERCE

14.1 In addition to agricultural activities, a large variety of commercial enterprises are located in the Parish.

14.2 Retail and Services: Tiptoe lost its one and only store, when the Post-Office was closed, due to government cut-backs, in 2007 and sadly, the village also lost its focal point. In Hordle, retail activity is mainly catered for at the Stopples Lane shopping parade which at the time of publication included a grocery store, a Pet-food shop, Hairdresser , Haberdashery supplies and a Chinese Takeaway. In Ashley Lane, there is a Pharmacy and a small hairdresser located close to a doctor's surgery. Shopping in Everton Road Hordle is also presently restricted to the Post Office which supplements Post office services with a variety of non-food items.



Stopples Lane shopping parade Hordle

14.3 The Petrol Service-Station at *Pennys Corner* retails some motor accessories plus a small selection of grocery items and newspapers. In Everton, the Post-Office and Store provides in addition to Post office services a range of essential grocery items and newspapers. Car sales and servicing are provided at Everton Garage. At Leagreen, a retail park has developed from making use of disused farm buildings, the Carpet Retail Warehouse and the Cycle Barn being well established: there is also a joinery barn specialising in bespoke kitchens, a timber buildings business, ceramic tile warehouse, and a vehicle servicing with M.O.T. centre. In addition, at Efford there are a number of businesses including kitchen and joinery companies.



Shell petrol station at Pennys Corner Hordle

14.4 Nurseries: Nursery enterprises are significant employers in the Parish. *Everton Nurseries* is a long established and successful home grown business providing the additional benefit of an on-site café. *Otter Nurseries* is part of a larger nursery group located on part of the previous Efford Experimental Horticultural Station enabling many of its plants to be propagated and grown on-site. Run as a garden-centre, the nursery is currently inhibited in certain sales areas, including a coffee-shop, due to NFDC Core Strategy policies regarding retailing on this site. *Hordle Lane Nurseries* has been identified by NFDC for future development. At *Brockhill Nursery*, a family run business in Tiptoe, the plants grown are for wholesale with 90% of the plants propagated and grown on-site. *Apple Court Gardens* in Hordle Lane created from the walled garden of *Yeaton House* provides a pleasing variety of themed feature gardens and walks. *Oakfield Nursery* in Vaggs Lane now rent greenhouse space to *Brockhill Nursery* and *Sway Herb Gardens*.



Entrance to Everton Nurseries

14.5 Hotels and Public Houses: The “*Three Bells*” in Hordle incorporates a restaurant facility and the Premier Inn Hotel to the rear. The “*Crown Inn*” at Everton, incorporates restaurant facilities within a Grade II listed building. The “*Plough Inn*” at Tiptoe and the “*Royal Oak*” in Downton also have restaurant facilities with the former being a Grade II listed building.



Plough Inn at Tiptoe dates back to 1630

14.6 Guest Houses: There are a small number of privately run Guest Houses in Hordle and Everton.

14.7 Commercial Offices: *Efford Park Offices* consists of the conversion of 6 Victorian Barns around two courtyards. Together with on site parking this development at Efford Farm provides modern offices in an attractive setting for various local businesses.



Office development at Efford Farm

14.8 Light Engineering and Storage: These activities are provided within redundant farm buildings at *Kings Farm*, and *Silver Street Farm*. A windows and conservatory supplier, *Adspace*, is deployed in Wootton Road.



Touring caravans at Long Acre Farm

14.9 Touring Caravan Sites: There are 7 Certificated Sites situated in the outlying areas.

14.10 Plant and skip Hire, Timber and Haulage: Business enterprises are now established in Vaggs Lane and Crabswood Lane.



Construction & building materials business Crabswood Lane

14.11 Equine Activities: A riding school, complete with an in-door ménage, is located at Flanders Farm.

14.12 Recreational Fishing: *Hordle Lakes* at Golden Hill and *Braxton Gardens* off Lymore Lane is a shared facility with Milford on Sea, the Parish Boundary bisecting the lake.

14.13 Work from home activities: There are many and various home based businesses in the Parish including computer repairers, electricians, plumbers, small builders and tradesmen, landscape gardeners, tree surgeons, garage door fitters, car repairs, courier services, accountants, spinning and weaving, dog grooming.

15. GUIDANCE - COMMERCE

15.1 This document acknowledges the diverse pattern of employment within the Parish, how this contributes to the general well being of our local communities and recognises the contributions made by these businesses in helping the sustainability of our rural economy. Many employers run small businesses which often provide important services within the local area. Some of these businesses respond to the seasonal tourism industry but it should also be recognised that others provide facilities that both contribute to the local identity and provide an environment that may foster development of community in the local villages.



The Crown Inn at Everton Listed Grade II

15.2 The majority of employment sites have come about through the availability of redundant farm buildings providing opportunities to site workshops, storage and some retail facilities whilst the barn conversions at Efford Farm have provided good quality office accommodation. Between 2006 and 2011 temporary office accommodation was provided at the site of the former Efford Horticultural Station to facilitate the headquarters for the New Forest National Park Authority. The temporary basis was necessary to comply with the Local Authority’s policy for the site.

15.3 The following recommendations are intended to encourage businesses and employment to prosper in a sustainable way without causing demonstrable harm to the environment or the neighbourhood..

Commerce Recommendations:

RC01-Existing employment sites in rural areas. *Employment sites should be retained and where possible, enhanced to benefit the local community. However, owing to the sensitive location of many of these sites, the Local Authorities should be alert to any change of use or activities that may be harmful to the environment.*

RC02-Extensions to existing businesses. *Where enlargement of premises which promote increased activity are planned, it is recommended that all environmental issues are considered, to avoid adverse impacts on the neighbourhood. In the National Park it should be noted that extensions will only be allowed if the proposed design fits within the existing site boundary and would not materially increase the level of activity on the site.*

16. ROADS AND TRAFFIC

16.1 Village Interlinks: The three villages within the Parish are inter-connected by roads that also serve as the main routes from the New Forest, Lymington, Milford and New Milton. The main road which bounds the Parish on the south side is the A337, the road which bounds the north side of Hordle village is the C430 (Ashley Lane and Silver Street) and these roads are linked together by Everton Road. The village of Tiptoe is linked from the north side of Hordle village via Vaggs Lane, traversing Sway Road into Wootton Road.

Road safety issues-Tiptoe

16.2 The cross road junction of Wootton Road with Sway Road and the 'T' junction of Vaggs Lane with Sway Road can both be hazardous due to a combination of poor sight-lines and vehicles being driven at excessive speed. There is heavy reliance on the Highway Authority and a landowner to clear vegetation to maintain sight-lines.



Hazardous junctions with Vaggs Lane *10

16.3 Wootton Road into Tiptoe Road is the main route through Tiptoe and also serves the Tiptoe Primary School. Vehicle parking close to the school, twice daily during term times, causes congestion with associated safety concerns and frustration for through traffic. Most of the route through the village has no provision for footways so there is local concern for pedestrian safety on occasions when vehicles are driven at an inappropriate speed.



Traffic constraints in front of Tiptoe school

Road safety issues-Hordle



Typical parking in Everton Road causes obstruction & hazard

16.4 Everton Road has several problematic junctions along its length, the cross roads with Woodcock Lane and Hordle Lane is chief amongst them. This has been the scene of many accidents with at least six in 2010. The



Location of some accidents at Hordle crossroads (yellow)*10

cross-roads area is also subject to congestion associated with Hordle Primary School during term times.

16.5 The Highway Authority has made a number of changes to the junction and time will tell how effective these will be, though early signs are that these actions are proving effective. Additionally the Highway Authority has a transport scheme, HO/T/09, to improve the sight-lines at the crossroad junction which will improve driver visibility, creating greater safety for cyclists and pedestrians. This can encourage walking and cycling in the village and in particular to the school reducing the number of vehicles parking there.



Traffic control measure Woodcock Lane Hordle

16.6 In Ashley Lane there are concerns for excessive traffic speed and at certain times the volume of traffic causes difficulty in crossing the carriageway. In 2011 the Highway Authority installed pinch-points designed to slow traffic and assist pedestrians crossing the carriageway. This appears to have had a limited effect on speed reduction at the eastern end of Ashley Lane.

16.7 Also in Ashley Lane at the junction with Hare Lane, situations concerning safety of pedestrians, cyclists and motorists have arisen due to the historic, dual access/egress layout of the junction. The Highway Authority are progressing a scheme (R873) which utilises a single widened junction and new kerblines to facilitate left turns into Hare Lane. This has subsequently been implemented (December 2013) and should enhance safety.

Road safety issues-Everton

16.8 The A337 cuts off a small area of Everton from the main portion of the village. It is the main route to Lymington in the east and New Milton in the west with a junction taking traffic to Milford-on-Sea, the B3058. The A337 has a de-restricted speed limit over much of its length, including the stretch through Everton village, and as a result crossing this section is hazardous; also vehicles exiting the B3058 experience difficulties and congestion at the junction. The County Council agreed to address the problems at the junction and have earmarked for improvement in the form of traffic signals incorporating controlled crossing facilities for pedestrians and cyclists. The crossing will be particularly beneficial for those travelling between Everton and Milford school on Lymington Road. It will also assist traffic exiting the B3058, particularly traffic turning right to head towards Lymington.



Distraction caused by cars for sale facing the A337 in Everton

16.9 There is a history of vehicles for sale on the hammerheads facing the A337 opposite Roberts Close which the New Forest District Council sought to resolve by restricting parking in this area. Unfortunately, the practice has continued, albeit sporadically, on the road adjacent to the Village Green, boats and caravans have also been displayed. This practice is considered to be potentially dangerous as it distracts drivers passing through; it is also an unwelcome inconvenience and irritation to residents.



Hazardous blind junction between Everton Rd and Frys Lane



The narrow carriageway width on Wainsford Road

16.10 The main parking and traffic problems occur in Frys Lane, with its narrow carriageway and poor visibility for vehicles exiting at either end; the narrow East, West and Centre Lanes where inconsiderate parking has caused difficulties for some residents. The lanes are unsuitable for through traffic. NFDC recognize these issues and for Frys Lane, have a proposal to improve sight lines at the Everton Road junction. The improved driver visibility will create greater safety for cyclists and pedestrians, encouraging walking and cycling in the village. Parking restrictions, introduced in the lanes close to the Crown Inn, appear to have resolved most of those difficulties.

16.11 Wainsford Road, which runs to Pennington, has been used as a “rat run” for many years, lacks footways through the village putting pedestrians at risk! In early 2013 this road was incorporated as part of the “cycle route network” by NFDC and the County Council together with measures associated with traffic calming. This includes edge of carriageway markings through the village to Pennington, creating a single two-way traffic lane in sections of sufficient forward visibility. Outside the village, a 40mph speed limit, width restriction and other appropriate signage has been installed. Within the village the edge of carriageway markings should be an effective measure to enhance safety for pedestrians. However, along the section of Wainsford Road, north of the Post Office, the width for pedestrians between the carriageway line and kerb edge is considered

insufficient for safe walking.

16.12 Erection of new signage, supplied by *Everton Nurseries* has addressed complaints about large delivery lorries using Farmers Walk rather than the main access on the A337.

Safe Walking and Cycling

16.13 There is some local concern at the lack of safe footpaths /cycle ways between ‘Hordle and Gordleton’, ‘Hordle and Tiptoe’ and ‘Everton and Efford’. It is acknowledged there would be difficulties in achieving these due to land ownership issues and probable conflict with the priority need of preserving the character of the lanes, however, these ideals should be retained as aspirations.

Local Bus Service

16.14 The Service No.119 bus services parts of the Parish not served by either the X1 or X2 Lymington to Bournemouth services and consequently faces challenges of narrow roads and on-street parking.



The sharp turn at the Stopples Lane/Hordle Lane Junction



1



2



3



4

Street furniture and signage

16.15 Street furniture and signage across the Parish is diverse and generally in keeping with the character of the area. Fingerposts (1) are evident in the villages and maintain the appeal of the Parish to residents and tourists.

16.16 The boundary signage announces entry into all of the Villages and at Hordle the association with a twinned Normandy Town is included (2,3). The directional signage to Everton from the A337 is in a somewhat diminished form (4) after being destroyed in several earlier collisions. In various locations road signs have the potential to be or are actually obscured by vegetation (5). Monitoring is therefore required to ensure that such signs are visible.

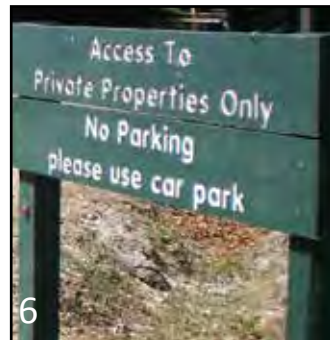
16.17 The Forestry Commission are responsible for some signage as may be seen by this simple sign in Tiptoe (6). There are both good and bad examples of signage used on private residential developments, (7) is a good example of a sign in keeping with its context.

16.18 Street signage provided by NFDC exists in various types and an example of contemporary signage is illustrated in (8). Individually the signs shown in (9) are low key but cluttered commercial signage is to be avoided.

16.19 The sensitive application of corporate branding is shown in (10). There are various examples of both historic and more contemporary post and telecommunications furniture (11-12) and preservation of these is to be encouraged.



5



6



7



8



9



10



11



12

Roads, Traffic, street furniture & signage Guidance:

GRTS01-Parking on access roads and minor routes. *This can create a nuisance and be hazardous to other road users. Designs for new developments should incorporate parking arrangements which alleviate excessive vehicle parking on to highways.*

Recommendations:

RRTS01-Traditional and rural character of Parish roads and narrow lanes. *Every effort should be made to maintain the rural character of these minor routes, avoiding new development or infrastructure which has an urbanising effect.*

RRTS02-Future development. *This should be influenced by the need for safe access and egress on to existing roads and the suitability of existing roads to carry any increased volume of traffic. New development proposals should ensure that road and pedestrian safety concerns are addressed through dialogue between the Highway Authority and the Parish Council at the planning stage.*

RRTS03-HGV vehicles. *Within the Parish such vehicles give cause for concern about safety and damage to road structure. The suitability of roads and lanes for HGV's is recommended to be regularly reviewed by the Parish Council together with the Highway Authority within HCC guidelines.*

RRTS04-Various traffic improvements. *The community has identified areas where action is required to improve safety and some of these are highlighted in the foregoing text. It is recommended that the Parish Council continue to liaise with the Highway Authority to achieve satisfactory design solutions with on-going monitoring to confirm effectiveness of the measures taken.*

RRTS05-Safety of cyclists. *Proposals designed to facilitate safe cycling routes to access neighbouring communities and the National Park would be welcomed. The creation of off-road routes and measures which improve safety on the roads and lanes of the Parish, such as 'the cycle-route network' initiative of HCC/NFDC, should continue to be supported and progressed by the Parish Council working together with the Authorities.*

RRTS06-Provision for safe walking /cycling routes between, 'Hordle and Gordleton', 'Hordle and Tiptoe', 'Everton and Efford'. *If in the future, an opportunity to address either of these community aspirations becomes feasible, any proposals should seek to find solutions which prevent serious derangement of the rural character.*

17. GUIDANCE - ROADS, TRAFFIC, STREET FURNITURE AND SIGNAGE

17.1 The major requirement is to retain the rural nature of the existing roads whilst accommodating acceptable volumes, weight and size of vehicles, limiting those which have the potential to destroy the structure of local roads and verges or pose a serious risk to other road users because of their bulk. The Parish villages cannot expect, nor would they want, to be isolated from surrounding towns, but limiting access to large vehicles in nearby areas has increased the use of local roads in Hordle Parish. With increased size of cars and commercial vehicles it is no longer safe to allow unrestricted use in many local lanes especially where there are no footpaths and inadequate room for vehicles to pass each other. Virtual pavements for sharing between pedestrians and cyclists need to be reassessed and where road widths prevent the mixing of users, and alternatives are not available, consideration should be given to making roads one way only.



Issues with HGV traffic

17.2 NFDC SDM DPD recognises a number of the issues raised in this VDS. In some cases, when funds are available, plans for future action are in place. New signage has been erected at the Woodcock Lane junction and incidents are being monitored. The Parish Council is working closely with the County Council and a local pressure group to ensure the best possible outcome. Other planned improvements are traffic lights at the A337 / B3058 junction, bus stop lay-by outside the WI on Ashley Lane and cycle lane enhancement between Hordle/ New Milton.

18. APPENDIX 01

Relevant Planning policies

18.1 The information contained in this Village Design Statement is presented on behalf of the local community to inform future planning decisions affecting the local area. This document has been prepared in collaboration with and is designed to be consistent with policies maintained by the Local Councils with jurisdiction over the local area. At the time that it was adopted relevant planning policies that may impact on the interpretation of the VDS are summarised below. Nevertheless, policies may vary over time and confirmation of the status of policies described herein should be obtained from the appropriate Council at an early stage during the preparation of any application that may use this VDS as a reference.

New Forest District Council

18.2 Mandatory development. The adopted Core Strategy (2009) proposes an additional 45 dwellings within the built-up areas of the Parish in the period to 2026, with the potential for a further 10 greenfield dwellings at both Hordle and Everton to meet local housing needs. These sites will be identified through the emerging Sites and Development Management Development Plan Document (DPD). In total the NFDC adopted Core Strategy policies indicate that the Parish may well accommodate an additional 65 dwellings over the period to 2026 – a low level of development (less than 5 dwellings per annum). The area of the Parish within the National Park does not include any ‘defined villages’ and therefore the scale of development across the whole parish will be low.

18.3 The principal documents relevant to the VDS include the NFDC Core Strategy and the Local Plan. Appropriate sections are listed below:

Core Strategy
Policy CS2 – Design quality
Policy CS3 – Protecting and enhancing our special environment
Policy CS7 – Open spaces, sport and recreation
Policy CS10 – The spatial strategy

Local Plan

CO-H1 – New residential development in the countryside (outside the New Forest)
CO-H2 – Extensions to dwellings in the countryside outside the New Forest
CO-H3 – Replacement dwellings in the countryside outside the New Forest
CO-H4 – Outbuildings in the countryside outside the New Forest
CO-RB1 – Re-use of buildings in the countryside outside the New Forest
DW-E8 – Trees
DW-E9 – Hedgerows
DW-E12 – Protection of landscape features
DW-E18 – Alterations, extension and repairs to listed buildings
DW-E19 – Demolition of listed buildings
DW-E20 – Setting of listed buildings
DW-E21 – Change of use of listed buildings or other important buildings
DW-E22 – Exceptional development to retain listed buildings or other important buildings
DW-E38 – Locally designated sites

New Forest National Park Authority

- 18.4 **New Forest National Park Authority’s Management Plan** (2010) states: Cumulative impacts on the landscape (page 19) Examples of changes contributing to the loss of character include:
- increasing suburbanisation of villages, with traditional building features replaced, changes in boundary treatments, greater use of hard surfacing and lighting, and inappropriate scale and design of new buildings;
 - a general increase in signage and other infrastructure in the countryside;
 - loss of important trees, hedgerows and features of the historic environment of local value;
 - decline in the traditional management of meadows, hedgerows and features of the historic environment of local value; and
 - encroachment on Open Forest Land.

18.5 Most small-scale changes in the landscape by their nature do not require planning permission. Success in retaining local distinctiveness will therefore depend largely on the interest and involvement of local people and statutory agencies.

18.6 The **New Forest National Park Authority's Core Strategy and Development Management Policies Development Plan Document (2010)** includes the following policies particularly relevant to the VDS:

Policy CP2: The Natural Environment
Proposals should protect, maintain and enhance nationally, regionally and locally important sites and features of the natural environment, including habitats and species of biodiversity importance, geological features and the water environment.

Policy DP1: General Development Principles
All new development and uses of land within the New Forest National Park must uphold and promote the principles of sustainable development. New development proposals must demonstrate high quality design and construction which enhances local character and distinctiveness.

This includes, but is not restricted to, ensuring:

- a) development is appropriate and sympathetic in terms of scale, appearance, form, siting and layout;
- b) development respects the natural and built environment, landscape character and biodiversity;
- c) materials are appropriate to the site and its setting;
- d) amenity is not adversely affected in terms of additional impacts, visual intrusion, overlooking or shading; and
- e) no adverse impacts associated with traffic or pollution (including noise and light pollution)

New development must also comply with required standards for:

- f) car parking;
- g) open space; and
- h) the Code for Sustainable Homes.

Policy CP7: The Built Environment
Proposals should protect, maintain and enhance nationally, regionally and locally important sites and features of the built environment, including local vernacular buildings, archaeological sites and designed landscapes.

Policy CP8: Local Distinctiveness
Built development and changes of use which would individually or cumulatively erode the Park's local character or result in a gradual suburbanising effect within the National Park will not be supported.

Policy DP6: Design Principles
All new development will be required to achieve the highest standards for the design, external appearance and location of new development within the National Park with particular regard to:

- enhancing the built heritage of the New Forest;
- designing out crime through the use of Secured by Design principles and standards;
- ensuring new development is accessible where appropriate;
- ensuring new residential development takes account of the lifetime homes principles where appropriate; and
- ensuring all new development incorporates sound sustainable design and construction principles and good environmental practices.

18.7 The document goes on to state that development whether of a traditional or modern design should be sympathetic and in keeping with its surroundings. New buildings should have a low (or no) carbon footprint and all new development should make a positive contribution to the National Park particularly through its design, scale and layout.

18.8 Additional Core Strategy policies relating to topics covered in the VDS include:

- Policy DP2: Safeguarding and Improving Water Resources
- Policy CP11: Affordable Housing
- Policy DP10: Replacement Dwellings
- Policy DP11: Extensions to Dwellings
- Policy CP14: Business and Employment Development
- Policy CP15: Existing Employment Sites
- Policy CP17: The Land-based Economy
- Policy DP19: Re-use of Buildings outside the defined villages
- Policy CP19: Access

19. APPENDIX 02

Listed Buildings in Hordle Parish

19.1 Buildings are Listed on account of their architectural or historic interest determined by English Heritage and are graded thus:-

- Grade I buildings are of exceptional interest, sometimes considered to be internationally important (only 2.5% of Listed Buildings are Grade I).
- Grade II* are particularly important buildings of more than special interest, (only 5.5% of all Listed Buildings are Grade II*).
- Grade II are nationally important and of special interest, warranting every effort to preserve them, (92 % of all Listed Buildings are of this category).

19.2 Listing ensures that the architectural and historical interest of the building is carefully considered before any alterations, internal or external are permitted. Local listed buildings are described on the English Heritage website and Efford House is the only building in the Parish deemed to be of Grade II* importance.

a) New Forest District outside the New Forest National Park:

- II Lea Green Farm House, Christchurch Road, Downton SO41 0LA
- II Western cowshed northern range Lea Green Farm, Christchurch Road, Downton
- II Barn at northern range of Lea Green Farm, Christchurch Road, Downton
- II Tractor shed eastern range of Lea Green Farm, Christchurch Road, Downton
- II Granary to east of Lea Green Farm, Christchurch Road, Downton
- II Nos 1 & 2 Downton Fields Cottages, Christchurch Road (north side), Downton SO41 0LA
- II Orchard Cottage & Leagreen Cottage, Christchurch Road (north side), Hordle SO41 0LA
- II The Crown Public House, Christchurch Road (north side), Everton SO41 0JJ
- II Olde Mellow, Christchurch Road (north side), Everton SO41 0JJ
- II House adjoining Olde Mellow to west, Christchurch Road (north side), Everton SO41 0JJ

- II Yeovilton House, Christchurch Road (north side), Everton SO41 0JJ
- II Swan Cottage (was Yeovilton Lodge), Christchurch Road (north side), Everton SO41 0JJ
- II The White House, Christchurch Road (north side), Everton SO41 0JW
- II 57 (Yeovilton Cottage), Wainsford Road (west side), Everton SO41 0JR
- II Hordle War Memorial, Everton Road (south-west side), Hordle
- II No 5 (April Cottage), Everton Road (north-east side), Hordle SO41 0FF
- II No 91 (Box Cottage), Everton Road (north-east side), Hordle SO41 0FD
- II No 149 (Bay Tree Cottage), Everton Road (north-east side), Hordle SO41 0HA
- II 151 Little Thatch (was Thatch Cottage), Everton Road (north-east side), Hordle SO41 0HA
- II Harts Farmhouse, Everton Road (north-east side), Hordle SO41 0JX
- II Barn Cottage, Hordle Lane (west side), Downton SO41 0LF
- II Yeatton Cottages, Hordle Lane (west side), Downton SO41 0HU
- II All Saints Church, Hordle Lane (east side), Downton
- II Lychgate All Saints Church, Hordle Lane (east side), Downton
- II Hordle C of E Primary School & Schoolhouse, Hordle Lane (east side), Downton SO41 0FB
- II* Efford House, Milford Road (north side), Everton SO41 0JD
- II Orchard Cottage, Silver Street (south side), Hordle SO41 6DF
- II Downton Lodge, Woodcock Lane (east side), Hordle SO41 0FG

b) Inside the New Forest National Park:

- II Efford Farmhouse including Dairy, Milford Road (north side), Everton SO41 0JD
- II Efford Mill, Milford Road (north side), Everton SO41 0JD
- II The Plough Public House, Sway Road (north side), Tiptoe SO41 6FQ
- II Ye Olde Forge Cottage, Wootton Road (south east side) Tiptoe SO41 6FT
- II The Orchard, Vaggs Lane (east side), Tiptoe SO41 0FP

20. APPENDIX 03

List of Significant Local Buildings

20.1 During the preparation of this VDS it became apparent that there existed within the Parish a number of buildings that were not listed but that could be either considered to be good examples of the local vernacular or make significant contributions to the character of the local area. At the request of both NFDC and the NPA buildings that are considered to fall into this category are described below:

a) New Forest District outside the New Forest National Park:

- 1 *Percy Villa*, Everton Road, Hordle
- 2 *Lavender Cottage*, Cottagers Lane, Hordle
- 3 *Ferns Lodge*, Cottagers Lane, Hordle
- 4 Angel/ Sky End Cottage group, Sky End Lane, Hordle
- 5 *Yewcroft*, Charnock Close, Hordle
- 6 *Oak Tree Cottage*, (Original form, grouped with War memorial). Everton Road, Hordle *11
- 7 *St Mary's Church*, Old Christchurch Road, Everton
- 8 *Rodbourne House*, Old Christchurch Road, Everton
- 9 Former Post Office, Junction East Lane, Centre Lane, Everton

b) Inside the New Forest National Park:

- 10 *Laurel Cottage*, Northover Lane, Tiptoe
- 11 *St Andrews Church*, Tiptoe Cross, Tiptoe
- 12 *Hordle Grange*, Vaggs Lane, Hordle



21. APPENDIX 04

How was the VDS Produced?

- 21.1 The request for a VDS was made by the community through, "The Hordle Vision Plan – 2009". Hordle Parish Council instigated the VDS project in 2010. A Working Party was formed from a mixture of volunteer residents and Parish councillors. At the first meeting it was decided that the chairmanship should be held by an unelected member and that the Working Party should report to and receive support from the Parish Council. The Working Party co-opted members from the community to contribute to sections of the document requiring specialist knowledge.
- 21.2 The Working Party was charged with seeking the views of as many residents as possible about the issues surrounding development in the Parish and to produce a document, similar to others produced by villages in Hampshire, setting out those views in the clearest and most comprehensive terms. The Working Party was mindful of its responsibility to reflect the views of the whole community and not just those of the active members.
- 21.3 Questionnaires were produced and distributed at various local functions and meetings during 2010/12 including the Hordle Fete and members of the Working Party spoke at a variety of meetings during the period. The intentions of the Working Party and the purpose of the VDS were set out in the Community Association Magazine which was delivered to every household. Separate drops were also made in Everton and Tiptoe.
- 21.4 At various stages draft documents have been submitted to the Local Authorities for their assessments and comments in order to progress the aim of producing a document which would be suitable for adoption as a Supplementary Planning Document. The submitted documents were always followed with constructive discussions with Local Authority Planning Policy officers. Draft documents have also been provided as library copies in the Parish Council office for community viewing and further comment.
- 21.5 Infringement of Copyright of Ordnance Survey maps shown in the document needed to be avoided and was achieved by licence with the Parish Council and the New Forest District Council who were obliging with their support.
- 21.6 Throughout the project, the community had been informed of progress through up-dates provided in the Community Association Magazines for the three villages.
- 21.7 Working Party membership 2010/14:
- Ken Aitken
Sue Baillie*
John Fitzgerald †– Editor/Document design
Mandy Hayes*
Malcolm Warne Holland †– Chairman 2010-2012
David Ironside
Peter Smith*
Sandy Smith*
David Terry*
Reginald Wareham
Kenneth Wells †– Chairman 2012-2014
- † Denotes also member of Steering Group 2010/14
* Denotes member until Parish Council change in 2011.
- 21.8 Many others have also made valuable contributions to the preparation of the VDS:
- Stephen Marshall Director, Sarah Newman and Lianne Warner St Barbe Museum and Art Gallery-Dr Clare Saunders, Lecturer, University of Southampton-Nicky Court and Simon Boswell Hampshire Biodiversity Information Centre-Gill Arnott Senior Keeper of Printed and Topographical Collections Department of Culture, Community and Rural Affairs, Hampshire CC Museums Service - Jean and Martin Norgate-Old Hampshire Mapped -Ellie Stevenson, Access & Rights of Way Natural England-Bernard Vaughan OBE -Jude James B.A.,F.S.A.-Roy Bowring and Son, Lavender Farm and Limolands-Geoffrey Harvey, Land Manager, Batchley Farm-John Knowlson, MRCVS, Leagreen Farm -David Robinson, Flambards Poultry Farm.

22. APPENDIX 05

Feedback from residents of Tiptoe

22.1 In December 2010 every house in Tiptoe received a copy of the VDS Questionnaire along with the "Tiptoe News", the magazine of the local community association. Completed questionnaires placed in a plastic sleeve, provided, were left outside their front door for collection.

22.2 Although only around 10% were returned, which was disappointing, there was a great deal of consensus amongst the villagers and strong opinions expressed. The loss of the post office and local garage still anger many and requests for the provision of, at least, a local shop was a common cry. Suggestions for the provision of a local pub in the heart of the village were outweighed only by demands for mains drainage!

22.3 All those answering said that they were living in Tiptoe as a main home. As it is known that there are a number of holiday homes in the village, it can only be assumed that the questionnaire didn't reach the second home owners. A majority of the sample have lived in the village for more than 15 years and one person over 50 years! Almost all chose the area as the main reason for living in the village with most of the rest stating retirement, which is probably the same answer! One person, only, gave the church as the main reason.

22.4 A general view of the responses provided to address the special character of Tiptoe included: the range of properties spanning centuries of development in a typical New Forest country village; the hedges, ditches, lively community, churches and school. The village is of a linear nature with most properties enjoying exceptional views of open land and wildlife, which is a calming feature. The purchase of "Tiptoe Green" is seen as an extremely positive move which will in time benefit the whole community and give the village a focal point. The campaign has galvanised the community spirit.

22.5 Quotes taken from submissions on village character and development issues:

"Any development should be in character including plot size"

"Tiptoe is a typical NF village on the southern edge of the National Park with a small lively community"

"The development policy should be one of minimal development as no urgent development requirements"

"Whatever it is it must be in keeping –possible encouragement for a village shop as a hub."

"Development is not necessarily enhancement"

"(No) housing developments on Green Field sites"

"If development between the settlements is allowed the area will be nothing more than a semi-rural sprawl!"

"Aim to reposition cattle grids to allow Tiptoe to be part of the "open" Forest"

"Tiptoe is geographically positioned far enough from the nearest towns to maintain individuality"

"any development to be in sympathy with the Forest type cottage"

"traffic calming for Wooton Road/Tiptoe Road"

"Replacement properties only if necessary and in keeping with the rural community"

"For local people some low cost housing"

"No increase in size and capacity of school" - "calm traffic especially in area of school"

"There are some spaces for infill but would alter the village so much, plus sewage and water use would not be sufficiently serviced"

"Careful planning –there are so few facilities –no post office/shop and infrequent bus service"

"Its own Parish council and defined boundaries plus social housing"

"keep the rural aspect of the village but allow some development and improvements without over doing it"

"No more second home buyers!"

"mains drainage –reduce the smells"

"Less gentrification (loss of hedges," tidying up" etc) – fewer holiday homes!"

Feedback from residents of Hordle

22.6 In September 2010 a “Drop In” was held as part of the Hordle Fete and residents were encouraged to talk about their views and to fill in a questionnaire.

22.7 Those who gave a view, and many did, were clear about what is distinctive and desirable about the village. Many were strong in the view that “village status” should be protected; blurring of boundaries by development (especially between Hordle and Ashley) would spoil the semi-rural feel and risk subsumption by New Milton. Even though not many were influenced by the Church in their choice of Hordle as place to live it was regarded as an important feature of the village, along with the School and the Recreation Ground. There is a strong voice within the Community Association membership for the provision of a dedicated Community centre.

22.8 Although many are content with the current level of development they are also concerned to preserve the “village feel”. Further or over-development could spoil the character and feeling of community. Even though from the outside Hordle might appear to have no heart, the people who live in the village seem to feel strongly that it has spirit and distinctiveness. All residents of Hordle have subsequently been contacted through the Community Association magazine and invited to send comments via email or to contact a working party member by telephone. There has also been a further “Drop In” however, the response compared with that at the Fete has been disappointing.

22.9 Quotes from the questionnaire:

“Hordle maintains a village atmosphere and is distinct from its neighbours, Ashley and Lymington. The majority of residents are helpful and approachable. Hordle is a picturesque, quiet and communal village that is affordable (compared to Lymington).”

“Trees, wooded areas, fields! Residential houses in keeping with the area and most people really care about their gardens.”

“I like the fact that it has always been a

village and I have been a part of it. I would hate it if it became so large that it lost its spirit.”

“Nice Community –great for family”

“The village as a whole has a lot to offer and if only the village spirit could be moulded together the village would be much better. The Church development was not wanted and is an example of not working with village views!”

“It’s nice that Hordle has not been plagued by over-development. The recreation ground and church are assets.”

“Situation/location between two towns, proximity to Forest and Coast. Development so far has been fairly sensitive, but care needs to be taken regarding excessive in-fill. Need to maintain separate boundary between Ashley and Hordle otherwise we shall eventually become part of New Milton!”

“.....most of the modern development is quite ugly!”

“...village style , quiet and friendly”

“..... there are plenty of green spaces, streets are fairly wide so you do not feel that over development has taken place. There is a good social mix”

“Keep Hordle a village –not an eyesore!”

“...safe for children and animals”

“..... green spaces and trees –Sway Tower!”

“Carefully monitoring new buildings”

“New Development should have character features, reasonable gardens and be low density.”

“Crossing point at Ashley Lane near to Pharmacy for benefit of school children and elderly.”

“Keep it rural –no more building or alterations to destroy yet another village!”

“Provide pre-approved options for developers to consider that ensure the Community shares and receives benefits: e.g. play areas, open spaces, youth club building or financial support for a community project.”

“Ensure “garden grabbing” is stopped –more housing for local young people starting out on their own”

“Closer consultation with residents!”

“More frequent bus services especially along Everton Rd.”

“Ensure we do not develop the nursery”

“Allotment space required. Ensure future

housing is in character with older buildings. Provide area for teenagers - perhaps a village cafe rather than just a pub. We need to encourage young people to stay in the village”
“traffic calming on Ashley Ln. (not speed cameras).”

“Try to restrain rampant building projects. Keep the green areas, especially those on the boundary of the village so that it keeps the feel of entering a rural village. Attempt to keep parking off the roads”

“.....keep country lanes as they are”

“pedestrian access to Sway and Lymington i.e. Public footpath network”

“.....serious traffic calming in Everton Rd., Stopples and Sky End Lane before a fatality occurs!”

“.....no HGV’s in Woodcock Ln. 6’6 limit except for access.”

“Preservation of agricultural land –no building on green field sites”

Feedback from residents Everton

22.10 In the south of the Parish Everton is self contained except for that portion which is separated from the core by the A337. The residents are fiercely protective of what they feel is a very agreeable village environment, containing excellent basic facilities and amenities with a mix of attractive properties, both ancient and modern.

22.11 Every household in Everton was leafleted with an invitation to attend a “drop in” at the Everton Pavilion or to ring/email for a questionnaire to be delivered and collected. There was a very good response and appreciation of the opportunity to contribute.

22.12 The village post office/ general store and the pub/restaurant are valued highly by a majority of residents. The recreation ground and hall are considered great assets. There is an active church and the church hall is a well used and attractive venue. The age profile is higher than average but the addition of some family housing in recent years has increased the number of younger people and children in the village.

22.13 The most common complaint from residents

was about the speed and density of traffic on Wainsford Rd, used by non- residents as a cut-through to Pennington and beyond and the over use of Fry’s Lane as a through route, even though clearly marked as “ access only”.

22.14 Some residents from Knightcrest Park were concerned about the lack of safe and well lit pedestrian access to the village after dark which restricted participation in social events unless attended using a car! Although changing considerably since heavy development in the 1970s, most people accept Everton as it is but do not believe there is any scope for an increase in density in the future.

22.15 Quotes from questionnaires:

“Infill housing would threaten the character (much has already happened of course!)”

“ blend of housing styles and ages, green spaces and mix of trees”

“roads/lanes not to be widened –no road markings”

“Fry’s Lane closed for through access”

“no further development of housing or shops”

“retain small village character”

“30 years ago Golden Crescent development changed the character of Everton and was a step towards urban mediocrity”

“Everton already has adequate social housing”

“imperative to retain village character!”

“The Pavilion is a great asset to the village”

“We have many artists in the village-a cafe/gallery would be a good addition!”

“could do with some parking space near the centre of the village”

“The proposed (planning permission agreed on appeal) gravel extraction at Downton Manor Farm is a huge blow and the last thing this community needed”

“-connect footpaths and cycle-ways with existing Forestry routes”

“we need allotments”

“High rise flats would not be suitable”

“—very little through traffic –good social relationships”

“no more ‘estates’ within the village”

“options for more young families – at present an imbalance of elderly”

“affordable housing for local young people!”

23. APPENDIX 06

Countryside Code

23.1 The Countryside Code was first produced in 1951 and has been updated at intervals, with the latest refresh taking place in 2012.

It provides advice for people visiting the countryside as well as those who manage it, so that we all can respect, protect and enjoy the natural environment. It is the responsibility of Natural England and information may be obtained from www.naturalengland.org.uk. The Countryside Code for the public may be seen below:



The Countryside Code

Respect. Protect. Enjoy

Respect other people

- Consider the local community and other people enjoying the outdoors
- Leave gates and property as you find them and follow paths unless wider access is available

Protect the natural environment

- Leave no trace of your visit and take your litter home
- Keep dogs under effective control

Enjoy the outdoors

- Plan ahead and be prepared
- Follow advice and local signs

23.2 In addition to the code for the Public a code also exists for land managers.

23.3 Land managers are encouraged to become more familiar with the code and more information may be obtained from the website: **Countryside Code**

References

*1 Map reproduced with permission of Jean and Martin Norgate from the website: **Old Hampshire Mapped.**

*2 Lithograph reproduced with permission of Hampshire County Council Museum Service from the website: **Hampshire museum service.**

*3 Map reproduced with permission Jude James

*4 Images reproduced with permission of St Barbe Museum and Art Gallery see the website: **St Barbe Museum.**

*5 Photograph reproduced with permission of Caldwell's Estate Agents, Lymington.

*6 Map prepared by and reproduced with permission of New Forest District Council

*7 Map prepared by and reproduced with permission of Hordle Parish Council

*8 Commoners: Anyone has the right to allow their livestock to roam the forest commons and as such they are colloquially known as 'commoners'. The practice of commoning is encouraged and is essential in helping to maintain the landscapes of the National Park.

*9 Sites of Importance for Nature Conservation © Hampshire Biodiversity Information Centre (HBIC). Sites of Special Scientific Interest © Natural England (NE) For criteria referred to in the table accompanying the maps see the website: **SINCCriteria**

*10 Ariel Photographs obtained from Microsoft Virtual Earth © Getmapping plc ©2008 Navteq ©2008 Microsoft

*11 Photograph of Oak Tree Cottage reproduced with permission of Mr. and Mrs. Spratt.



HORDLE VDS WORKING PARTY MMIV



Planning and Compulsory Purchase Act 2004

Town and Country Planning (Local Planning) (England) Regulations 2012

Hordle Village Design Statement Supplementary Planning Document

Adoption Statement

In accordance with the Planning and Compulsory Purchase Act 2004, Regulation 14 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that New Forest District Council adopted the Hordle Village Design Statement Supplementary Planning Document on 11th December 2014.

The new SPD gives detailed guidance aimed at maintaining local character and distinctiveness within Hordle Parish. This guidance supplements Policy CS2: Design Quality of the adopted Local Plan Core Strategy.

The adopted SPD, a summary of consultation responses and modifications made in accordance with Regulations 11 to 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and a copy of this Adoption Statement, can be viewed online at the Council's website: www.newforest.gov.uk. Copies of these documents are available for inspection at Appletree Court, Beaulieu Road, Lyndhurst, SO43 7PA (Mon. - Thurs. 8.45am - 5.15pm and Fri. 8.45am - 4.45pm).

Any person who is aggrieved by the Village Design Statement SPD may make an application to the High Court under Regulation 11 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for permission to apply for judicial review of that decision. The application must be made no later than the end of the 3 month period from the date of adoption (i.e. by 11th March 2015).

If you require further information on the Hordle Village Design Statement SPD, please contact the Policy and Plans Team (telephone: 02380 285345, e-mail: policyandplans@nfdc.gov.uk).

HORDLE VILLAGE DESIGN STATEMENT SUPPLEMENTARY PLANNING DOCUMENT (SPD)

STATEMENT OF CONSULTATION

Consultation with residents has been undertaken locally by the Village Design Statement Working Party in Hordle during the preparation of this document. The Statement takes into account national guidance on Village Design produced by the Countryside Commission (now Natural England) and local guidance produced by the New Forest National Park Authority.

It is considered that this guidance, together with the adopted *New Forest District Council Core Strategy (2009)* and *New Forest National Park Core Strategy & Development Management Policies DPD (2010)*, is relevant to the preparation of the draft Hordle Village Design Statement as a Supplementary Planning Document (SPD).

Details of consultation to date

The draft Hordle Village Design Statement has been produced by a local working party comprising representatives of the Parish Council and interested residents. The idea resulted from community interest expressed during the consultation on the parish plan ('The Hordle Vision Plan – 2009').

The Working Party began preparation of the document in 2010, with some sections of the text contributed by additional members of the community with specialist knowledge. The content and guidelines were informed by questionnaires distributed at various local events during 2010-12, including the Hordle Fête. Members of the working party also spoke at a variety of meetings during this period. The purpose of the VDS and progress on the document was included as a regular update in the Community Association Magazines of Tiptoe, Hordle and Everton, delivered to all households in the parish. As the document progressed, draft copies were made available for comment at the Parish Council office.

The text, guidelines and recommendations have been directly influenced by the feedback received from local people in the three villages of Tiptoe, Hordle and Everton. Examples included maintaining the semi-rural feel of the three settlements and development being "in sympathy with" local buildings. Full details can be found in Appendix 5 of the SPD.

Formal SPD Consultation

The draft VDS was subject to a formal period of public consultation from Friday 22 August 2014 to Friday 3 October 2014.

The document was published for comment on both the NFDC and NPA websites as well as the Hordle Parish Council's website.

Copies were made available for inspection at:

Hordle Post Office
Everton Post Office
Hordle Parish Council Office
New Forest District Council Reception, Appletree Court, Lyndhurst
New Forest National Park Authority office, Lymington Town Hall.

In addition the Parish Council distributed posters in the village, and held further consultation at the Hordle village fete on 30th August 2014.

The District Council and National Park Authority consulted the bodies and landowners listed below, prior to adoption of the Hordle Village Design Statement as an SPD.

- Hampshire County Council
- Dorset County Council
- Wiltshire County Council
- Test Valley Borough Council
- Parish town councils neighbouring Hordle – Sway, Lymington and Pennington, Milford on Sea, Brockenhurst, New Milton
- New Forest Association of Local Councils
- Melchet Park & Plaitford; Nursling & Rownhams; Romsey Extra; Wellow Parish Councils.
- Salisbury District Council
- Bishopstone; Bower Chalke; Broad Chalke; Coombe Bisset; Downton; Landford; Odstock; Redlynch; Stratford Tony Parish Councils.
- Southampton City Council
- Christchurch Borough Council
- Burton; Hurn parish councils.
- East Dorset District Council
- Alderholt; Cranborne & Edmondsham; Pentridge; St Leonards & St Ives; Verwood Parish Councils.
- All town and parish councils within New Forest District.
- The Partnership for Urban South Hampshire
- The Coal Authority
- The Homes and Communities Agency
- The Environment Agency
- Natural England
- Network Rail
- The Historic Buildings and Monuments Commission for England (known as English Heritage)
- The Highways Agency
- The Hampshire and Isle of Wight Local Nature Partnership
- Hampshire and Isle of Wight Wildlife Trust
- NHS West Hampshire Clinical Commissioning Group
- British Telecommunications PLC
- Southern Electricity
- Powergen PLC
- The National Grid Company PLC
- British Gas/Transco
- The Police and Crime Commissioner for Hampshire
- The Solent Local Enterprise Partnership.
- The Enterprise M3 Local Enterprise Partnership
- The Marine Management Organisation
- Wessex Water
- Southern Water
- Bournemouth & West Hampshire Water PLC
- following telecommunications operators: Airwave, Dolphin Communications; Hutchinson 3G; Mercury; NTL; One2One; Orange; O2; T-Mobile; Vodafone.
- Forestry Commission
- Verderers of the New Forest
- New Forest Association
- Campaign to Protect Rural England
- Local planning agents

Cont.

Additional local landowners and consultees:

- Batchley Farm Estate
- Lea Green Farm Estate
- Milford Village Council
- Sway Village Council
- Hordle Community Associate
- Tiptoe Community Association
- Everton Community Association

Sustainability Appraisal

A Sustainability Appraisal for the SPD has not been prepared as:

- (a) it is considered that the SPD would not have significant social, environmental or economic effects that are not covered in the Sustainability Appraisals for the:
- New Forest National Park Core Strategy and Development Management Policies DPD (2010); and
 - New Forest District Council (outside the National Park) Local Plan Part 1: Core Strategy DPD (2009); and
 - New Forest District Council (outside the National Park) Local Plan Part 2: Sites and Development Management DPD (2014); and
- (b) it is not required by the Strategic Environmental Assessment Directive 2001/42/EC.

Section 180(5)(d) Planning Act 2008 removed the compulsory requirement for a Sustainability Appraisal for a Supplementary Planning Document.

Main Issues raised in consultation and responses agreed by NFDC, NFNPA and the Parish Council

The following table sets out the main issues raised during the consultation of the Draft Village Design Statement SPD in August - October 2014 together with the joint response of NFDC, NFNPA and the Parish Council.

Organisation	Issue Summary	Response
Marine Management Organisation (MMO)	<ul style="list-style-type: none"> MMO confirmed it has no comments to submit in relation to this consultation. 	Noted. No changes were made to the VDS.
Mr McIntyre (Hordle resident)	<ul style="list-style-type: none"> Lack of allotments in Hordle / Tiptoe / Everton and the lack of progress regarding them, considering they were one of the top requests in the survey in the past for the " Village Design". There is support for allotment space, and a local association is in place which could take this issue forward. Appendix 05 makes reference to allotments space. 	<p>This has been identified in Policy HOR2 of the NFDC (New Forest District outside of the National Park) Local Plan Part 2: Sites and Development Management which makes provision for new allotments.</p> <p>And although not strictly a design issue, the Parish Council concluded that the VDS should include a new recommendation (RA03) on providing space for allotments.</p>
K & J Barrett (Hordle residents)	<ul style="list-style-type: none"> The new road layout at the crossroads in Everton Road has had no effect in reducing vehicles speeding between these crossroads and the Post Office. Indeed, our observation is that it is on the increase and a form of calming is urgently needed. Apart from an electronic meter displaying a vehicle's for speed, which operated for a very short period, there has been no other apparent step taken by the authorities to monitor this situation. 	Noted. This is a transport and highways issue and the VDS is not the appropriate document to address this. No changes were made to the VDS.
Mr Saunders (Hordle resident)	<ul style="list-style-type: none"> Encourage the cessation of removal of garden hedges and grassy verges (for reasons of character, biodiversity, reducing pollution). 	There is already a guideline about boundary treatments in the VDS, which covers this point. The Parish Council considered this point and included a new recommendation (RBE07).
English Heritage	<ul style="list-style-type: none"> Welcome the Parish Council's initiative in the preparation of this document. 	Welcomed.

Organisation	Issue Summary	Response
English Heritage cont.	<ul style="list-style-type: none"> • Welcome references to the historic buildings of the parish in Chapter 10, although perhaps a little more could be said about them (whilst we note Appendix 02) and they could helpfully be shown on maps of each of the three villages. We also welcome the detailed description of the present character of three villages in Chapter 10. • Appears to be no reference in this section to the buildings of local interest identified in Appendix 03 – we welcome the identification of these buildings but would like to see more said about them and the criteria/process used in their identification. • Welcome Chapter 11, particularly the reference to listed buildings and statement that the Parish considers the preservation of local heritage a priority in paragraph 11.4 (although we prefer “conservation” to “preservation”, which recognises that change can take place that maintains the significance of local heritage or even enhances it). • Welcome the Built Environment Guidance, particularly GBE-05-Listed buildings, although again we would prefer “conservation” to “preservation”, GBE-13-Natural and Traditional materials and GBE-16-Solar panels • Suggest that GBE-04-Sympathetic design could also include “historic significance” as one of the considerations to be taken into account, and should GBE-05 also apply to buildings of local interest? 	<p>Agreed to make reference in Appendix 2 to the online descriptions on the English Heritage website.</p> <p>Noted. These are not Listed Buildings and so detail is not required. No changes were made to the VDS.</p> <p>Agreed. Wording was amended from ‘preservation’ to ‘conservation’.</p> <p>Agreed. Wording was amended from ‘preservation’ to ‘conservation’.</p> <p>Agreed. Wording of GBE04 and GBE05 was amended to include reference to buildings of historic significance.</p>
Natural England Natural England cont.	<ul style="list-style-type: none"> • Specific advice - only comment is that we note that para 8.1 says “A deficiency amounting to 4.4 hectares of public open space in the Parish, outside the National Park needs to be addressed by public consultation and dialogue between the Parish and District. Councils.” There may be scope for better links to or consideration of the New Forest District Council Mitigation Strategy for European Sites. Significant funding is available to deliver Public 	<p>Noted. No changes were made to the VDS.</p>

Organisation	Issue Summary	Response
	<p><i>existing quarry</i></p> <ul style="list-style-type: none"> <li data-bbox="432 331 994 562">• Paragraph 16.3 - Hampshire County Council as Highway Authority advises NFDC & NFNPA that the Village Design Statement could usefully include the fact that Tiptoe Primary school has an existing School Travel Plan which was prepared in 2004. <li data-bbox="432 629 994 860">• Paragraph 16.4 - Hampshire County Council as Highway Authority advises NFDC & NFNPA that the Village Design Statement could usefully include the fact that Hordle Primary School has an existing School Travel Plan which was prepared in 2009. <li data-bbox="432 927 994 1415">• Hampshire County Council has produced an Energy Strategy which takes a strategic look at energy issues. HCC suggests Hordle Village Design Statement could usefully set some specific targets in relation to potential impact of future climate change & how Hordle village plans to respond & adapt to these changes. Within draft VDS there are no outcomes around climate change adaptation, energy efficiency (except the solar panels which is supported) & it would be appropriate if they were outlined clearly & included in the document. 	<p>Noted. No changes were made to the VDS.</p> <p>Noted. No changes were made to the VDS.</p> <p>Noted. Goes beyond the scope of this SPD. No changes were made to the VDS.</p>