

# MEDSTEAD



– A VISION FOR THE FUTURE

January 2003



# How did the Design Statement evolve?

## From Appraisal to Statement

In May 2001 the Village Appraisal showed clearly that the vast majority of people living in Medstead choose to do so because they value village life and the countryside. The Appraisal was based on a 74.2% return of questionnaires delivered to every household. Building on the outcomes of the Appraisal, Medstead Parish Council called an open meeting in October 2001 to seek volunteers to spearhead the formulation of a Design Statement. A group of six, some of whom had been involved in the Appraisal, and were therefore fully aware of the information gathered in that exercise, undertook to form the Steering Group. They drew up a formal constitution, and sought and obtained grants from Awards for All (Lottery Grants for Local Groups), East Hampshire District Council (EHDC) Area Committee, Medstead Parish Council and the Wake Memorial Trust. In November 2001 the Steering Group set late autumn 2002 as the target date for the completion of its work.

Six satellite groups of local people who generously volunteered to research specific topics were established. These covered:

- Agriculture and land use
- The Environment
- Equitation
- Heritage
- Sport & recreation
- Traffic & transport

Contact was made with a large number of village organisations, including Medstead Primary School, to seek the involvement of local residents. Formal liaison was established with EHDC and current plans and relevant publications were studied. A monthly report on activities was published in the *Medstead Times*, the local magazine with a circulation of over 500 copies.

On 27 April 2002 a widely publicised Workshop was held. Ideas buzzed and hundreds of photographs were taken. Most people involved saw the village through new eyes. 'I never realised until today...' was frequently heard. At the end of the day people were still trying to complete the task of assembling the mass of information and thoughts gathered.

During June and July the satellite groups reported back and there was a large display of work at the Village Fete on 13 July, 2002. Those who came to the Medstead Design Statement stand were given the draft outline of the Statement and details of how to access the text as it was drafted. The Design Statement website was set up. The first attempt at Design Principles emerging from the work undertaken was put together, and was published in the September edition of the *Medstead Times*, before a public meeting on 11 September 2002 in St Andrew's Church Hall to discuss the draft recommendations. Positive and constructive discussion led to further drafting, before this final document could be put to bed. For a complete picture of Medstead at the beginning of the new millennium, it should be read in conjunction with the Appraisal.

*Note:- Throughout this document a reference to "the village" or "Medstead" is a reference to the civil parish of Medstead. The "village centre" means that area which is indicated on the map on page 22.*

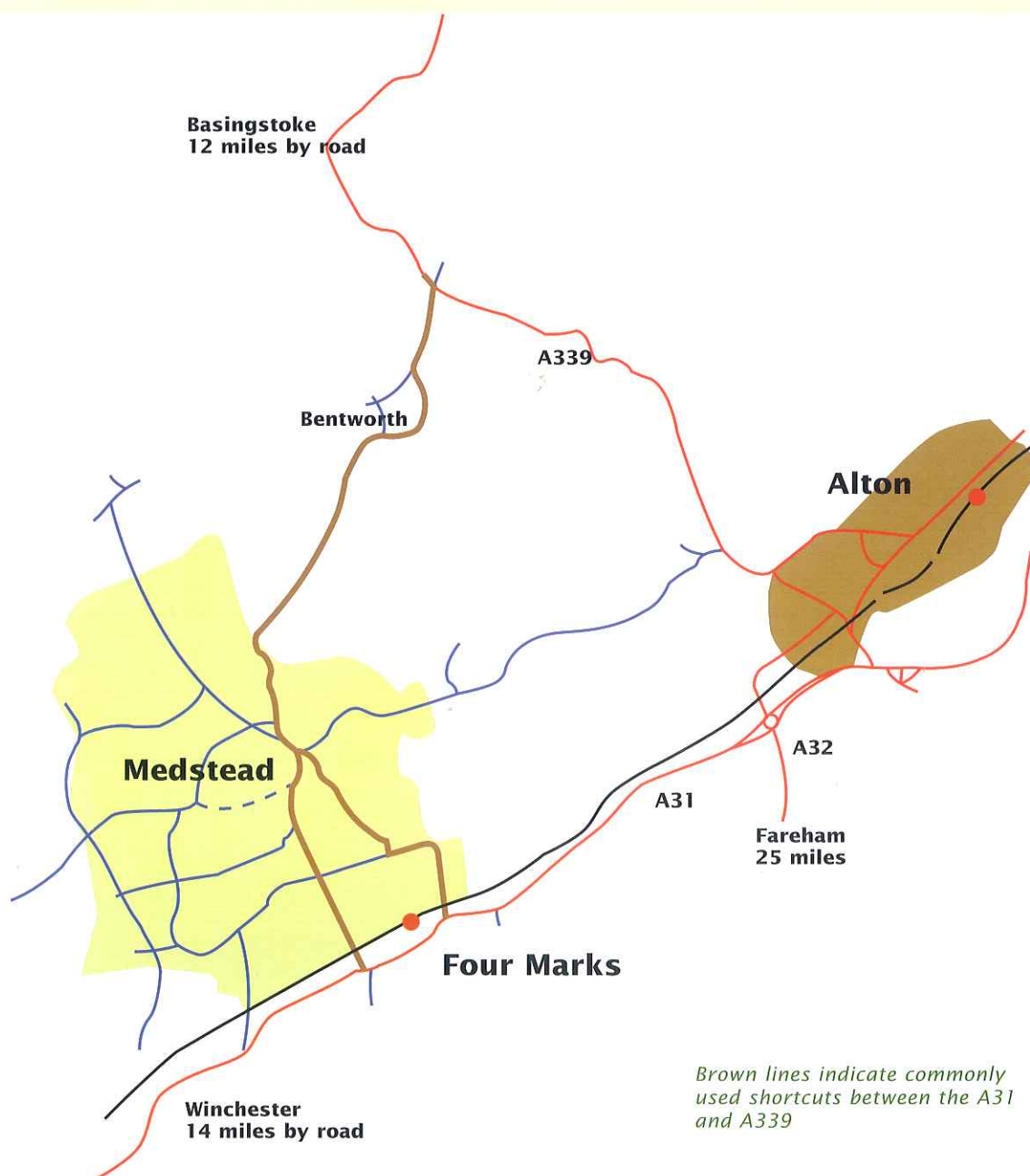
# Medstead - a vision for the future

January 2003

## Our Village Design Statement

*The Countryside Agency's guidance on design statements indicates that diversity, distinctiveness and high quality are under threat in much recent development in rural areas. Change will - and must - continue, prompted by economic, social and technological development. What follows is Medstead's attempt to ensure that development is well managed and that change enhances this rural community. Those recommendations in the insert headed Supplementary Planning Guidance have been adopted by EHDC to assist in the implementation of the adopted local plan. They will need to be kept under review if and as circumstances change.*

Map showing Medstead's situation in relation to the surrounding area:-







*From Common Hill looking towards the hills near Winchester*

# Medstead: the landscape and its setting

## Geography and geology

Medstead is located on a hill top between the main roads from Alton to Winchester (A31) and Alton to Basingstoke (A339). It stands on part of the Hampshire Downs, where the elevated undulating landscape is formed by extensive superficial deposits of clay with flint over chalk bedrock. This high plateau is bordered by the river valleys of the Wey (east), Rother (south-east), Meon (south) and Itchen (west). To the north the land falls away towards the large conurbation of Basingstoke some 12 miles away. The parish is situated in the north west of the East Hampshire District Council administrative area.

Three quarters of the village is over 183 metres or 600 feet above sea level, with the Village Green being at 212 metres or 694 feet. Those who live in the parish are conscious of living in one of the highest points in Hampshire. Most of the approaches are up steep hills, which still offer challenges to motorists in winter weather. Wind, lower temperatures and low flying cloud are characteristic of the climate and many gardeners report that most plants are 'two or three weeks behind' those in Alton, just four or five miles away and over 100 metres lower. However, those living on the north and west sides of the village enjoy particularly spectacular and far reaching views of the Hampshire countryside. In clear weather it is possible to see the hills on the Berkshire border and the city of Winchester and the hills to its west. Looking south the distant view is of Butser Hill, some twelve miles away. These factors all contribute to the sense of remoteness. Only on the southern side of the parish, where the boundary adjoins Four Marks, is the feeling of isolation diminished.



*From Bentworth, looking towards the houses on Wield Road*



*Views south-eastwards from Chalky Hill*







*From Chalky Hill*



*Views to the south-west from Common Hill*



Despite the altitude, the buildings in the village centre are not readily visible from any of the approaches, due to the effect of the plateau and the number of mature trees.

## Land use

The area is predominantly farmland. The large fields are particularly appropriate for cereal production, and the yields per acre are high. There is some livestock farming today, but much less than half a century or even 20 years ago. The map on page 4 gives a snapshot of land use in Spring 2002. The large open fields of the north and west of the parish are the result of the predominance of arable farming.

During the last hundred years low density house building has taken place along the network of roads and bridleways. This has clearly had an impact on the visual character of the area but it has not adversely affected the large areas of land which lie behind and between these ribbons of development. The land is still used either for high quality agricultural production or to support rural activities.

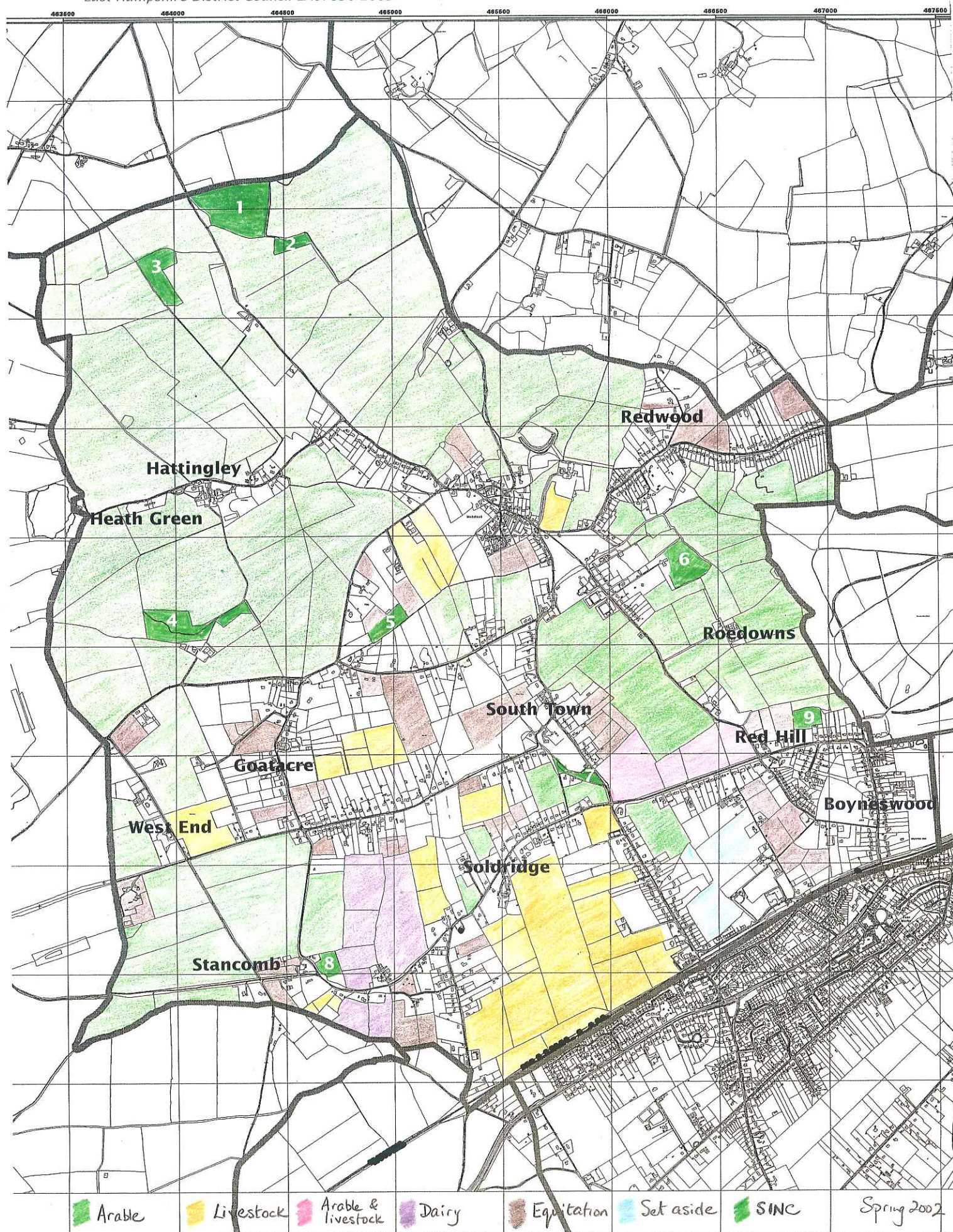
As small holdings have disappeared due to changing economic circumstances, smaller plots of land have increasingly been used for equestrian activities. At the time of writing, there appears to be a considerable amount of such activity. There are two fully-fledged riding establishments, with full-time employees; there are six establishments offering some professional services and some employment, and some 57 private yards. It is estimated that 195 horses are domiciled in the village. The comparative data in the table below put this in perspective:

	UK mainland	Medstead
Number of horses per 1000 people	17	105
Number of bridleway miles per 1000 people	0.5	3.8
Number of bridleway miles per 100 horses	3.2	3.3



# A snapshot of land use, Spring 2002

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East Hampshire District Council LA07896 2003





## Planning Guidance: General - the over view

- *The linear nature of the development of the village must be respected and protected. Backland development should only be permitted, where appropriate, within the settlement policy boundary as defined in the Local Plan.*
- *The character of Medstead must be maintained by the protection from development both of the large areas of open land which lie behind and between the ribbons of building and of gaps which exist in otherwise developed road frontages outside the settlement policy boundary.*
- *The characteristics of each part of the village should be maintained, and those features which separate them respected.*
- *Landmarks and strategic views in and out of the settlement must be protected and promoted.*

It must be acknowledged that this development has generated some polarisation of views. Horse owners are critical of those drivers who pay scant regard to the wellbeing of their animals when on the roads, and local residents are



increasingly irritated by some inexperienced and a few arrogant riders and by the traffic generated by horse boxes.

## The natural environment

Fields are mainly bordered by hedgerows, which in places play a very significant secondary role as wind and snow breaks. Hedgerows are also characteristic of the boundaries between properties, and they define rights of way, the old drove roads, bridleways and footpaths. Parts of the Village Green are bounded by bushes, which make a significant contribution to the rural nature of this important open space in the centre of the village. The highest number of woody plants found in any 27 metre stretch of hedge is eight, but the average is between four and five. The dominant plant is hawthorn, and there are significant amounts of hazel, blackthorn and elder. Also present in many hedges are holly, dog rose, and in one or two places, spindle. Some of the hazel has been coppiced in the past. In Medstead hedges adjacent to



*The Green*



farmland are generally cut while those adjacent to paddocks are not cut - higher hedges giving more protection to livestock.

The most common trees are beech, oak and ash, with some sycamore. There are nine tree preservation orders encompassing some 176 trees. The majority of these are beech, oak, birch, horse chestnut and ash. Cherry trees also appear on the lists. There is a wild service tree in the primary school grounds.

There are nine Sites of Importance for Nature Conservation in the village:

SINC	Area(ha)
1. Lower College Copse	7
2. Readon Copse	1.5
3. Broom Wood (Bondmoor Dell Wood)	2
4. Grove Wood	5
5. Hook Wood	1.5
6. Down Copse	3
7. The Knapp (South Town Copse)	1.5
8. Stancomb Copse	1
9. Redhill Copse	1



There is much evidence of wildlife. In the April-May period 2002, 127 species of wild flowers were found in the village alongside the roads and footpaths, in the hedges and in woodland. Spotted orchids, moschatel, few flowered

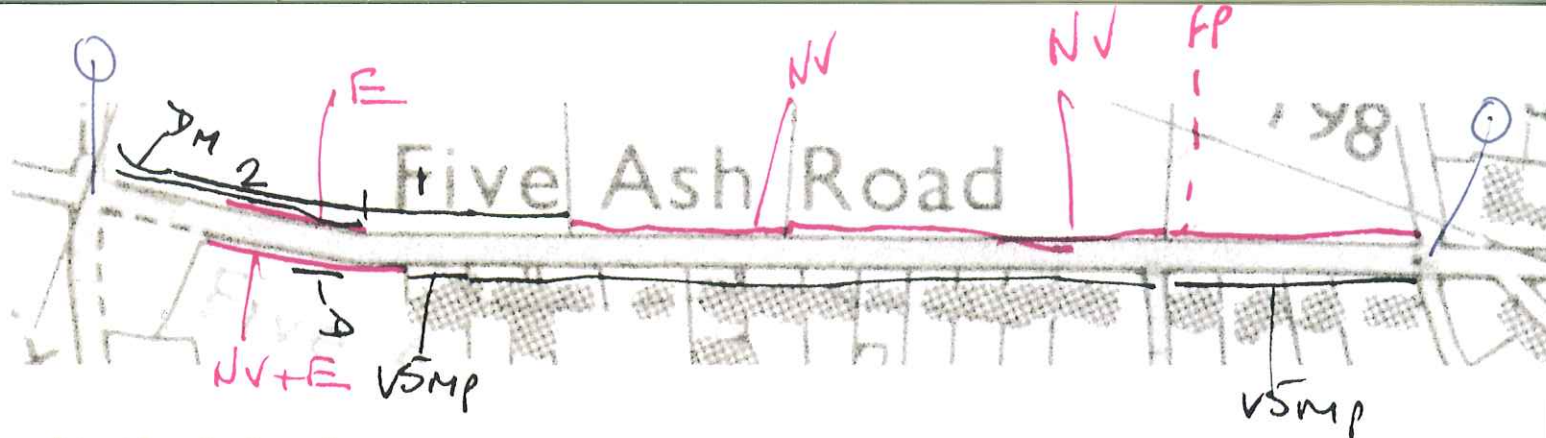


leek and common centaury have been seen in the last year. There is a record of sightings of 74 species of bird in the period 1957-2002. Lists of insects and animals are being

## Planning Guidance: The environment

- \* *Green verges, a particular characteristic of the village, must be maintained, wildlife protected, and flora and fauna promoted.*
- \* *Roadside ditches and drains must be maintained, and any access driveways constructed across ditches must incorporate culverts.*
- \* *New development should include the provision of verges and small open spaces and any pathways should be incorporated within them.*
- \* *There should be no use of kerbstones to define the edges of carriageways, except on any estate-type development.*
- \* *Hedgerows should be protected and new ones planted as boundaries. Naturally occurring species should be used.*
- \* *Trees should be maintained and naturally occurring species promoted.*





Extract from the Verges Survey



Roedowns Road



Abbey Road



Paice Lane

compiled but it is recognised that for monitoring purposes these need to be undertaken over a period of at least a year. The impression is that any erosion of the natural habitat is threatening the existence of the flora and fauna and preservation is crucial.

A very obvious characteristic of Medstead, to even the casual observer, is its wealth of green verges. The general appearance is that of a village whose occupants care for those features over which they have control. For inclusion within the statistics a verge had to be at least 0.6 metres wide or, if wider but overgrown, maintained to at least 0.6 metres wide. There is evidence of erosion on about a third of the roads, caused mainly by heavy goods and farm vehicles, whose combined width exceeds the width of the hard surfaced carriageway. A consequence of this damage with very serious implications is that water run-off gullies are being blocked and surface water remains on the roads.

The ditches are deemed to be the poor relations of the environment, with there being little evidence of effort expended on

The parish boundary is approximately	16.3 km	10.0 miles
The boundary encompasses an area of approximately	11.3 sq.km	4.4 sq.miles
Within the boundary are roads and lanes totalling	26.6 km	16.9 miles
The length of the verge (0.6 metres+)	25.6 km	15.9 miles
Of this there is maintained verge to	7.1 km	4.4 miles
There is erosion of verges totalling	5.7 km	3.5 miles
There are ditches totalling	3.7 km	2.3 miles
Of this there are maintained ditches to	1.1 km	0.7 mile
There are pavements (nearly all in the Centre) totalling	2.4 km	1.5 miles

Wield Road



their upkeep in recent years, except occasionally by local residents. The ditches would appear to be adequate to cope with their primary objective of channelling and controlling the flow of surface water, provided they are properly maintained, but the present inadequate state of repair is contributing to the severe washouts that make some of the roads of the village particularly dangerous during periods of heavy rain.



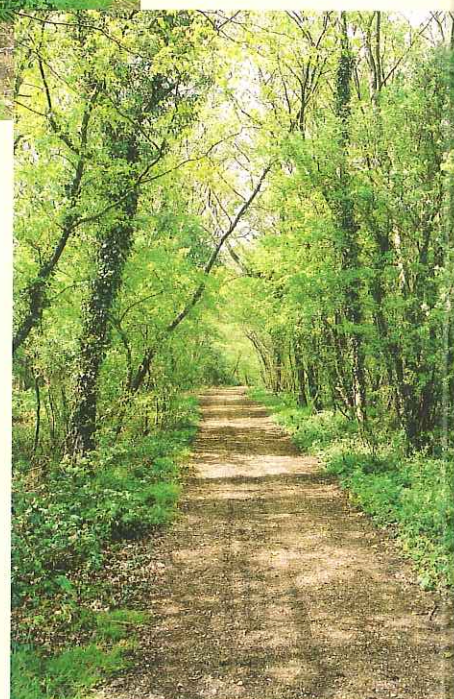
It is believed that some hundred years ago there were almost thirty ponds in the village. Most, if not all, of these would have been dew ponds, used to collect and store rain water. Today there are six ponds that still hold water and two dry sites. The location of several of the early ponds is also known, even if they have been filled in. Their main function now is to provide road drainage. There is considerable interest in restoring at least one of the sites, on the edge of the Village Green, at the junction with the High Street.

## The network of paths

It was clear from the Village Appraisal that the rural environment is of enormous importance to local residents. Some 75% of all respondents listed the woods, footpaths and bridleways, hedges, fields and the Village Green as very important or important to them. An amazing 830 people answered a question about any difficulties encountered when using footpaths and bridleways. The vast majority of landowners are attempting to keep paths for which they have a responsibility in good order, and the stiles are generally well maintained. However, regrettably, there has been a marked deterioration in the upkeep of footpaths since EHDC passed responsibility for their maintenance back to Hampshire County Council. The findings of the Environment satellite group for this village design statement have reinforced the importance attached to the network of paths and bridleways running through and across the village. They should clearly be maintained.

## Planning Guidance: Street furniture & signage

- *If street lighting is considered it should be restricted to the village centre, and should be in a traditional style (not concrete post, nor neon or coloured lights).*
- *Mobile telephone service masts, if essential, and electricity and telephone poles should be located so that they do not intrude visually on the landscape.*



## Recommendations: The environment

- *Hampshire County Council should maintain the network of bridleways and footpaths to a high standard.*
- *Horse riders should be encouraged to use verges when safety requires it.*





*The barrow in Wield Road*

## Medstead: the built environment

### From early times

Explanations vary as to the origin of the name Medstead. The most likely seems to be that it is derived from two Saxon words *maed*, an open space or clearing, and *stede*, an inhabited place.

This lends weight to the belief that primitive man probably cleared the woodland to establish a settlement here several centuries B.C. Felling of part of the forest which then covered most of the countryside would have presented a less daunting task amongst the thinner growth on the high chalk hills, and the danger of flooding would have been less.

Evidence of this early settlement is provided by two tumuli, or burial mounds, within the parish, thought to be as old as 1000 B.C. One is south of Trinity Farm and the other is to the rear of houses in Wield Road; both are now scheduled as Ancient Monuments. More spectacular,

though surprisingly well concealed, is an entrenchment to the east of Trinity Hill. This is believed to have been constructed between 500 and 300 B.C. The embankments originally enclosed about four acres of land and would have provided a defensible area for a number of families. This too is an Ancient Monument.

Some artefacts from the Roman period have been unearthed in Medstead, and the site of a villa has been identified at Lanham, about a mile west of the parish boundary. There is however no real evidence of the effect which Roman settlement may have had on the parish.



*St. Andrew's Church*





## The impact of buildings

The Parish Church of Saint Andrew is the oldest documented building in Medstead. A building stood here at the time of the Domesday Book (1086), but it was either replaced or substantially altered in about 1160, to which year the Norman arches in the north aisle have been dated. It was enlarged in 1833, and largescale restoration work was carried out in 1857/58 to provide the building that we see today. Externally most of the walls are faced with flint and the roof covering is small clay tiles.

These are two of the building materials which are indigenous to this area, the third being redbrown clay bricks. It might have been expected that, until the early years of the twentieth century when transport of heavy goods became cheaper, buildings in the area would have been constructed using these local materials. It is however one of the enigmas of Medstead that this is not the case.

## The village centre

(see map on page 22)

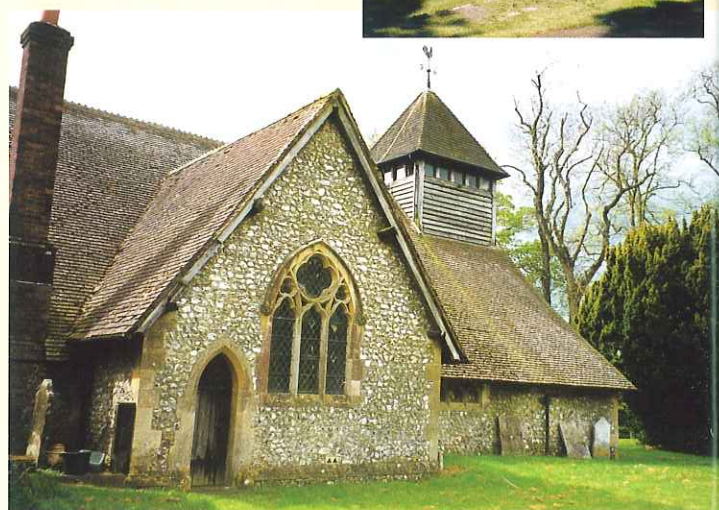
Many of the older buildings in the village centre, and some outlying large houses, have their walls rendered and painted externally, and their roofs clad in slates. Why, one wonders? With many brick and tile works then operating in the area, including one as close as Chawton Park Woods, and a seemingly limitless supply of flints, was it really economic to bring in slates from, at the nearest, Wales or Cornwall? Were local bricks so porous that they had to be rendered over, or is there some other material under the rendering? Whatever the answers, rendered walls and slate roofs are a well established feature of Medstead's built environment. They are by no means unattractive if properly maintained, and they provide a wider variety of external treatments which would be acceptable for new building work.



*The Castle of Comfort*



*St. Andrew's Church*



*Houses in the High Street*







## Spreading out

Nineteenth century maps show Medstead sparsely developed. The village centre was in a form largely similar to today's, and there were small clusters of buildings around farms at Hattingley, Heath Green, Goatacre, Stancomb, Soldridge, South Town and Red Hill (names still used to identify areas of the village). The 1851 census shows that there were 89 inhabited dwellings in the parish at that date.

The built development of Medstead no longer has the form of a traditional English village. The village centre is a clearly defined, relatively compact area, with the Church, two shops (there used to be at least four more - a butcher, haberdasher, general stores and post office, and a hairdresser), the Castle of Comfort public house, St Andrew's Church Hall (previously the village school), the manor house nearby and the village green at the end of the street.

The stellate form of development, which radiates from the centre in most directions, can be traced back to the scattered nature of building in the parish. When rural living became firstly feasible, and then attractive, for those working in nearby towns, and for retired people, demand for small dwellings in the countryside increased. In Medstead this manifested itself by the building mainly of bungalows along road frontages between earlier farmstead settlements, leaving the open fields to the rear of the properties.



A 'colonial' bungalow



## Recommendations: Street furniture and signage

- *The Parish Council is preparing a signage development plan, relating to the provision of 'welcome' signs at all road entrances to the parish and the enhancement of directional signs, etc. Future development proposals should assist in the implementation of this scheme.*
- *The Parish Council should prepare a maintenance and improvement plan for the Green and the centre of the village, and future development proposals should assist in the implementation of this plan.*
- *The appropriate authority should remove redundant street furniture at the earliest opportunity.*





The southern part of the parish in particular was typified by smallholdings. As the changing economics of agriculture after the second world war brought the smallholdings era to an end, so more and more parcels of land became available to meet the demands of building. This led to the more intensive form of ribbon development which now exists, for example, along Lymington Bottom Road and Boyneswood Road.

The returns from selling land for house-building were obviously then not so great as to encourage the more viable large farms to dispose of their road frontages. This has resulted in visually important gaps remaining, the most apparent of which in landscape terms is that between the village centre and Five Ash Road.

All of the development has taken place at a relatively low density because the absence of mains drainage in the parish has made it necessary for foul sewage to be stored or treated within each individual curtilage. Few dwellings stand on plots smaller than a quarter of an acre. The only examples of estate type housing are Green Stile and Boyneswood Close, originally built by the local housing authority in the 1940s.

## The four development phases of the twentieth century

The changes over the past century can be attributed largely to four separate periods of building, examples of all of which can still be clearly identified. The early years of the 1900s saw building companies buying farmland and offering it for sale in 2 to 3 acre lots, with a 'colonial' bungalow on each. These were timber framed buildings clad externally with corrugated iron on both roof and walls, and sometimes with an overhanging roof forming a veranda along the front. Many of these were built in the area to the south of the village centre, but only a handful now remain, most of them having been demolished and replaced with more modern dwellings. The time cannot be far off when the last of these tin bungalows will be knocked down, and with it will disappear the evidence of a fascinating era of rural development. It would be a far-sighted move, though perhaps financially unlikely, if one could be taken into public ownership and maintained in good condition.



*Flint & brick*



*Late 19th century houses*



*A 'colonial' bungalow*





*A 'colonial' bungalow*



*A between the wars white & red brick bungalow*



*A Sixties bungalow*



*A 'replacement' dwelling*

The second building phase came in the late 1920s and the 1930s. Again bungalows were involved. They tended to be of a standard design, L-shaped, with brick walls and slate roofs. Some attempted to replicate the earlier brick and flint treatment by using a lighter coloured brick in place of flint infilling. Many of those that remain have now been extended or altered, but some nearly original examples still exist in Hussell Lane and Abbey Road.

The late 1950s and 1960s saw the third major building phase. Again the dwellings were mainly bungalows, although there was a greater variety of designs, perhaps because more companies were involved than just local builders. Better quality bricks were used, which did not require painting or rendering over as some of the earlier examples did. Roofs were tileclad, and this period saw the introduction of profiled tiles whereas previously tiles were generally of the small plain pattern. Examples of this period exist throughout the parish, with the greatest concentration along the southern side of Abbey Road.

A lull in new building followed, brought about by more restrictive planning policies, which in due course led to what might be called the 'replacement' era, from the 1980s up to the present time. This period has been typified by the replacement of most of the remaining colonial bungalows and some of the more recently built dwellings. The new dwellings have more often been two storeys, and are frequently much larger than the buildings which they have replaced. While some of the new buildings fit happily into their settings and respect the form and features of adjoining buildings, others sadly appear somewhat incongruous, as if their plans had been copied from a book of standard drawings rather than being designed specifically for the site. Features which can appear somewhat alien include the use of bricks from the orange/yellow and grey/black ranges, prefabricated concrete panels, large windows, particularly when unrelieved by mullions or glazing bars, lowpitched roofs, heavily profiled roof tiles and long stretches of unrelieved roof line.



These recent developments are reflected in the census population figures:

1961	1971	1981	1991	2002 Estimate
1383	1672	1686	1970	1963

The Appraisal survey showed a very high proportion of detached dwellings in the village for the 713 households:

Dwelling	%
Detached house	39.3
Detached bungalow	46.1
Semi-detached house	11.0
Semi-detached bungalow	1.5
Miscellaneous	2.1

## The characteristics and features which have emerged

A study of Medstead offers a good example of how change is always with us. It reveals that the majority of buildings are not in the form in which they were originally built, having been altered and extended over the years. Perhaps because alterations are normally carried out by owners already in residence, most such work seems to respect and often enhance the appearance of the building. The simple rules of making an extension visually subsidiary to the original building by a small setback in the wall line and a small stepdown in the ridge height, by repeating window patterns and types, by changing the direction of the roof, and by using the same, or largely similar, external materials, can all be seen having been used to advantage around the parish.

A feature which Medstead's houses seem to have in abundance is porches. Because of its high altitude the parish's weather tends to be windier and wetter than its more lowlying neighbours, and many owners have added extra protection from the elements for the front door where it was not provided originally. Examples of porches range from simple tiled canopies supported on wooden brackets to fully enclosed lobbies. In very few cases do these small additions fail to enhance the main building.



*The wealth of porches...*





...and gateways



Lymington Farm



Mansfield Park



The treatment of gateways and front boundaries can have a marked influence on the character of the built environment. Traditionally gates in Medstead have been timber five-bar field gates and hedges have defined front boundaries. Post and rail or picket fencing, particularly if stained dark brown, can be attractive, as can low brick or brick and flint walls. Some recent examples of headhigh brick or stone walls and closeboarded fences, with ornate gates, are considered by many to be more appropriate to a suburban setting.

For historical and very practical reasons, there is a sense of space in Medstead. The lack of mains sewerage and the necessity of pumping water are just two of the factors determining the spread and low density of dwellings. The need for small, low-cost and social need accommodation as the obvious priority for the community does not mean that a resolution of these technical and practical considerations can be ignored.

For a parish in which agriculture has been so important for hundreds of years, agricultural buildings have a surprisingly limited impact on the built environment. There are few traditional farm buildings now remaining. Many have been demolished, some have been converted to new uses, and a few have their origins disguised under twentieth century cladding. Modern agricultural buildings have, by and large, been sited considerably, related to or in replacement of older buildings.

Commercial activity is located in a very few, specific places. Two sizeable areas of commercial and industrial buildings are at Lymington Farm and Station Approach, both adjoining the railway line which forms Medstead's boundary with Four Marks. The former consists of converted farm buildings, while in part of Station Approach, Mansfield Park is a modern development, the design of which can perhaps be described as typical of such buildings in many parts of the country. It has the advantage of being well-screened so that it does not intrude seriously on its surroundings.



## Buildings of special interest

Surprisingly only three buildings in the parish are statutorily listed as being of Special Architectural or Historic Interest. These are Saint Andrew's Church, Southdown Old Farmhouse and Southdown (including the barn at right angles to the road), these latter two being in South Town Road. In the Village Appraisal there was very strong support for the protection of St Andrew's Church as a historic building.

Is the Parish Church important to you?	% saying yes
For Sunday worship	30.2
For baptisms	34.2
For weddings and funerals	50.6
As a focal point for the community	51.9
As an historical building	66.7
Every place should have one	59.9

It is suggested that a number of other buildings in the parish might merit investigation as possible additions to the list. In the meantime an appendix (see page 23) to this document lists those buildings which it is felt would deserve special attention by the responsible authorities in the event of proposals being put forward for their demolition or alteration.

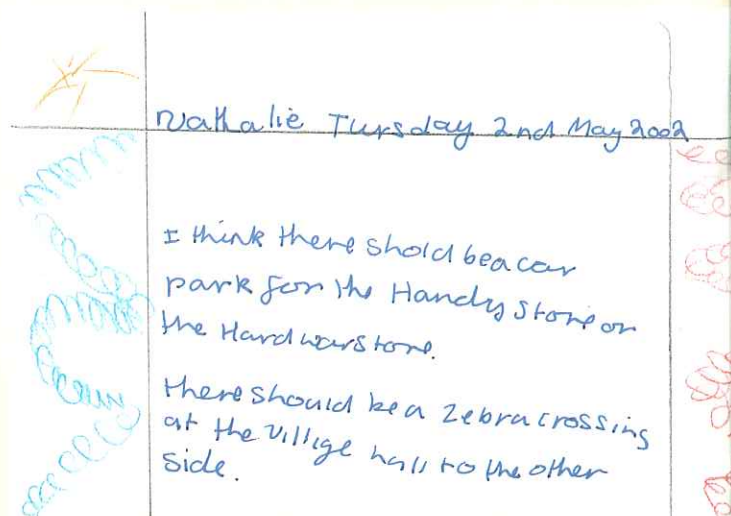
## Planning Guidance: Housing - Extensions

- Extensions should be subsidiary to the original building.
- On the street elevation, window shapes and styles must be continued.
- Materials used should match the original or be sympathetic to them and the area.
- Roof lines should be varied in height and orientation to add variety in form and shape; there should be no large, unrelieved expanses of roof.



## Planning Guidance: Housing - zones

- The centre of the village (from the junction of Castle St and Wield Rd to the Green) should be characterised by small dwellings, generally 2 storeys high, steep (45+degrees pitch), slate roofs, rendering or good quality brick, with porches.
- Outside the centre, the following materials should be used for new housing: for walls: red/brown bricks, flint, smooth render (painted if appropriate); for roofs: slates, plain red-brown clay tiles and small-profiled interlocking tiles.





## Planning Guidance: Housing - generally

- Porches should be promoted as a feature of the village.
- Gateways should be rural in appearance; timber is the preferred material for entrance gates.
- High boundary walls should be avoided; hedges are the preferred means for defining front boundaries, with grass verges up to the carriageway.
- Drives: hard surfaces, which contribute to drainage problems, should be avoided.
- Provision should be made on each property for the collection and use of rainwater runoff from roofs.

## Planning Guidance: Housing - new dwellings

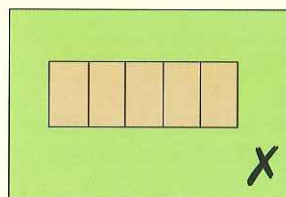
- The majority of new housing should be low-cost, smaller units.
- Proposals should provide for a range of house styles, with a strong preference for diversity in external appearance, even in small terraces. Semi-detached dwellings should incorporate different styles for each dwelling within the pair so that they are asymmetric but complementary.
- Flats with external communal areas, in a style in keeping with the village, should be provided.
- Provision should be made for people with disabilities and the elderly, particularly those Medstead residents for whom continuing to occupy their existing home has become impractical.
- New development must encourage variable building lines, while avoiding mutual overlooking.
- Within the settlement policy boundaries the layout must respect the characteristics of the village, particularly with regard to the sense of space.
- Outside the settlement policy boundaries, any replacement dwellings or extensions must sit well within their plots, with the footprint similar to the relationship between existing nearby buildings and their sites.

## Medstead: a vision for the future

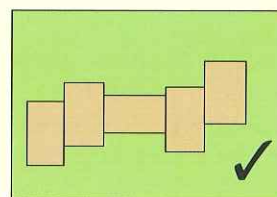
### Where will people live?

It was very apparent from the Appraisal that the idea of new housing and further development provoked very strong reactions. Given that "no development" is not an option, the following needs should be accommodated and given the highest priority:

- homes for young people
- small family homes
- homes for single people
- homes for elderly people
- homes for people with disabilities.



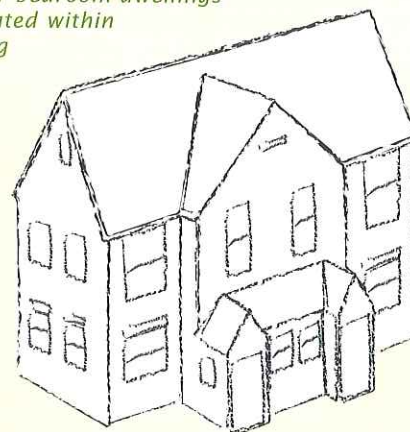
5 houses on a plot



(For illustrative purposes only)

The identified need, reflected in national findings, is to recognise that small units are required, for single people and couples in particular. This message is repeated time and again in any analysis. Key workers cannot afford to live here. Older people cannot find appropriate accommodation when they have to sell their family home. Consideration must be given to providing some sheltered and residential homes, to affordable housing for purchase and rent, and to the provision of some flats. The latter could be designed to look like houses, and a high priority should be given to equipping ground floor accommodation for those with physical disabilities.

4 2-storey 1 bedroom dwellings  
accommodated within  
one building



(For illustrative purposes only)



Redundant buildings if found should be converted to dwellings. Development should be on single plots or small scale, respecting the density and layout which are characteristic of the village. The priority must be to ensure the housing stock is adequate to meet the needs of those who currently live and work in the area. Additional large family homes and 'executive houses' are not needed. They have been the main feature of the more recent phases of development and the housing stock has become unbalanced.

## How will people get around?

The section of the Appraisal questionnaire which raised the most comment and elicited the most views was that on roads and transport. For 90% of respondents the car is the major means of transport, and yet most people deplored the excessive amount of traffic through the village. Poor public transport is the reason people say they take to their cars and more frequent and smaller buses are seen as the most easy way to improve the situation. Clearly there is much need for consultation and coordination of provision. The satellite group has considered successful ventures in other parts of the country and concluded that the following are key features for funding authorities and service providers:

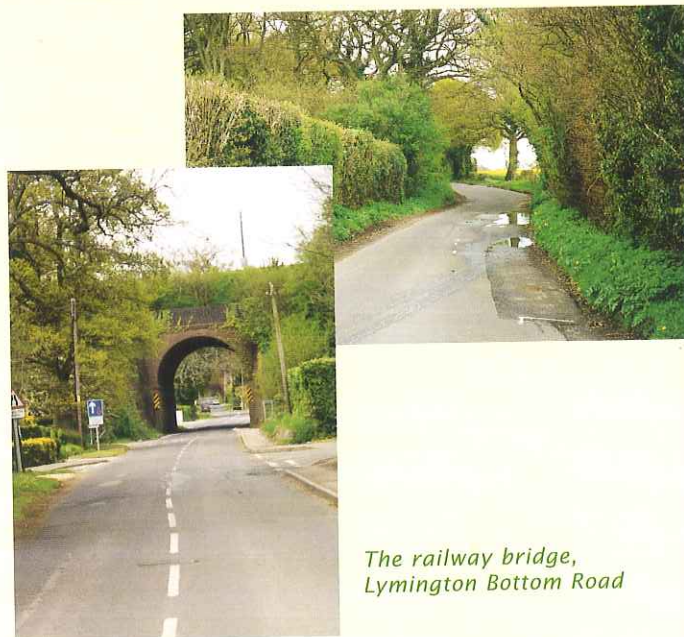
- flexibility
- consultation with local people to find out what they need
- attitude: don't say it can't be done; find out how it can be done
- making the service part of the local community
- carrying local opinion with you
- looking for niche markets, e.g. transport to and from Winchester and Basingstoke hospitals

Cycling is considered hazardous due to the large number of potholes in the roads and the extent to which the edge of carriageways has broken up.

As Medstead is on top of a hill, and leads nowhere, it is tempting to think that only those with business here will be on the roads, but there is increasing evidence of people using the village to link the A339 and A31. It must be acknowledged that the

## Recommendations: Traffic and transport

- *There should be no significant increase in housing without a significant increase in public transport. Hampshire County Council should undertake a comprehensive review of public transport, considering experiments which have been carried out elsewhere, seeking to ensure full coordination of public services for Alton and Basingstoke, and investigating the possibility of a Dial-a-Ride service for the able bodied.*
- *Hampshire County Council should review all speed limits on roads in the village. This should establish in particular whether road safety would be improved by extending the 30 mph speed limit in South Town Road to a point south of the junction with Paice Lane, and by reducing the speed limit in the village centre to 20 mph.*



*The railway bridge,  
Lymington Bottom Road*

## Planning Guidance: Traffic

- *The rural nature of the roads must be maintained.*
- *There should be no major road improvements which would encourage or increase either the speed or volume of traffic through the village.*
- *All developments must include off-road parking to standard.*



## Planning Guidance: Agricultural, equine and commercial buildings

- *Agricultural: these buildings should be sited and designed to reduce their apparent mass. Their impact should be reduced by screening, careful location within the local landform or by locating close to existing farm buildings.*
- *Stables and associated buildings should be sited in less prominent parts of paddocks and constructed of materials which complement the countryside.*
- *Commercial/industrial: materials should match those characteristic of the area, and buildings should be screened, and noise abated. There should be provision for parking and turning within the site.*



*Asymmetrical semi-detached houses*

## Recommendations: Employment

*The District Council should seek to ensure that:*

- *Optimum use is made of the existing small local commercial development sites.*
- *Any new commercial development is designed to take into account the business needs of those providing local services for local people.*
- *Services and small local businesses which meet the needs and interests of local people are encouraged and the housing needs of those working in this sector met.*

layout of Medstead funnels all traffic coming into the village, from whichever direction, into the area of the Green and the High Street. A traffic survey in the High Street in June 2002 showed in excess of 1500 traffic movements in each direction, (i.e. 3000 movements) in a 24 hour period, with there being peaks of 154 away from Four Marks between 0800 and 0900 hours and 142 towards Four Marks between 1700 and 1800 hours. The need to negotiate parked vehicles ensures that the majority of drivers keep within the speed limit.

Safety factors figure amongst the concerns of many and any future development should ensure that, as appropriate, key black spots are addressed. The junction of Paice Lane with South Town Road is seen by a quarter of residents as extremely dangerous, followed by the High Street and Lymington Bottom Road (particularly through the railway bridge on the village boundary). The area in the vicinity of Medstead Primary School is hazardous at the beginning and end of the school day; this is also the site of the Medstead Play Group. Sight lines and flow would be improved if parking problems could be tackled.

After heavy rainfall, or a few hours of steady rain, Medstead runs an increasing risk of flooded roads. Indeed, after two or three days of rain it can become cut off from Four Marks, with first Lymington Bottom Road and then Roe Downs Road the subject of substantial expanses of water. New development should ensure that every effort is made to create roadways which are sufficiently well drained to ensure maintenance of the road surface and reduce any risk of further areas of flooding.

Above all, the rural nature of the village is characterised by its roads, bounded by hedges and in many areas green verges, and with generally gentle bends. The roads follow the natural contours of the landscape and the hedges offer protection from the elements in winter as well as a rich habitat for the flora and fauna. This structure and pattern should not be threatened.

All future development should also give due weight to considerations of access and safety for those on foot, for people with disabilities and ambulatory difficulties, for those with push and wheel chairs, and for cyclists. Encouraging people to walk and cycle is an important aspect of reducing the number of vehicle movements on the road, but at the moment fears about safety



frequently outweigh the environmental (and health) benefits. As housing is increasingly adapted to the needs of those with disabilities, so should the routes around the village.

## Where will people work?

A surprisingly large number of people already work locally. Over half of those who are in employment work in Medstead or within ten miles. Only about a quarter work more than twenty miles away. Add to this the fact that a high proportion of residents do not work, being either retired or at home, and it becomes apparent that local activity is important. It is probable that in the years to come there will be an increasing, rather than decreasing, need for part-time jobs, to fit in with family commitments and to boost pensions. Provision must be made for this. Local shops and services need not only to be protected but also expanded. Additional services to meet local needs should be welcomed. Similarly, an increase in care in the home or community should be envisaged. The possibility of home working becomes easier with the progress made in modern technology. The existing small commercial developments should be encouraged, particularly if they can accommodate local people's businesses.



*Nursery at the junction of Southtown Road and Paice Lane*

## Recommendations: Sport & leisure

*The District Council should seek to ensure that:*

- *Access to facilities is enhanced where future development allows it.*
- *Future development proposals assist in the maintenance and improvement of the existing sport and leisure facilities in the village.*

## What will people do for sport and leisure?

Medstead enjoys an excellent range of facilities for its size. It has the Village Hall, St Andrew's Church Hall and the primary school offering indoor space. The Green is the location of both the cricket and the football pitches, and the pavilion, as well as a play area for younger children. Next to the school are the Tennis Club (with 3 courts, a practice wall and changing facilities) and the Bowls Club (with an all-weather green and a club house). The range and condition of these amenities is a tribute to the community, which has worked hard to raise the necessary funds. No sports organisation within the village has ceased to exist during the last ten years and the Medstead Sports Club constitutes an umbrella organisation to promote and co-ordinate activities. Future development must maintain and build on this commitment and ensure access to the facilities.



*The pavilion on the Village Green*



*The playgroup at the primary school*



*The Village Hall*





*The Mansfield Park surgery*



*St. Andrew's Church Hall*



*The chapel at St. Lucy's convent*

*The United Reformed Church*



There is a concern that the indoor sports facilities at Alton Sports Centre, including the swimming pool and large hall may not be available for much longer.

## How robust is the infrastructure?

There are huge concerns about the adequacy of the infrastructure to support anything other than small scale, low density development.

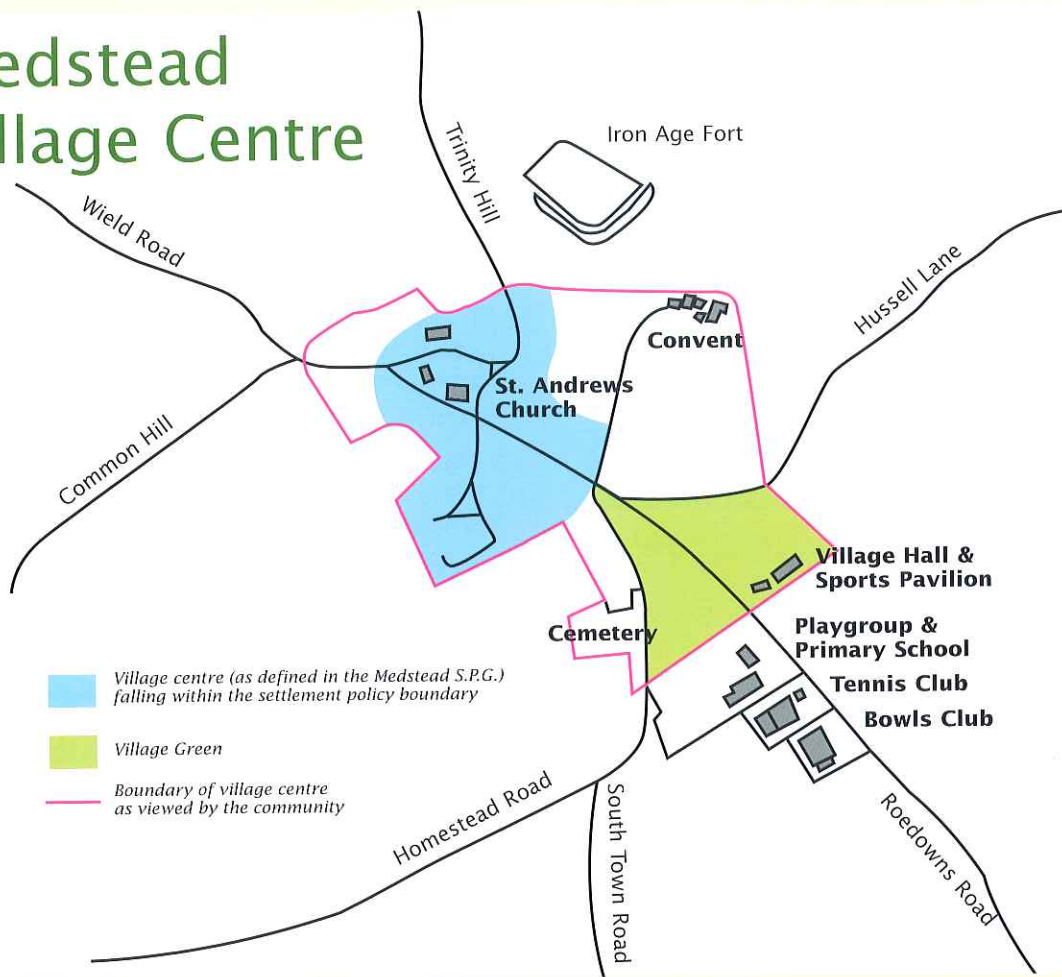
The lack of main sewerage means that, with the exception of Green Stile and Boyneswood Close, all properties accommodate their own septic tanks and drainage. To change this situation would be radically to affect Medstead. Given the adverse climatic conditions in winter, significant development is inappropriate, and the road network would be inadequate. Water is pumped from Shalden to Medstead and any increase in demand from additional housing and employment activity must be carefully calculated to establish its impact on the supply. In the twenty first century it would not be considered acceptable to have the water supply threatened by excessive, though predictable demands on it.

All future development should be subject to detailed, thoughtful consideration of adequate provision for sewage, water, surface water runoff, access, education and health care.





# Medstead Village Centre



Red Vite (twice)  
 Goshawk (once)  
 Sparrowhawk  
 Kestrel  
 Little Owl (common in 1960, not now)  
 Tawny Owl  
 Barn Owl (now rare)  
 Peregrine  
 Honey Buzzard  
 Green Woodpecker  
 Greater Spotted Woodpecker  
 Nuthatch  
 Lesser Spotted (Red) Woodpecker  
 Carron Crow  
 Rook

1st May 2002

## Medstead

Living in Medstead is good. I really like walking in Chawton Woods with my family. You often see deer and rabbits in the woods and meet people you know who are walking their dogs. You can sometimes build dens with the old branches. It is very peaceful. I go down Roedowns Road into Chawton Woods and back up Abbey Road into Hussell Lane. It would be safer if there was even a small pavement on the busiest roads.

The small playground in the green is really good for the under 8's but it would be better if there was equipment for the 9 & 10 year olds too. We still like to climb and swing.

It would look better for the centre of the village if the empty pond by the green was filled with water. When we had lots of rain last year the pond was nearly full of water. Ducks came to swim on it and it looked lovely. People could sit by the pond and look at the wildlife and little children could feed the ducks.

Lots of children in Medstead don't have pavements outside their homes so they can't use their roller blades or skateboards. It would be great if we were allowed to use the school playground at weekends.

Everyone likes the Handy Store because you can buy treats there. Mum uses it when she runs out of something but we often forget that it closes at 4pm on a Saturday.



## Appendix A

*Buildings proposed for special consideration in the event of proposals for their demolition or alteration (see page 16)*

### The Village Centre

Lavender Cottage  
Cottages between Handy Stores  
and Hardware Stores  
Club House Cottages  
Comfort House  
Church House  
Old Rectory Cottage  
Castle of Comfort  
Wilson's Farm Cottage  
Cottages opposite Church Hall  
St Andrew's Church Hall  
Old School House  
Medstead House  
Medstead Manor (St. Lucy's Convent)

### Boyneswood Road

Boyneswood House

### South Town Road

United Reformed Church  
South Down House

### Hattingley

Hattingley Cottage  
Rose Cottage  
Laurel Cottage  
Pullingers Farm  
Hattingley House  
Heath Green Farmhouse

### West End Lane

West End Vale  
Barn End  
West End Farm

### Goatacre Road

Goatacre Farmhouse  
Woodbine Cottage  
Hillside/Furlong Cottage

### Common Hill

The Old Rectory

### Bighton Road

Three Ways  
Tranquilla Cottage  
Owens Cottage

### Hussell Lane

Down House  
Fir Tree Cottage  
3 & 4 Manor Cottages

### Roe Downs Road

Roe Downs Cottage  
Roe Downs House

### Wield Road

Towngate  
Cherry Orchard  
The Old Stables

### Paice Lane

Hazel Barton

### Lymington Bottom Road

Lymington Bottom Farm

### Soldridge Road

Five Ash Cottages  
Old Soldridge Farm  
Soldridge House

### Stancomb Lane

Stancomb Farm

### Stoney Lane/Station Approach

Station House  
The Boynes  
Medstead & Four Marks Station  
including Goods Shed

### Grosvenor Road

Pax  
The Elms



## Reference:

All documentation from the satellite groups is available through the Clerk to the Parish Council.

*Medstead Village Appraisal, Summer 2000:* published May 2001, now available from the Clerk to the Parish Council.

*Medstead Village 2000*, Violet Taylor, can be viewed at Hampshire Records Office, Winchester.

*The Medstead Web Site*, written and maintained by Tony Rogers <http://www.medstead.org.uk>

*A Chronicle of Medstead*, Lorents Rathbone, 1966.

*A Short History of Medstead*, Nellie Moody, 1932.

*A geographical survey of Medstead*, Kenneth Kercher, June 1957 (unpublished).

*Countryside Design Summary: EHDC*, EHDC, May 1999

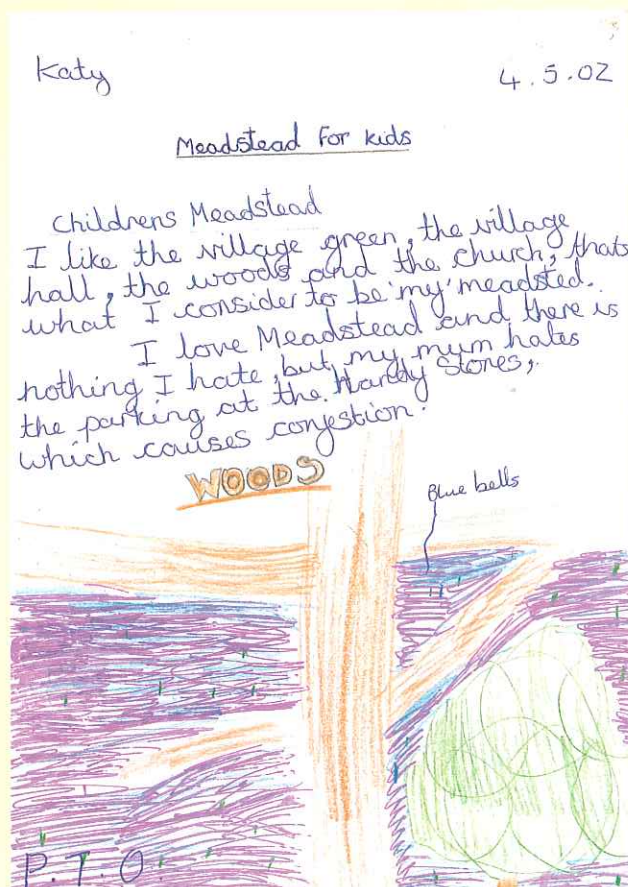
*East Hampshire District Local Plan Second Review:*

First deposit draft October 1999, and Second deposit draft, January 2002, EHDC

## and thanks...

- to those who led and worked in the satellite groups: particularly Tony Chivers, Norman Read, Chris Siddall, Sheila Dawson, Mary Leonard, Jennifer Lines, Matt Parrett, Bill and Jean Penny, John Welland and to the many people who worked with them,
- to Hampshire Constabulary Traffic Division and HCC Highways Department,
- to those who came to the Workshop, to the display at the Fete, and to the consultation meetings,
- and to officers of EHDC for their guidance, training, information and support.
- The Steering Group members: Logan Colbeck, Ron Fischbacher, Ken Kercher, Kathleen Kimber, John McIlree and Tony Rogers.

January 2003



Village Appraisal			
Insects			
Name		Resident	Transient
Dragonfly larvae	Brachytron	several	
Pond shrimps		lots	
Water Skaters		lots	
Water Beetles		variety	
Damsel Fly Blue		several	
Damsel Fly Red		several	
Dragonfly Green Hawker	Brachytron	1 or more	
Dragonfly Brown Hawker	Aeschna		1
Hoverfly various		lots	
Lacewings		lots	
Wasps		several	
Hornet			1
Honey Bee		lots	
Bumble Bee various		lots	
Mortar Bee		several	
Ichumenon Wasp		several	
June Bugs		lots	
Daddy Longlegs		lots	
Spiders various		lots	
Grasshoppers		several	
Cricket		1	
Butterflies			
Peacock		lots	
Red Admiral		lots	
Painted Lady		few	
Brimstone			few
White		lots	
Fritillary			few
Blue			few
Humming Bird Hawk Moth			1

Extracts from Satellite Group Reports & school children's letters



# Medstead Village Design Statement - January 2003

It became very clear during the months of consultation and discussion that local people wish all development proposals to be underpinned by the following consideration:

- *All development proposals must be considered for their impact on the infrastructure, particularly sewage treatment and disposal, surface water runoff, water supply, roads, educational provision and primary health care facilities and hospitals.*

## Supplementary Planning Guidance - Adopted by EHDC January 2003

### General - the over view

- The linear nature of the development of the village must be respected and protected. Backland development should only be permitted, where appropriate, within the settlement policy boundary as defined in the Local Plan.
- The character of Medstead must be maintained by the protection from development both of the large areas of open land which lie behind and between the ribbons of building and of gaps which exist in otherwise developed road frontages outside the settlement policy boundary.
- The characteristics of each part of the village should be maintained, and those features which separate them respected.
- Landmarks and strategic views in and out of the settlement must be protected and promoted.

### The environment

- Green verges, a particular characteristic of the village, must be maintained, wildlife protected, and flora and fauna promoted.
- Roadside ditches and drains must be maintained, and any access driveways constructed across ditches must incorporate culverts.
- New development should include the provision of verges and small open spaces and any pathways should be incorporated within them.
- There should be no use of kerbstones to define the edges of carriageways, except on any estate-type development.
- Hedgerows should be protected and new ones planted as boundaries. Naturally occurring species should be used.
- Trees should be maintained and naturally occurring species promoted.

### Street furniture & signage

- If street lighting is considered it should be restricted to the village centre, and should be in a traditional style (not concrete post, nor neon or coloured lights).
- Mobile telephone service masts, if essential, and electricity and telephone poles should be located so that they do not intrude visually on the landscape.

### Housing - zones

- The centre of the village (from the junction of Castle St and Wield Rd to the Green) should be characterised by small dwellings, generally 2 storeys high, steep (45+degrees pitch), slate roofs, rendering or good quality brick, with porches.
- Outside the centre, the following materials should be used for new housing: for walls: red/brown bricks, flint, smooth render (painted if appropriate); for roofs: slates, plain red-brown clay tiles and small-profiled interlocking tiles.



## Housing - new dwellings

- The majority of new housing should be low-cost, smaller units.
- Proposals should provide for a range of house styles, with a strong preference for diversity in external appearance, even in small terraces. Semi-detached dwellings should incorporate different styles for each dwelling within the pair so that they are asymmetric but complementary.
- Flats with external communal areas, in a style in keeping with the village, should be provided.
- Provision should be made for people with disabilities and the elderly, particularly those Medstead residents for whom continuing to occupy their existing home has become impractical.
- New development must encourage variable building lines, while avoiding mutual overlooking.
- Within the settlement policy boundaries the layout must respect the characteristics of the village, particularly with regard to the sense of space.
- Outside the settlement policy boundaries, any replacement dwellings or extensions must sit well within their plots, with the footprint similar to the relationship between existing nearby buildings and their sites.

## Housing - Extensions

- Extensions should be subsidiary to the original building.
- On the street elevation, window shapes and styles must be continued.
- Materials used should match the original or be sympathetic to them and the area.
- Roof lines should be varied in height and orientation to add variety in form and shape; there should be no large, unrelieved expanses of roof.

## Housing - generally

- Porches should be promoted as a feature of the village.
- Gateways should be rural in appearance; timber is the preferred material for entrance gates.
- High boundary walls should be avoided; hedges are the preferred means for defining front boundaries, with grass verges up to the carriageway.
- Drives: hard surfaces, which contribute to drainage problems, should be avoided.
- Provision should be made on each property for the collection and use of rainwater runoff from roofs.

## Agricultural, equine and commercial buildings

- Agricultural: these buildings should be sited and designed to reduce their apparent mass. Their impact should be reduced by screening, careful location within the local landform or by locating close to existing farm buildings.
- Stables and associated buildings should be sited in less prominent parts of paddocks and constructed of materials which complement the countryside.
- Commercial/industrial: materials should match those characteristic of the area, and buildings should be screened, and noise abated. There should be provision for parking and turning within the site.

## Traffic

- The rural nature of the roads must be maintained.
- There should be no major road improvements which would encourage or increase either the speed or volume of traffic through the village.
- All developments must include off-road parking to standard.



# Medstead Village Design Statement - January 2003

## Other Recommendations:

*The recommendations below are not adopted as Supplementary Planning Guidance.*

## The Design Statement

*The Parish Council should keep these recommendations under review, and consult the people of the Parish again when appropriate.*

### Street furniture and signage

- The Parish Council is preparing a signage development plan, relating to the provision of 'welcome' signs at all road entrances to the parish and the enhancement of directional signs, etc. Future development proposals should assist in the implementation of this scheme.
- The Parish Council should prepare a maintenance and improvement plan for the Green and the centre of the village, and future development proposals should assist in the implementation of this plan.
- The appropriate authority should remove redundant street furniture at the earliest opportunity.

### The environment

- Hampshire County Council should maintain the network of bridleways and footpaths to a high standard.
- Horse riders should be encouraged to use verges when safety requires it.

### Traffic and transport

- There should be no significant increase in housing without a significant increase in public transport. Hampshire County Council should undertake a comprehensive review of public transport, considering experiments which have been carried out elsewhere, seeking to ensure full coordination of public services for Alton and Basingstoke, and investigating the possibility of a Dial-a-Ride service for the able bodied.
- Hampshire County Council should review all speed limits on roads in the village. This should establish in particular whether road safety would be improved by extending the 30 mph speed limit in South Town Road to a point south of the junction with Paice Lane, and by reducing the speed limit in the village centre to 20 mph.

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- Future development proposals assist in the maintenance and improvement of the existing sport and leisure facilities in the village.