

Wellow Parish Character Appraisal

Prepared in conjunction with the Wellow Neighbourhood Plan Steering Group

By Bluestone Planning LLP

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CONTENTS

Introduction	3
The Planning Policy Context	4
Context	6
History of the Parish	9
Landscape Character Assessment	15
Landscape Character - New Forest Heritage Area & National Park Boundary	22
Character Area Appraisal Methodology	26
Character Areas	27
Heritage Assets in the Parish	29
Area 1. West Wellow	34
Area 2 - Canada	42
Area 3 - School Road	50
Area 4 - Romsey Road	58
Area 5 - Blackhill	64
Area 6 - East Wellow/ Whinwhistle Road	70
Area 7 - Blackwater	76
Area 8 - Embley Park	82
Area 9 - The Frenches & Shootash	88
Area 10 Woodington & St. Margaret's	93
Area 11 Wellow Wood	93
Appraisal Conclusions	103
Character Area Summaries	105
Appendices	
List of Listed Buildings in the Parish	108
Public Rights of Way	109





Introduction

The aim of the report is to provide evidence regarding the character of the Parish and how it is perceived by its residents.

In order to successfully plan for the future growth and development of the Parish it is imperative that there is a clear understanding of its character and what makes it unique.

For clarity, where the name 'Wellow' appears, it refers to Wellow Parish as a whole.

What is a Character Appraisal?

A character appraisal is a document which sets out the special interest, character and appearance of a particular place to highlight its local distinctiveness and identity.

The Appraisal itself is a factual and objective analysis, which seeks to enable an understanding of the wider qualities of distinctiveness of place by defining those physical elements that contribute to its special characteristics. Essentially it identifies those qualities that help to define and make the place unique: such as open space, materials, property type, maintenance, age of the structures.

In this instance, the study will define the character of the Parish's settlements as a series of character areas. Each area is described against a series of common physical characteristics.

Whilst this appraisal seeks to assess the area's special interest as comprehensively as possible, it cannot cover the minutiae of all issues. Consequently, any omission of a particular building, feature or space should not be taken to imply that it has no value or interest. The appraisal is the starting point; any development proposals should fully consider the appraisal, having regard to national and local policies. Such proposals should be informed by an individual assessment commensurate with the scale of the project proposed.

The information within the appraisal will comprise descriptive text supported by photographs, maps and other graphical material. It will also identify opportunities for future enhancement if considered necessary.

Please note that this study is not designed to replace or be a substitute for any existing Conservation Area Character Appraisal.

Purpose of the Study

The study has been produced for a number of reasons, but most importantly to inform the preparation of the emerging Neighbourhood Plan and the associated Design Code. Identification of important issues will help shape the content and direction of that plan.

This element of work will be used by the Design Code as a basis for coding, which will ultimately be used as a development management tool to secure better quality development appropriate to its surroundings. Such a document can be used by residents and developers when preparing a planning application, or for anyone wishing to comment on a current planning application.

The Localism Act 2011 introduces the right for communities to shape their local areas by creating their own Neighbourhood Development Plan (NDP).

Acknowledgements

This document has been prepared by Bluestone Planning LLP in conjunction with the Wellow Neighbourhood Plan Steering Group and local residents.

The Parish would like to thank all those who have assisted with the preparation of this document. In particular, David Jesinger for the use of the drone images.



The Planning Policy Context

National and Local Planning Policy and Guidance

This appraisal should be read in conjunction with the wider national and local planning policy and guidance

National Policy Guidance

The National Planning Policy Framework (NPPF) was adopted by the Government in March 2012 and revised in February, June 2019, July 2021 and September 2023. All the policies in the NPPF constitute the Government's view of what sustainable development in England means in practice. One of the key dimensions of sustainability is that of design. This is supplemented by a second dimension of protecting and enhancing our historic environment. Development that fails to adhere to both the design and the historic environment policies is therefore not considered sustainable development.

The NPPF sets out how the Government intends to deliver sustainable development through the planning process. It expressly states that sustainable development is about achieving positive growth, balancing economic, environmental and social considerations.

Whilst there is a strong presumption in favour of sustainable development, the framework also recognises the finite nature and value of our built heritage and the natural environment.

Section 12 of the NPPF sets out the main policies in respect to the importance of design in the planning process:

- Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- Policies should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- Permission should be refused for development of poor design that fails to take the opportunities presented by a site.
- Great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design

more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Specifically with regard to the historic environment, the key messages are:

- There should be a positive strategy for the conservation and enjoyment of the historic environment.
- When considering the impact of proposals on a designated heritage asset, great weight should be given to the asset's conservation. Substantial harm should be exceptional, whilst less than substantial harm should be weighed against the public benefits of the development.

In relation to the New Forest National Park, which covers part of the parish, the NPPF sets out in paragraph 172:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks... which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks... The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest."

Local Policy

Local Plan

The development plan for the Parish currently comprises the Test Valley Local Plan Review 2016 and the New Forest National Park Plan 2019.

The emerging Test Valley Local Plan will, when adopted, replace the review Local Plan. At the time of writing, the issues and options work has been undertaken.

In respect of adopted policy, specifically in relation to the Wellow Parish, The Parish does not lie within an area planned for significant growth.



Landscape Character Assessments

The Test Valley Borough Landscape Character Assessment was updated in 2018 and affects those parts of the parish outside of the National Park as set out in this document.

<https://www.testvalley.gov.uk/planning-and-building/treesandlandscape/landscape-character-assessment-documents>

The New Forest National Park Landscape Character Assessment was published in 2015 and affects those parts of the parish within the National Park as set out in this document.

<https://www.newforestnpa.gov.uk/documents/planning/landscape-character-assessment/>

Wellow Village Design Statement

The Wellow VDS was produced by residents in 2010 to take account of the special nature and character of the Parish. In particular, highlighting the special characteristics of buildings and the environment to ensure that any new development is in harmony with its setting and makes a positive contribution.

New Forest National Park Design Guide SPD

The latest version was published in January 2022 and adopted as a Supplementary Planning Document. The aim of the Design Guide is to help achieve high standards of design in development proposals while retaining and enhancing the distinctive character of the New Forest.

National Design Guide

Further overarching guidance is also contained within the recent government publication 'The National Design Guide' (2019).

This Character Appraisal has been produced as a result of the above documents, with the recommendations taken forward into a Design Code, which forms part of the Neighbourhood Plan. It is intended that the character of the area provided by this appraisal should be used to inform future development, as highlighted by both Neighbourhood Plan Policies and Design Codes.



Figure 1. The various design guides relating to the Plan area



Context

Wellow Parish is a rural parish situated in Test Valley Borough with part of the parish to the south falling within the New Forest National Park.

It was described in the 2010 VDS as effectively comprising three sections: The northern section between the A27 and the River Blackwater, the middle section between the Blackwater and the A36 and the southern section to the south of the A36. It is

considered that whilst change has taken place since that time, the categorisation has remained the same.

The Neighbourhood Plan area (shown below), covers the entire parish.

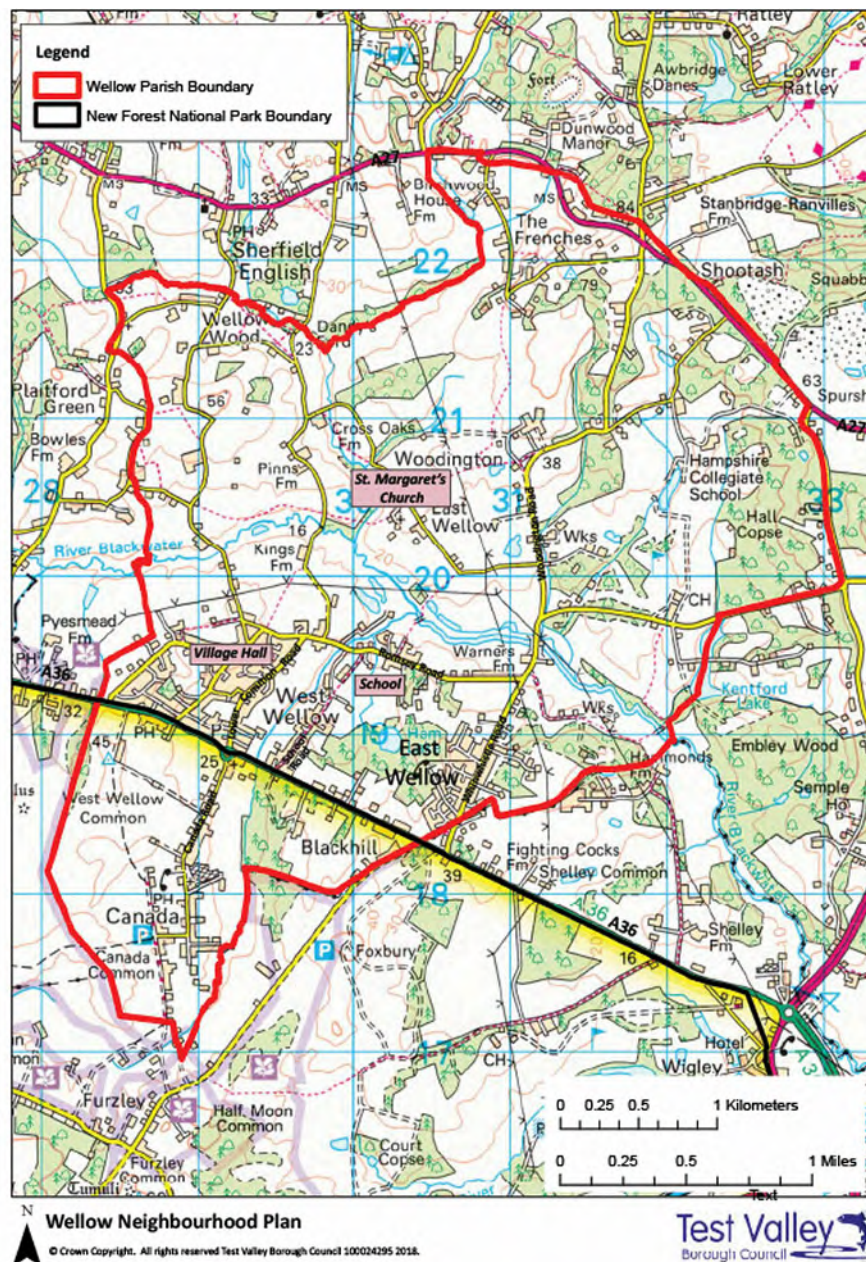


Figure 2. Map showing Neighbourhood Plan area as designated by TVBC

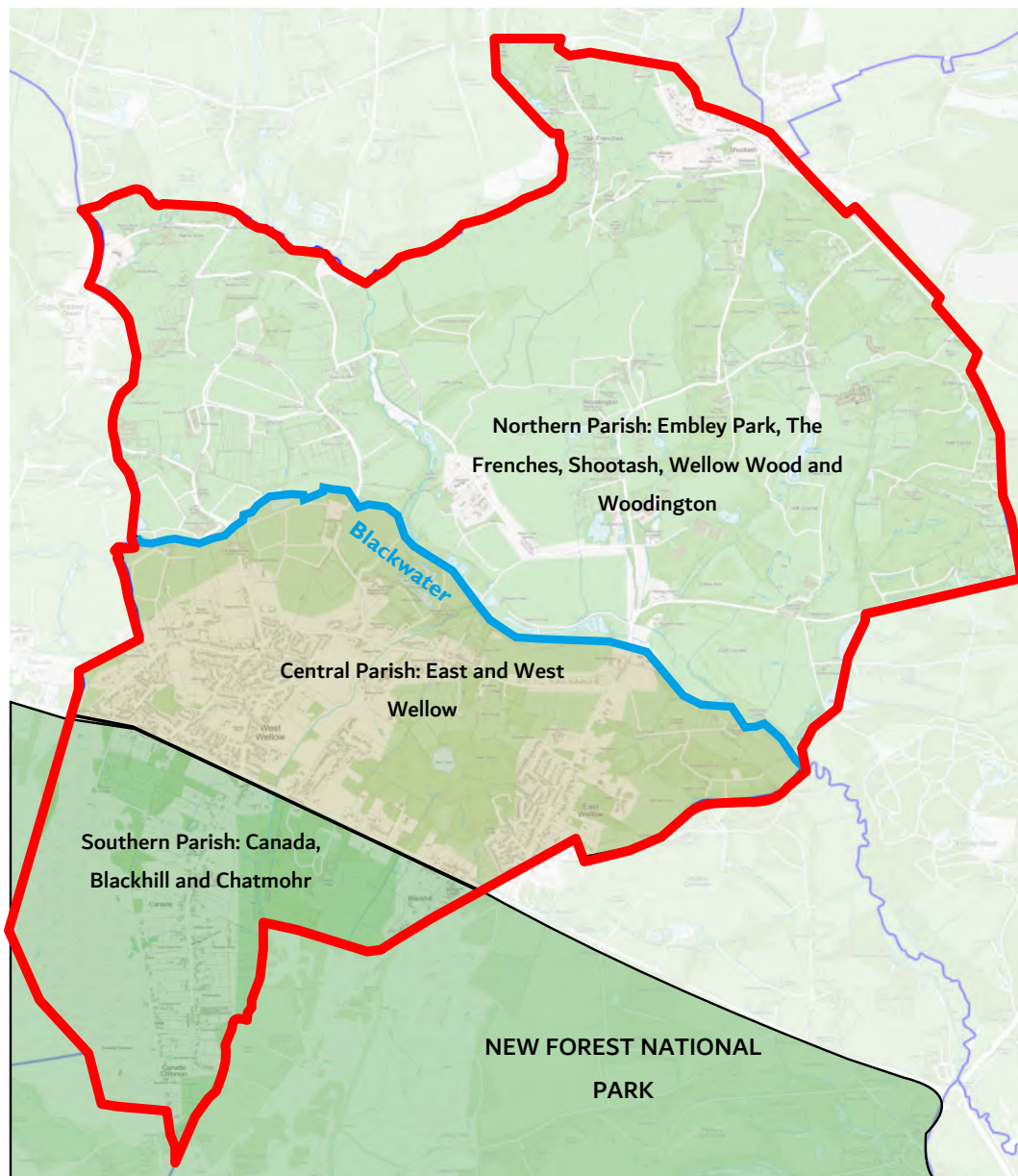


Figure 3. Plan of the different sections of the Parish

The northern section is predominantly rural, populated with scattered farms, the Grade I listed Parish Church and small hamlets such as The Frenches, Shootash and Wellow Wood. It also contains Embley Park with is a Grade II listed building as well as a listed park and garden, in addition to being the former home of Florence Nightingale.

The central section contains the two larger settlement areas of East and West Wellow, with the latter being the larger. The main services and facilities are found here including the primary school, a number of shops and a public house.

The southern section comprises the hamlet of Canada, the Chatmohr Estate and Blackhill as well as the common land, all falling within the New Forest National Park.



History of the Parish



History of the Parish

The following section provides a brief overview of the development of the Parish over time. It is not intended to be a comprehensive historical study, but to merely inform the Character Appraisal of the evolution of the settlements and key buildings.

The pattern of historical development has been influenced by the natural setting. The Parish of Wellow lies across the valley of the eastward flowing River Blackwater and entirely within its watershed. Relief ranges from 20 metres to 80 metres with the highest land lying in the north-east of Parish around Shootash. South of the Blackwater, the highest land is on Wellow Common where it reaches 46 metres. Overall the land has a gently undulating aspect. Geologically, the whole area is underlain by gently dipping Tertiary sedimentary rocks of the Hampshire Basin. These consist mainly of sands, silts and clays. There are also river terrace and alluvial deposits along the River Blackwater.

In the Domesday Book there are separate entries for Embley and for the main part of Wellow. The Welewe entry records that shortly after the Norman Conquest, the village was split into two with West Wellow being transferred to Wiltshire whilst East Wellow remained within Hampshire.

The whole of Wellow has remained a single ecclesiastical parish since Saxon times, although divided for more than eight centuries into two civil parishes in different counties until 1895.

Wellow is mentioned in Anglo-Saxon records. For most of its history, the area was rural with only dispersed linear settlement along a network of narrow wooded lanes. The main settlement, initially not much more than a hamlet, was West Wellow which extended along Buttons Lane, Gazing Lane, Slab Lane and the western end of Romsey Road.

One larger farm developed as the Manor Farm, and adjacent to this the 13th Century Parish Church was built near the geographical centre of Wellow. In common with many other agricultural villages in the area Wellow remained a community of scattered farmsteads and did not become a "nucleated" village until the late 18th and early 19th centuries when tradesmen settled around shops near the centre of West Wellow gradually replacing itinerant traders. Contrary to published statements there is no evidence for a concentration of medieval dwellings near the Church.



Figure 4. Historic Hampshire map of 1751 - note no east-west modern A36 route instead the main route was the A27



Figure 5. Cary's map of 1832 - note that the Southamton to Salisbury turnpike road (modern A36) has now been constructed



Chronological Development



Figure 6. Historic map of Embley Park (1871)

Agricultural workers lived on the farms and later in several hamlets that grew up at the edges of common land.

None of the land within the area is highly productive, with the poorest land lying mainly south of the River Blackwater. This probably influenced the development of land use and could account for the predominance historically of agriculture and woodland north of the Blackwater. To the south was lowland heath and rough grazing, characteristic of the main areas of commons. Common land was progressively enclosed in the nineteenth and twentieth centuries.

In the 19th Century, the owners of Embley Park also owned most of the land in the area. The estate saw its greatest influence and development under the Nightingales and their successors in the nineteenth century. The estate was partially sold off in 1920 and finally broken up in 1942.

By the mid-nineteenth century, Wellow had a degree of self-sufficiency through the development of local small businesses supporting farming and the local community. Apart from some brickmaking and wood mills, there is little evidence of any industrial development. Two turnpike roads, now the A36 and

the A27, meant good access to Salisbury and Southampton from the mid-18th century onwards. The local market, Romsey lay only some four miles away to the north-east.

In the twentieth century, the shift from horse-drawn to motor transport facilitated extended journeys to work.

The availability of Mains water and electricity arrived in Wellow in the 1950s, but it was the installation of mains drainage in the 1970s that made higher density housing development possible. Thereafter major housing building took place in both East and West Wellow.

The Village Plan, published in 1969, demarcated areas for development which stimulated major house building in the village of West Wellow. This doubled the population and radically changed the rural character of the area. House building has continued, mainly in the form of smaller developments and infilling. Agricultural activity has declined although horticultural, equestrian, leisure and light industrial activities have, to some extent, taken the place of agriculture. Solar farms are the latest development.



Wellow Parish

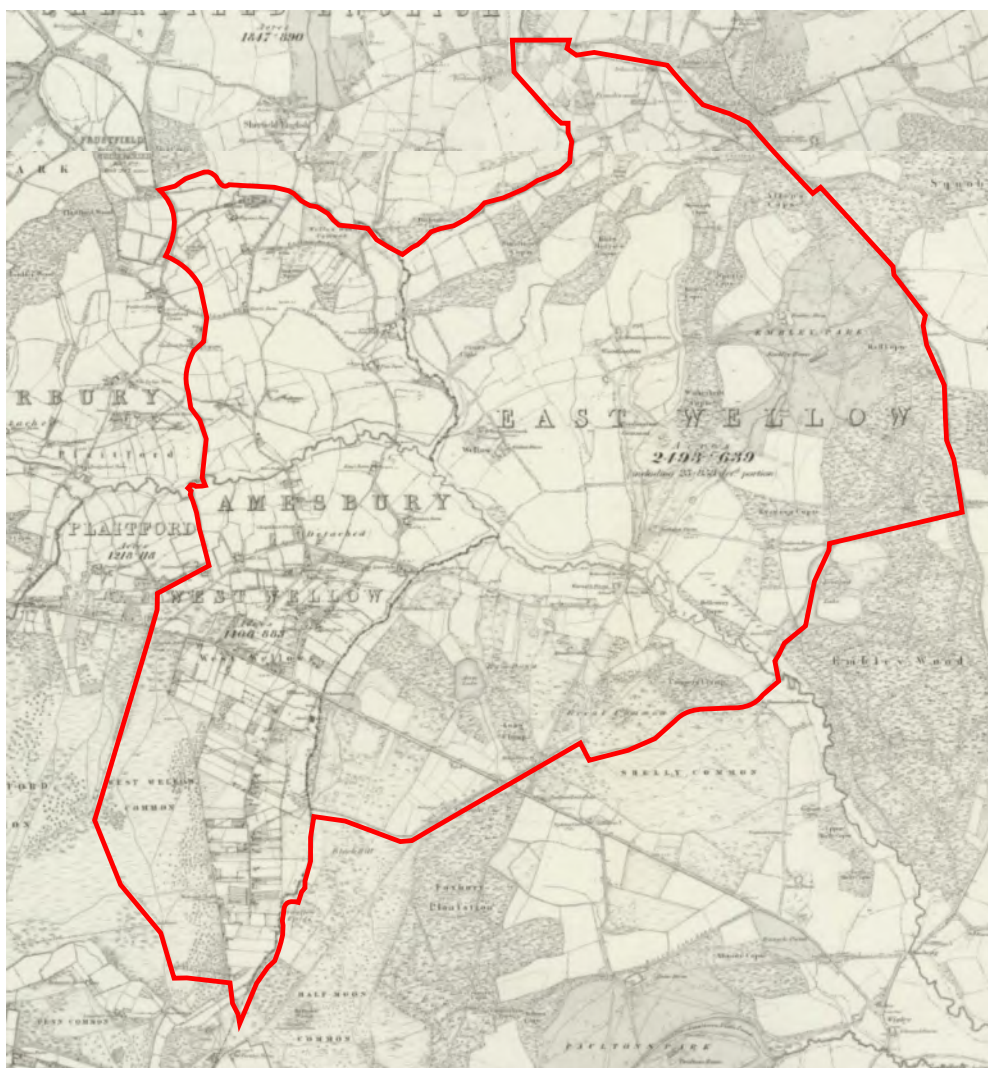


Figure 7. 1871 Overview Map of Wellow Parish -

The detailed 1871 map shows most of the present day place names remain the same.

The main area of development lies within Canada and West Wellow where properties are within easy reach of the main east-west route (the modern A36).

What is known as East Wellow today had no development other than farms.

Embley Park is becoming more established with the remodelling of Embley House into a medium sized country house.

The Frenches has a number of properties and the area is known as Frenches Wood.

Larger areas of common land remain open and accessible.

West Wellow

If we examine West Wellow in detail from the 1897 map, we can identify a number of features and buildings still present today including the road network. Whilst these will be highlighted in detail in the relevant character section, some of the most obvious features are:



West Wellow



Figure 8. Enlarged historic map of West Wellow 1871

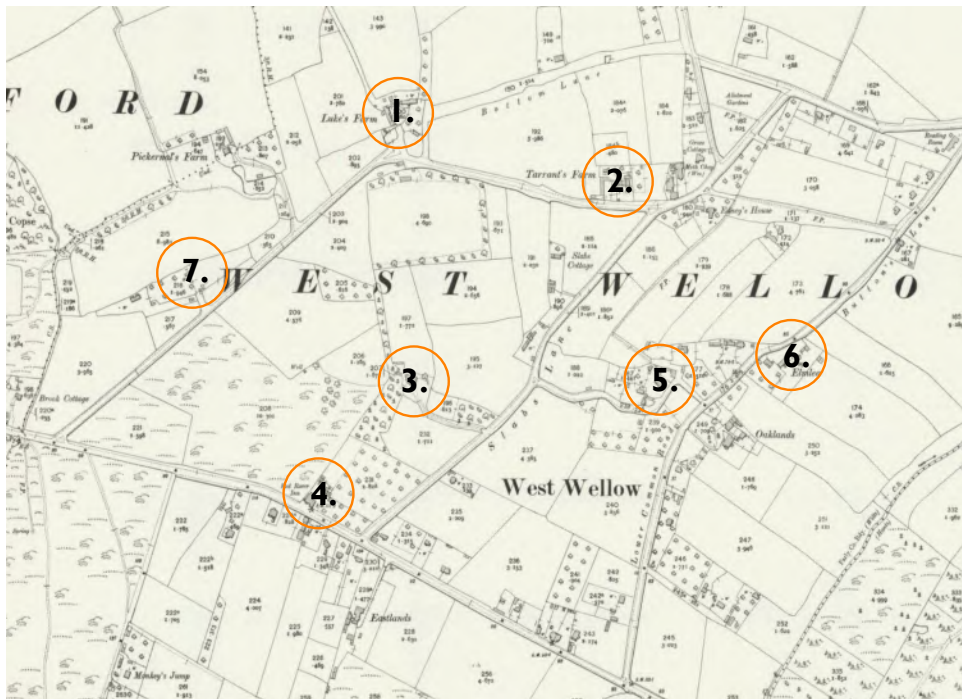


Figure 9. Historic map of West Wellow 1897

Some of the most prominent properties still visible today are:

1. Lukes Farm - Maurys Lane - the barn, farmhouse and granary are Grade II listed.
2. Tarrant's Farm - Maurys Lane - the barn and farmhouse are Grade II listed.
3. Maurys Mount - constructed in the late Victorian period, but unlisted. Substantial country home.
4. Red Rover Public House - appears on maps from mid 1800s onwards, but unlisted. Originally a small roadside inn.

5. Gazing Lane - group of listed buildings - Providence Cottage, Rose Farmhouse and Yew Tree Cottage.
6. Buttons, Buttons Lane - a 16th century, timber framed and thatched cottage - Grade II listed.
7. Home Orchard - 18th Century (potentially earlier) brick with pebbledash and thatched cottage

Outside the settlement to the north, is Hatches Farm. The farm comprises a grade II listed timber framed Farmhouse dating from the 16th Century. Also noted are the stable wing as well as other non-listed agricultural buildings



East Wellow

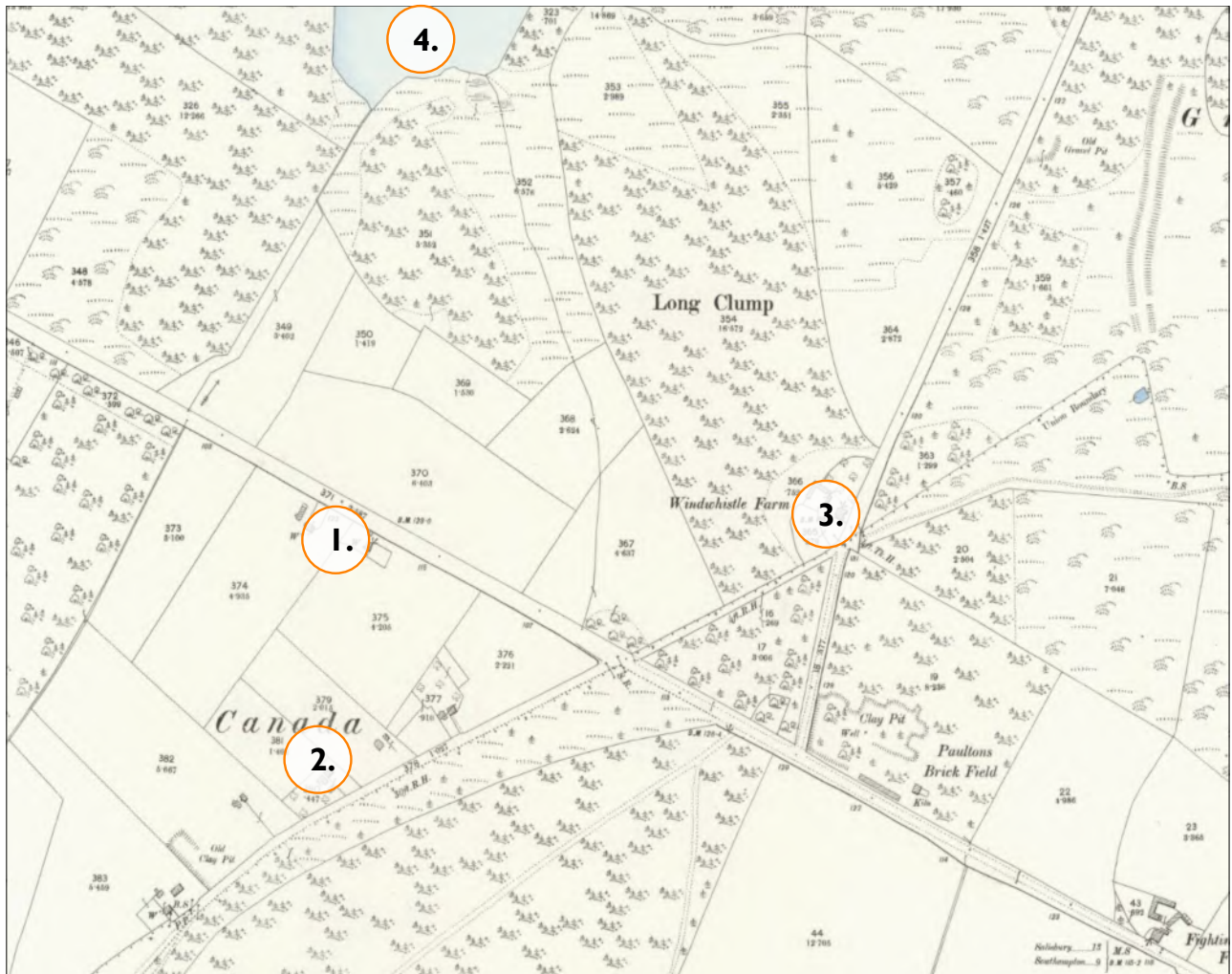


Figure 10. Historic map of East Wellow 1897

East Wellow/ Blackhill

As the above map shows, there was very little development in the area before 1900.

1. Cottages along the Southampton to Salisbury turnpike Road (A36 Crawley Hill), now largely replaced except for Rose and Laurel Cottages. Many cottages on this route were built by trades people or small businesses as it allowed easy access. Indeed many cottages were occupied by brick- makers working at the nearby Paulton Brickworks.
2. Most of the original cottages on Blackhill Road have been replaced or significantly extended.
3. Winwhistle Farm was built in the early 19th Century (by the Heathcote Family), and later demolished to make way for the 1970s Lodge Vale Close development (named after a former lodge to Embley Park).
4. Ham Lake - surrounded by woodland and to date remains with little changes.

Landscape Character





Landscape Character Assessment

The Test Valley Landscape Character Assessment

The following section summarises the different areas within the parish as described within the Test Valley Landscape Assessment (TVLCA). This work forms part of the evidence base to support the landscape and ecology policies within the NP.

Through an understanding of the type of landscapes which exist and their valued characteristics as well as the key issues and detractors, appropriate policies can be devised.

The TVLCA was updated in 2018, based on work previous undertaken in 2004. It includes a detailed analysis of the Parish based on the Landscape Character Types (LCTs) as set out by Natural England.

These are subdivided into smaller Landscape Character Areas (LCAs), with the relevant local LCAs shown on the map below.

There are three distinct LCAs within the Parish, namely LCA1A West Wellow Heaths, LCA2A Embley Wood and Heathland and LCA4A Sherfield English. The main points have been summarised below.

LCT1 Heathland - General Description

The Heathland landscape character type is a mosaic of wet mires, bracken, gorse and tracts of heather and acid grassland.

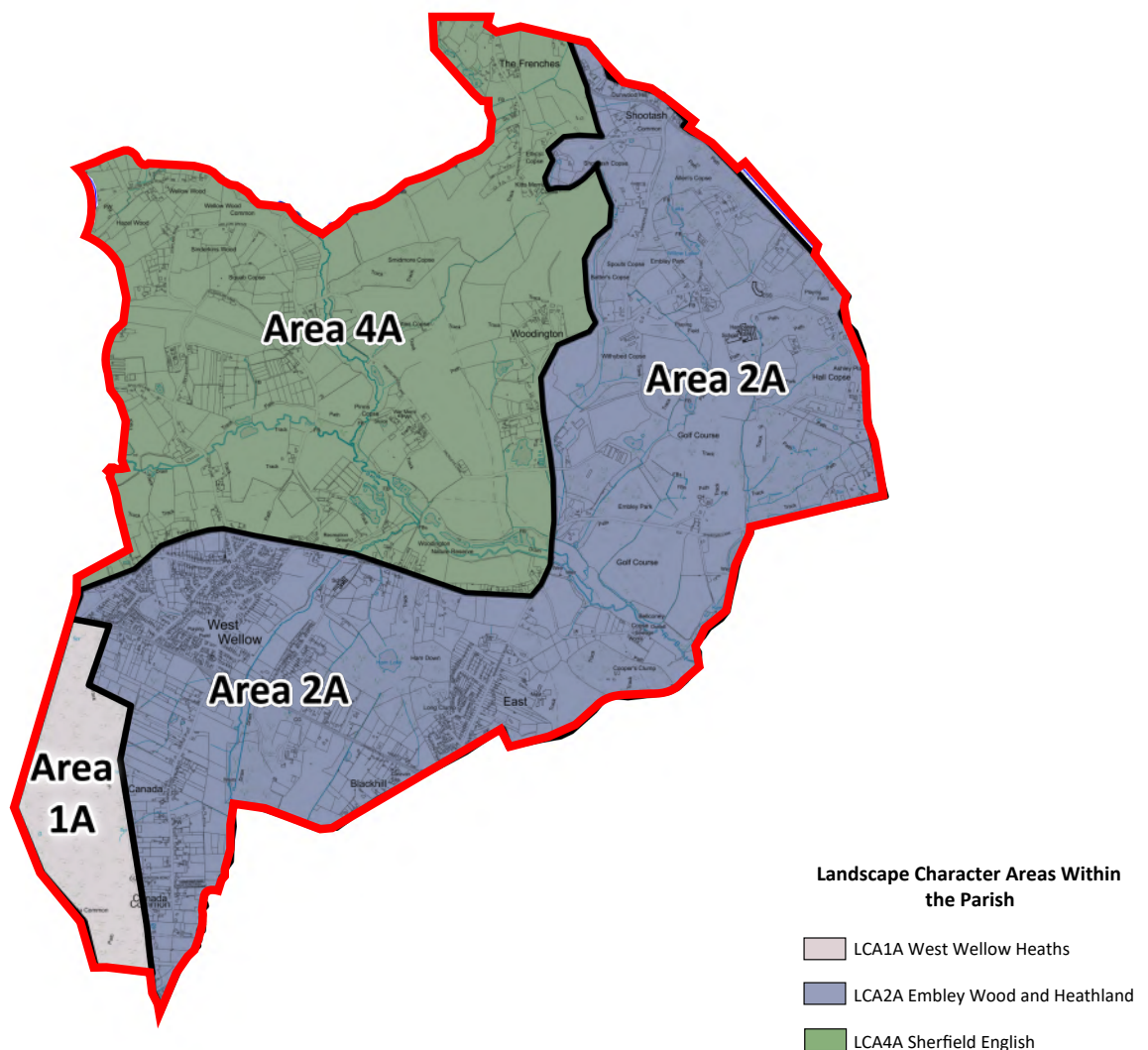


Figure 11. Plan of the different landscape areas within the Parish as set out in the Test Valley Landscape Character Assessment. Parish Boundary in red



Landscape Character Area LCA1A - West Wellow Heaths

The occasional group of firs, encroaching scrub and large tracts of woodland break up long views across this predominantly open landscape. The type is also found extensively within the remainder of the New Forest.

Overview

The West Wellow Heaths landscape area is comprised on the common land to the west of Canada, but does not include Canada itself. Before the 1811 Inclosure Award all of the land now known as Canada was part of the West Wellow Common heathland.

The TVLCA describes LCA1A area as:

“West Wellow Heaths is a gently undulating landscape with domed hill top commons (Canada Common) and shallow valleys, creating an open barren landscape with wide views from the few high points across to the south. Overhead transmission lines along with small groupings of trees and scrub provide vertical features within this landscape.”

Historical Influences

The Heathland character type is characterised by large areas of unenclosed common heathland, subject to commoners' rights. The open heathland landscape may well be a product of forest clearance as early as the Bronze Age and two extant burial mounds (tumuli) are visible within this area of heathland.

Settlement Pattern

This landscape character type has no associated settlement. Settlements are generally found on the common edge.

Key Natural and Cultural Landscape Issues

- Erosion arising from recreation
- Impact of noise from adjacent roads and loss of tranquillity
- Engineering improvements to roads creating a more urban character

Land Management Guidelines

Heathland

- Maintain the current extent of unenclosed heathland, and maintain heathland restoration to provide linkages between isolated patches



Figure 12. Typical view of LCA 1A West Wellow Heaths

Woodland and Trees

- Remove conifer plantations and restore heathland and / or broadleaf woodland where appropriate
- Encourage the planting of deciduous small woodlands and tree belts using locally-relevant species, provided that these do not result in the obstruction of important views, or change the overall character of the area.



Figure 13. Plan of LCA 1A West Wellow Heaths - Parish Boundary in red



New Forest National Park Landscape Character Assessment

As part of the parish is within the New Forest National Park, there is overlap between the TVBC LCA and that of the New Forest National Park Authority.

The following section summarises the output of the New Forest LCA in relation to the areas of the parish within the National Park.

The parish contains 2 key character landscape components:

- 6. Heath Associated Smallholdings and Dwellings
- 20. Heathland

These contain:

“Linear settlements within a pattern of ancient rectilinear paddocks, with a close relationship to the adjacent commons.”

Unenclosed common heathland supporting acid grassland, patches of heather and clumps of Scots Pine which are valued landscape features.

Long views over commons are limited by the domed topography of the elevated areas or encroaching scrub.”

In terms of development, the key managements guidelines include:

“Protect the pattern of small linear settlements and scattered smallholdings and dwellings – maintaining the rural character of the landscape with, for example, property boundaries of native hedgerows or railings rather than suburban close-board fencing, external lighting kept to a minimum and selection of deciduous species rather than ornamental conifers on garden boundaries (particularly in the Heath Associated Smallholdings and Dwellings and Ancient Forest Farmlands landscape types).”

Protect the strong functional and visual links between the linear settlements and their landscape setting and manage common grazing to maintain the character of these settlements.

Protect the rural network of narrow lanes and residual commons – including keeping signage to a minimum and reducing street lighting (particularly in the Heath Associated Smallholdings and Dwellings landscape type).”

Component landscape types within LCA 10

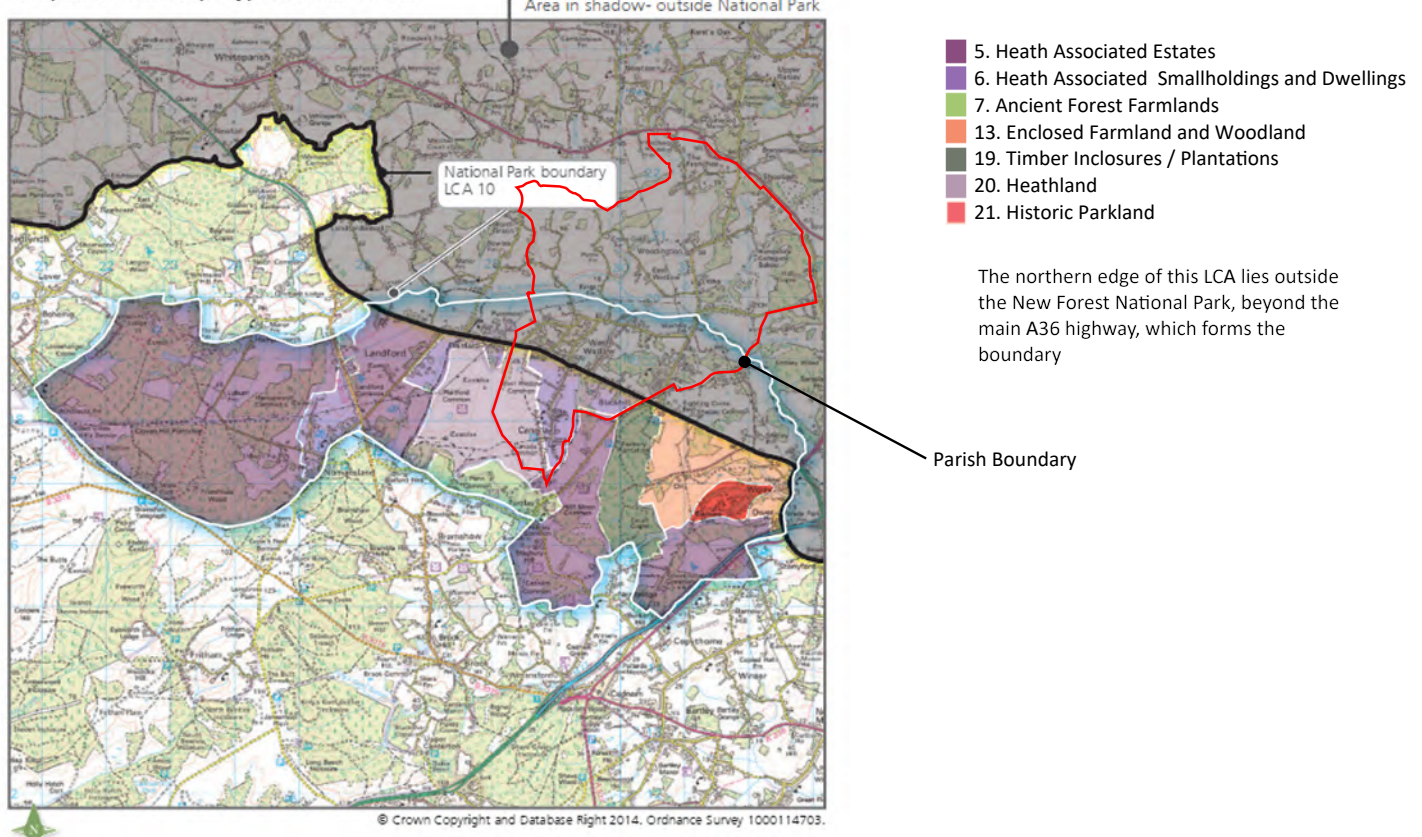


Figure 14. Plan of LCA 10 West Wellow Heaths and Commons as taken from the New Forest National Park Landscape Character Assessment (2015) - Parish Boundary in red



Landscape Character Area LCA2A Embley Wood and Heathland

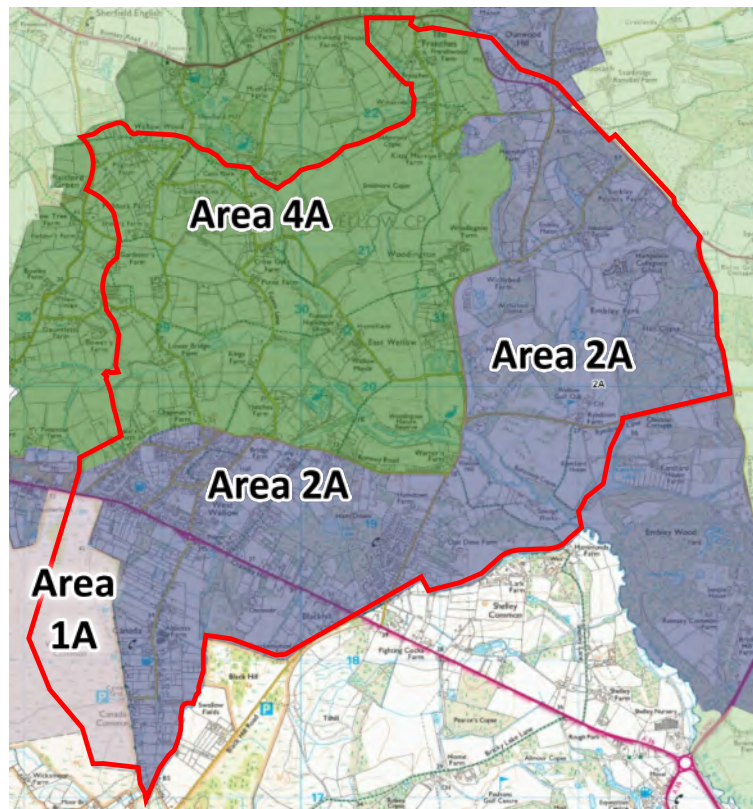


Figure 15. Plan of LCA 2A Embley Wood and Heathland - Parish Boundary in red

Overview

Embley Wood and Heathland has close links with the West Wellow Heaths. The southern most part of this character area, to the south of the A36, is within the New Forest National Park.

The LCA is a mixture of areas of semi-open landscape including a golf course which contrasts with areas of an enclosed landscape of mature woodlands, small hedged fields, and areas of scrub and heathland. Embley Park forms a strong influence within this landscape with its associated designed features including lakes, woodlands, lodges and once open areas of parkland.

Historic

Listed buildings

There are significant numbers of listed buildings within this LCA including a notable cluster at West Wellow. The only surviving structure in Wellow mentioned in Domesday Book is the mill, replaced on the same site by the present Grade II listed building.

Historic Parks and Gardens.

Embley Park: Listed as Grade II on the Historic England Register of Historic Parks and Gardens.

Settlement Pattern

Settlements within this area are concentrated towards the south of the character area. They include Canada, which lies within the New Forest National Park, and West/ East Wellow sited along the edge of the New Forest National Park boundary. Canada is a small linear settlement adjacent to open common. Other settlements are limited to the large houses of Embley Park, a few scattered farmsteads, and isolated industrial development. There is an identified scattered system of farmsteads situated within the field pattern and woodland character of this area. This may well represent a historical response to the type of farming landscape during the earlier post-medieval period with a series of farmsteads scattered within small land holdings but located in relative proximity with each other.

Small roads criss-cross the landscape. The A36 in the south of the LCA has a suburbanising influence along the road corridor.

The settlement pattern in this area during the later post-medieval period has been increasingly dominated by expansion from Southampton and its associated suburbs. These larger later post-medieval settlements are characterised by areas of planned estate housing with clearly defined boundaries edges and often a well-planned network of connecting roads.



LCA2A Embley Wood and Heathland - Key Valued Characteristics

- Prominent wooded ridgeline
- A landscape with a strong interconnecting pattern of farmland and woodland
- Extensive areas of woodland, particularly in association with parkland, contribute to a strong sense of enclosure
- Scattered farmsteads, including surviving traditional farmsteads, set largely within a pattern of small parliamentary fields, assorted fields (converted wood to arable use) and woodland positively contribute to the rural character and sense of time depth
- The pattern of fields, hedgerows, tree lines and blocks of woodland which intermingles with and bounds the settlement edges
- Views are short, mostly to the next field boundary or woodland edge except from high ground adjacent to open areas where views to the New Forest open up
- Occasionally views across open water of lakes and adjacent small pasture fields enclosed by woodland, although vegetation often limits these views
- Away from the A36, valued for its quiet rural character in contrast to Southampton
- Rural character of shaded leafy lanes
- Embley Park and its parkland features, i.e. lodges, designed landscapes
- Pastoral landscape of small parliamentary field pattern on former heathland
- Extensive pre-1810 assorted and acid broadleaved woodland
- River Blackwater, local small streams and man-made lakes with adjacent pasture fields, riverside vegetation and woodland
- Acid to neutral unimproved grassland, with some remnants of heathland
- Maturing native planting around and within the golf course (Wellow Golf Club) limits landscape and visual impact of the golf course and associated uses
- Glimpsed views from the settlement edges across surrounding pasture fields and to wooded horizons

Key Detractors/ Issues

- Built development along and behind the A36 frontage
- Visually intrusive pylons south of Wellow Golf Club
- Expansion of industrial estates resulting in loss of pasture



Figure 16. Typical view of LCA 2A

fields and woodland

- Limited number of public rights of way restricting recreational opportunities and enjoyment of the countryside
- The cumulative impact of fencing and fishing paraphernalia at lakes interrupting the remote character of the area.
- Erosion of parkland features within Embley Park
- Poor management of hedgerows
- Loss of wood pastures
- Loss of traditional farm buildings to non-farming uses, as seen adjacent to Embley Manor
- Declining use of traditional 'back-up' commoning land
- Continuing expansion of dormitory developments focused upon small settlements to serve Southampton and elsewhere
- Pressure for additional development and the potential erosion of the pattern of fields, hedgerows, tree lines and blocks of woodland which intermingles with and bounds the settlement edges
- Expansion of farmsteads and conversion of farm buildings to residential
- Loss of pasture areas for industrial use, causing change in landscape character and loss of biodiversity
- Modernisation and development of sewage works potentially causing visual intrusion and dilution of the rural character of River Blackwater and local small streams
- Increase in demand for recreational fishing with the cumulative impact of small-scale incremental change (e.g. signage, fencing, kerbing of rural lanes) on the rural character of the area



Landscape Character Area LCA4A Sherfield English

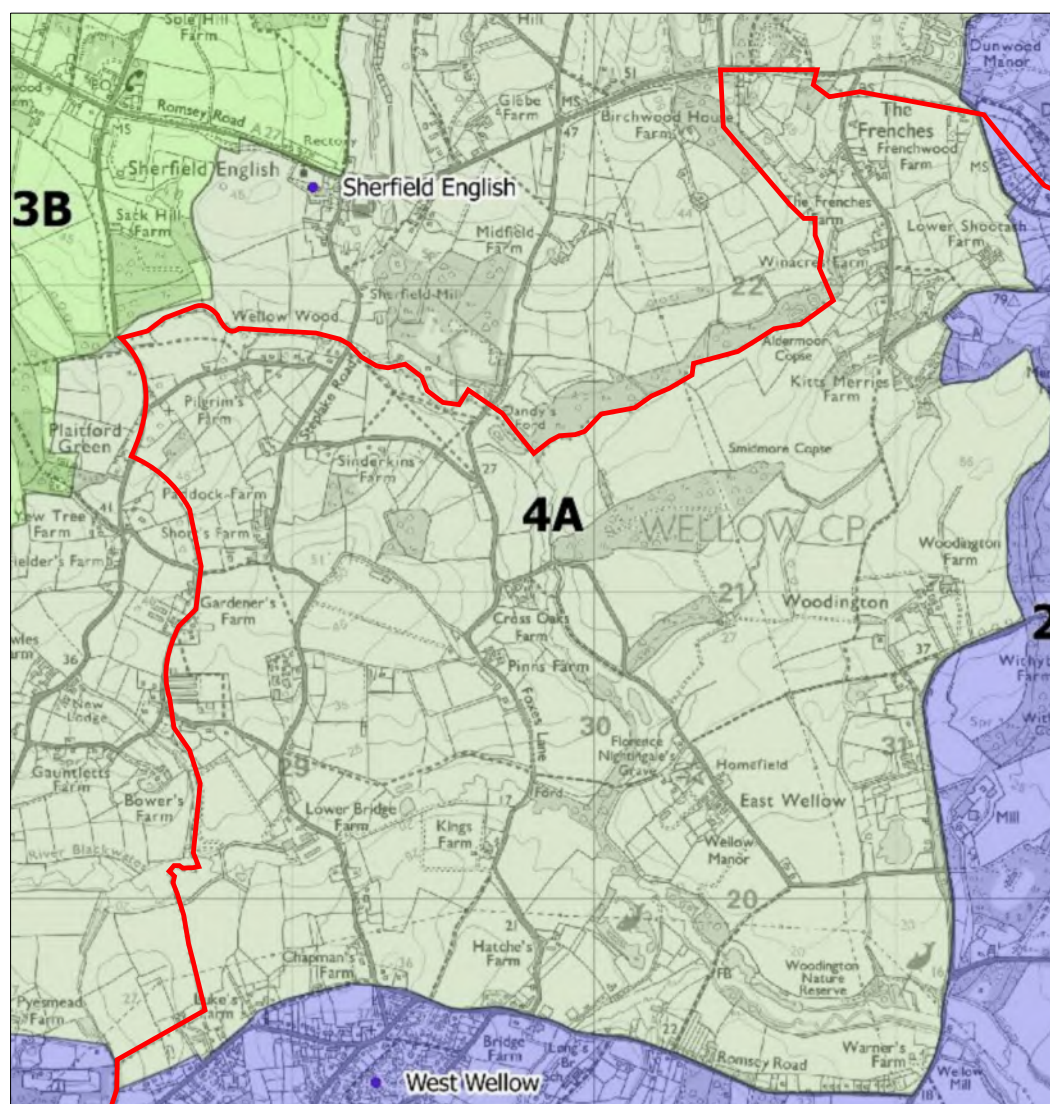


Figure 17. Plan of the Sherfield English Character Area

Overview

Although the character area is named Sherfield English in contains areas within Wellow parish. The area itself stretches from the aforementioned village down to West Wellow and includes Woodington, The Frenches and Wellow Wood.

It is an area of low lying land which carries a network of meandering water courses flowing into the River Blackwater, which then flow on into the River Test. It has a covering of scattered small woodlands, with some aligning in a linear fashion to the water courses

It is characterised by areas of small scale fields with good hedgerows dominate this character area. However there are also larger areas of open arable fields with poor gappy hedgerows, as seen

to the north east of West Wellow. Other open areas are also seen north east of West Wellow, where an area of market gardening provides a patchwork of texture. Polytunnels are also visible within this area.

There are small knolls rising to around 50m Above Ordnance Datum (AOD), which provide local elevated areas, with some allowing long views across to the New Forest National Park.

Local Historical Influences

The majority of this area is comprised of large irregular field parcels interspersed with stands of pre-1810 woodland.

Medium irregular fields are situated to the west. To the south and southwest there is an extensive area of small regular fields with wavy boundaries.



Settlement Pattern

Settlements here are small and include part of East Wellow which is a small nucleated settlement. Further to this there are small clusters of dwellings as seen south of Wellow Wood where a line of two storey dwellings can be found.

LCA4A Sherfield English - Key Valued Characteristics

- Small winding leafy lanes
- Meandering streams with low-lying areas of boggy ground, often covered with woodland
- Small areas of heathland
- Good sense of tranquillity
- Extensive views from small knolls
- Wooded setting

Key Detractors/ Issues

- Overhead pylons are intrusive particularly in more open areas
- Visually prominent poly tunnels and associated development (including mobile homes) and their cumulative impact
- Large-scale intensive farming
- Large scale equestrian uses and subdivision of fields into paddocks
- Infrastructure connected with fisheries
- Some areas of poor quality landscape and weak hedgerows
- Impact of visitors as an area of recreation
- Decline in commoning and back-up grazing by local commoners.
- Extensive solar farm development

Landscape Strategy and Guidelines

The characteristic intimate scale of the landscape of much of this area comes from the small woodlands and tree belts. Around Woodington this has been lost for some time but further loss would significantly erode the landscape character. The overall strategy is therefore to enhance the wooded seclusion of Sherfield English and protect and enhance the key valued characteristics.



Figure 18. Narrow lanes are commonplace, but can have heavy traffic flows



Figure 19. Tree lined, winding lanes



Figure 20. A large number of polytunnels have an adverse visual impact on the character of the area, although provide a lot of local employment



Landscape Character - New Forest Heritage Area & National Park Boundary

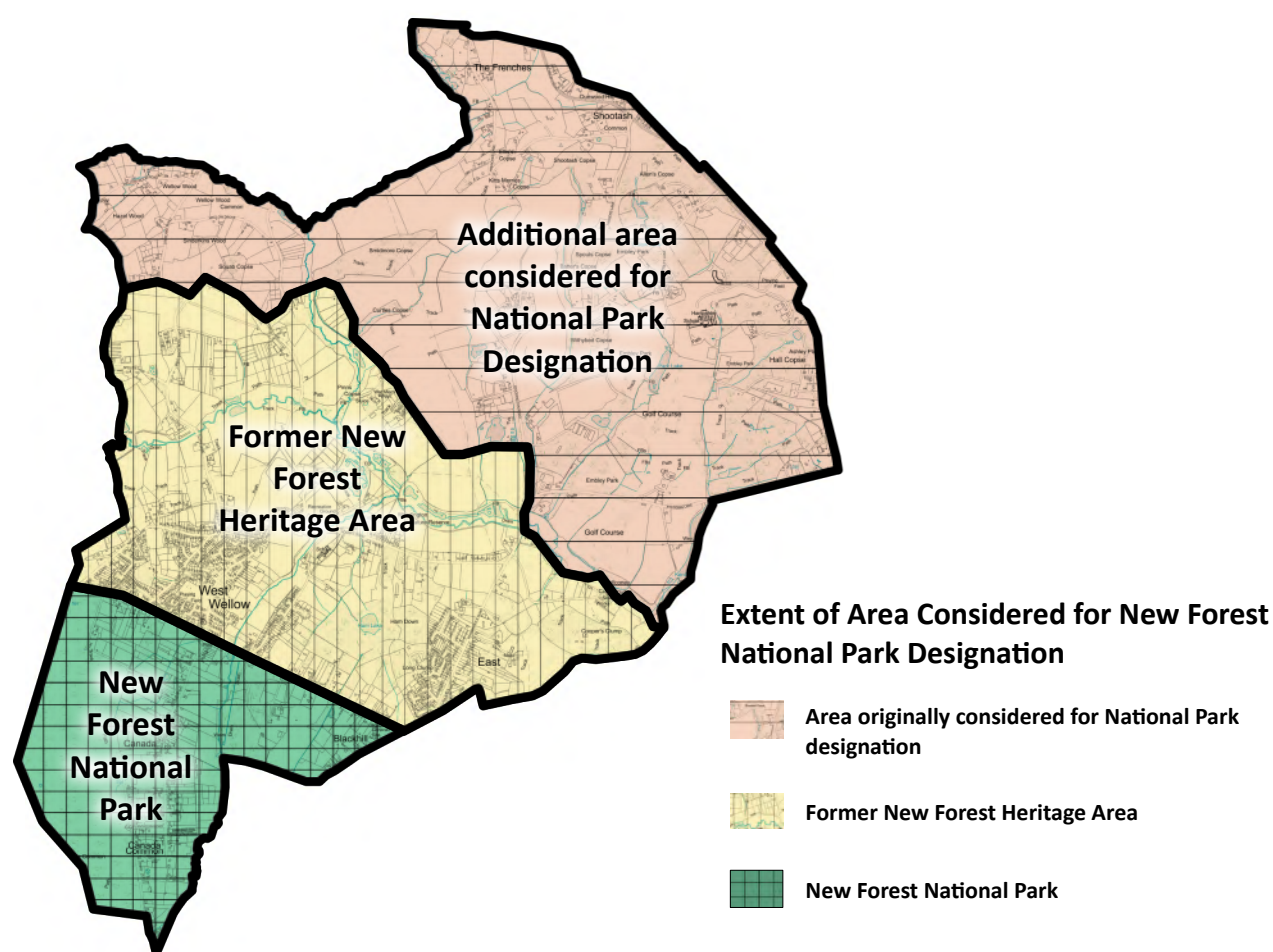


Figure 21. Plan of the New Forest Heritage Area and Originally Proposed National Park Boundary (green) and Contended Areas (orange)
- Parish Boundary in blue and existing New Forest National Park boundary in yellow

Prior to April 2005 and the designation of the National Park, a large part of the parish was situated within the New Forest Heritage Area (see figure 21).

The Countryside Agency (CA) published a consultation paper entitled The New Forest National Park Draft Boundary (2005). It set out the approach to designation and the broad area of land that potentially met such criteria. This is of significance to the NP in relation to landscape quality and character and potential policies.

It examined a wider area than currently covered by the National Park designation and looked at the landscape in detail. The following seven month Public Inquiry that took place resulted in the Inspector's Report, which brought together the Landscape Assessor's Recommendations/ case for the Countryside Agency, the case for the relevant objectors and the findings of the Inspector.

Part 6 of the report examined the various areas of greater contention around Wellow parish. Of particular relevance is the land between the A36 and A27 (yellow and orange marked areas on figure 21 above).

Numerous parties raised objection to the exclusion of this land from the National Park. These parties included: The New Forest Consultative Panel, New Forest Commoners' Defence Association, Test Valley Borough Council, the National Trust, the Association of National Parks, New Forest Committee as well as many others.

Status and Quality of Land Outside the New Forest National Park

It was set out in the report by the CA, that the area of contention is wholly within the New Forest Countryside Character Area.

The Landscape Assessor found that this area was considered to be a transitional area (para 6.49), where it was difficult to define a precise boundary (6.48). In particular there was said to be a very gradual transition north of the River Blackwater (para 6.50). Around Wellow, the topography and land cover gave little insight into the extent of the Forest (para 6.52).

Para 6.53 is of significance in determining the relationship between the landscape within the New



Forest National Park and that outside the boundary. It stated:

“...the upper reaches of the Blackwater show noticeably greater continuity of character with the New Forest than land to the east within the objection area. Moreover, in the north-eastern part of the area there is little or no logic in landscape character terms for extending the boundary to the A27 because very similar landscapes continue northwards for some distance.”

At the time of writing, the boundary was proposed to include the original Heritage Area Boundary as shown marked in green on figure x. This is clearly described by the Landscape Assessor in paragraph 6.64:

“ Overall, the area of contention [area marked in orange on figure x] does not constitute an extensive tract meeting the outstanding natural beauty test. Although much consideration has been given to possible intermediate boundaries there is no suitable alternative that would include only areas of land meeting the test. The rationale for the present NFP boundary [area marked in green on figure x] is that it follows the Blackwater at the eastern end (as the limit of the Large Bounds). At Wellow Mill it takes to higher ground to include the Florence Nightingale Grave and a tributary valley with attractive woodland, although the landscape is becoming larger scale and more arable at this point. The boundary then follows a minor ridge beyond which the countryside tends to face northwards towards the chalk downs rather than south over the wooded ridges of the New Forest...This boundary is not as obviously identifiable on the ground as the A27 but it mainly follows the river, roads or paths (and occasionally field edges). It is “not obvious, but legible”

With regard to Wellow rather than wider area of contention, the report set out in the following paragraphs a number of pertinent conclusions:

“6.79 Wellow is part of an extensive belt of typical New Forest ‘ancient forest farmlands’ and ‘heath associated estates’ landscapes stretching south to Landford, west almost to Redlynch and east to Wellow. The boundary here includes high quality typical forest landscapes, including a superb ancient wood pasture, a wood pasture common, a historic designed parkland landscape which originated as a medieval deer park, an exceptionally secluded and attractive small river valley (the upper Blackwater), sunken lanes and satellite commons which could be brought back into use for grazing. This whole area has a good network of paths and lanes and offers outstanding opportunities to experience the diversity of the mosaic of New Forest landscapes. Consequently it makes an essential contribution to the markedly superior recreational experience offered by the New Forest as a

whole. It would make no sense to sever this extensive tract of land by using the A36 as the National Park boundary.

6.80 Wellow village itself is a typical example of the linear roadside developments common to the heath associated estates landscape type. It is one of the more accessible settlements in the New Forest and provides recreational facilities for visitors and residents alike. Although it is suburbanised and to some extent incongruous it is a sprawling settlement with large open gaps within it. Exclusion of the village would involve omitting areas south of the A36 in order to avoid splitting it.

6.113 ...looking at the area beyond the NFP boundary to the A27 and east to Gardeners Lane I find that, in terms of landscape character and quality, the southern part is a strong contender for inclusion as it shares many common characteristics with other Forest landscapes and is in good condition with few incongruous features.

6.115 ...I find that Embley Wood and land associated with Kentford House, both once part of the wider Embley Estate, have stronger New Forest landscape character and a sense of remoteness and tranquillity. The unique assemblage of species and habitats in Embley Wood itself is closely related to the biodiversity of the New Forest and is now recognised as of national ecological importance with possible SSSI designation in preparation. The resulting high landscape quality does satisfy the natural beauty criterion albeit rather isolated from other areas of the New Forest.

6.120 In the northern boundary zone, certain areas do qualify on natural beauty grounds but are not necessarily of sufficient New Forest landscape character, while other areas have strong Forest characteristics but lack the standard of landscape quality needed to satisfy the natural beauty criterion. After examining this area at length I conclude that between A36 and A27 there is an intricate patchwork of areas that do and do not qualify for NFP status on natural beauty grounds. Due to this variability it is unavoidable that areas which would otherwise qualify will be excluded by reason of isolation or lack of physical connectivity to the New Forest in order to

arrive at a legible and meaningful boundary for the NFP.”

The Landscape Assessor and Agency’s conclusions were that the Boundary should follow that area highlighted in green on figure 20.



The Inspector's conclusions however were different in this regard. It was found that there was a lack of "open-air recreation opportunities relevant to National Park purposes" (para 6.136), this related to the low number of Public Rights of Way and general access to locations such as Embley Park. It was considered that the area did not qualify for National Park status and the boundary was subsequently modified to that along the A36.

It is very clear from the findings and previous Heritage Area designation, that the area marked in green, although now outside the National Park, clearly was historically considered to have landscape significance, which is not the same as the criteria for National Park designation, particularly in relation to recreation and public access.

This was supported by a number of parties including Test Valley Borough Council.

It is considered therefore that the land could support a landscape designation which reflects the status highlighted by the Landscape Assessor and Countryside Agency or at least greater consideration during the consideration of planning applications.

Landscape Issues Identified

One of the main issues with the transitional area up to the A27 was that there are a number of areas where landscape quality has been degraded.

These issues are set out in the following paragraphs of the Inquiry report:

"6.107 It is evident that across this area there is a variation in landscape quality resulting from such factors as the semi-suburban housing in parts of Wellow, intensive market gardening polytunnels, and subsidiary buildings associated with various farming practices such as poultry production units and vegetable cropping arrangements, as at Gardiners, Pinns and Gauntletts Farms. All of this contrasts with the deeply rural landscape from Cross Oaks Farm to Sherfield English and at The Frenchies.

6.108 While I recognise the original core of West Wellow as a traditional Forest settlement with a linear arrangement of long narrow plots, I find that today the extended village has more of the feel of a commuter settlement spreading along the A36 with many larger scale individual dwellings with large gardens, demonstrating an altogether more low-density suburban housing pattern than a traditional Forest village. The same is true of Ham Down but to a lesser extent as here the original layout is more intact.

6.109 On the north side of West Wellow I find that a substantial amount of field improvement and amalgamation has taken place through to the River Blackwater, with less New Forest landscape character than other areas further north, beyond the Designation Order boundary, such as that south of Sherfield English. This contrasts with the south facing slopes north of the Blackwater, which here forms the boundary in the Order, where the pattern of field enclosure is predominantly small scale around Bower's Farm, with rationalisation occurring as one moves eastwards. However, even where the old field pattern has been retained this is adversely affected by large areas of polytunnels and plastic sheeting on higher ground which appears to be increasing in area. Here local topography also imparts greater visibility of this incongruous feature over wide areas, thereby reducing the landscape quality of the surrounding countryside.

6.110 A substantial area of large arable fields also occurs around Woodington, covering an area from the fishery on the river Blackwater in the south to The Frenches in the north.

6.114 ...the attractive historic landscape of Embley Park provides a long distance panoramic view into the New Forest core area from the terraces at Embley House, the Park having a Grade II listing on the English Heritage Register of Historic Parks and Gardens. However I do not find the parkland landscape sufficiently intact to be outstanding in natural beauty terms or warrant NFN status. Parts of this historic parkland design have been altered to cater for the needs of the school, while a larger part of the grounds to the south of the main house have been redesigned as a golf course, which is very different from the original intended parkland landscape concept."

It was considered that if this land was included within the National Park, these areas could be improved. In this same regard, greater consideration during the consideration of planning applications should be given to the impact on this area.



Character Area Appraisal



Character Area Appraisal Methodology

The following section of the appraisal was prepared in accordance with The Royal Town Planning Institute (RTPI) document entitled “*How to prepare a character assessment to support design policy within a neighbourhood plan - Putting the pieces together*”

The character assessment was then conducted using different methods: namely the RTPI character assessment toolkit and pro forma, in addition to the character assessment toolkit and pro forma, produced by Oxford City Council in partnership with English Heritage. Both were used to ensure that all areas were covered by the most appropriate assessment tools.

Both volunteers from the Steering Committee and Bluestone Planning LLP undertook the survey work which included:

- Recording in detail:
 - Buildings, views, use, spaces, greenery and landscape etc as set out in more detail in the character appraisal section
- Noting all visual features of the streetscapes and spirit of the place. All of the above will be recorded using the above pro-forma and large scale mapping.
- Noting historical and cultural influences, by referring to historical maps, photographs, local web-sites and books, archaeological records, archives and talking to residents.
- Collating records and checking against up to date sources and on site information.
- Analysis of planning application records and Estate Agent details.
- Obtaining photographic evidence to support this appraisal.
- Reporting and further consultation via a variety of methods to ensure the appraisal encompasses a true reflection of the Parish.
- Publication of a final draft to identify the key features of the Parish character areas and the implications for informing the Neighbourhood Plan process.

Date of survey - the area was surveyed and assessed during the month of June 2019 and further work carried out throughout the course of the Neighbourhood Plan to the present date.

Criteria for Appraisal

Each of the main criteria are assessed, with the most salient features highlighted. These key characteristics are to be shown at the end of each section with recommendations carried forward into the accompanying Design Code.

The main criteria are assessed on the following points:

Buildings

- Contribution of buildings to the space
- Size/scale
- Age
- Materials
- Windows
- Doors
- Roofs / chimneys / gables
- Uses (past and present)
- Has the building been altered
- Condition

Views

- Historic / popular views
- Form of view: short or long, unfolding, ☐ Focal points
- Streetscape
- Roofscape
- Urban/rural views
- Views out of the space

Noise, smell & traffic

- Activities
- Level of activity
- Traffic
- Day and night
- Smells
- Noises

Greenery & landscape

- Leafy and/or green image
- Hard urban landscape
- Public/private greenery
- Does water form a key feature of the area
- Topography

Spaces

- Formal / informal spaces
- Gaps between buildings
- Means of enclosure
- Building plots
- Wide/open spaces
- Narrow / enclosed spaces
- Winding / straight spaces
- Relationship of the space to buildings and structures
- Uses and activity
- Paving materials
- Street furniture
- Impact of vehicles and traffic
- Usability and accessibility of the space

Spirit of place

- Initial reaction to the area
- Does it provide you with a positive, neutral or negative response



Character Areas

The parish has been further divided into individual character areas based on locations sharing key characteristics. The following section identifies those characteristics and summarises the key features.

Each area has been reviewed on a set of criteria (as explained on page 26). The purpose of this is to identify strengths, weaknesses, opportunities and threats to each area. This can then be used to inform the policies in the Neighbourhood Plan.

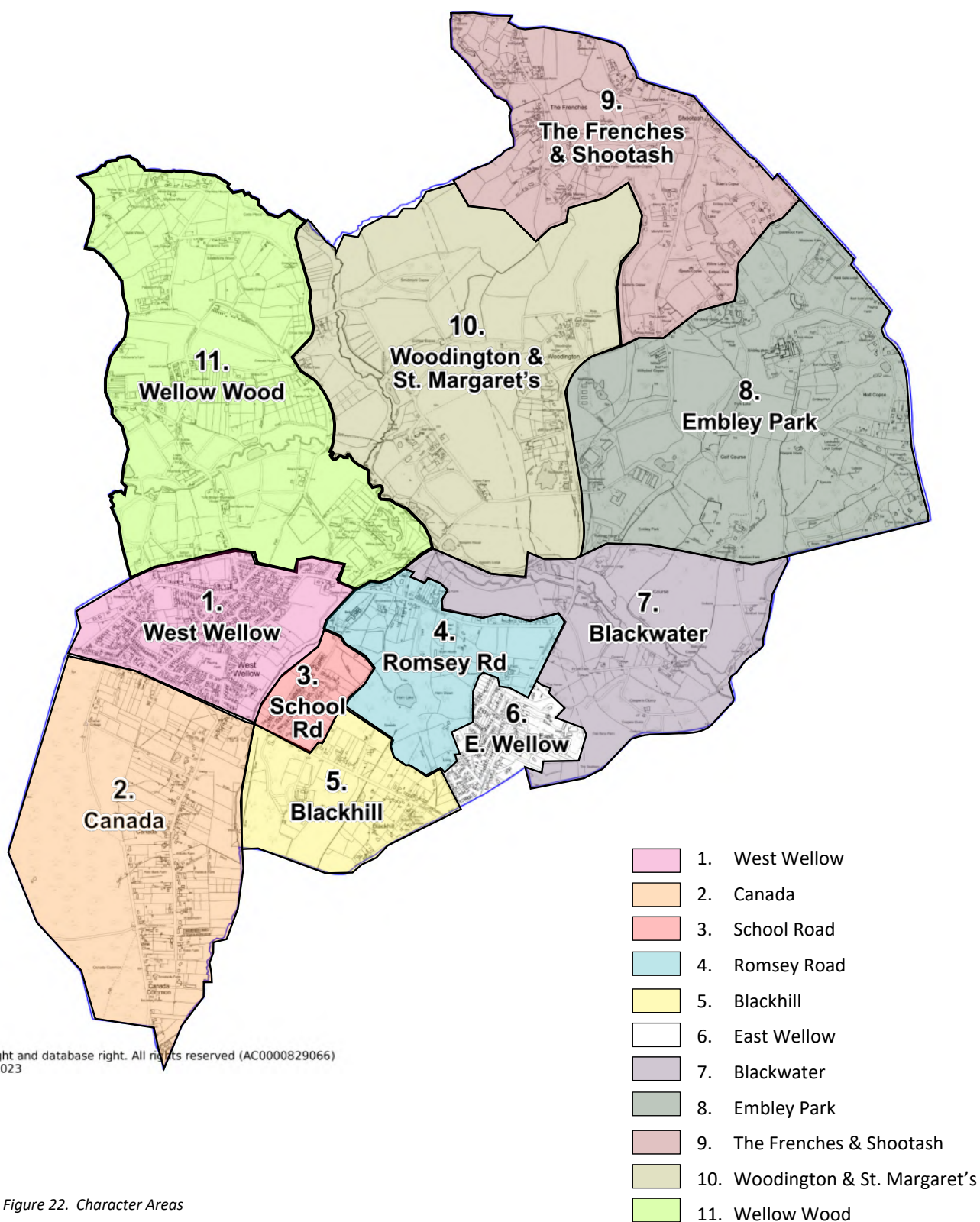


Figure 22. Character Areas



PRIMITIVE METHODIST 1908

CANADA COMMON
METHODIST CHURCH
REV GARETH HILL
Sunday Service - 2.30pm
All very welcome!
5051 RDH TEL 01794 514262

Heritage



Heritage Assets in the Parish

-  Grade I Listed Building
-  Grade II Listed Building
-  Non-Designated Heritage Asset
-  Grade II Listed Park / Garden (at risk)

The images and buildings identified are either those which are designated as a heritage asset (grade I, II* or II listed building) or those which are considered by the residents of the parish to be of local importance for value relating to age, appearance or historic association.

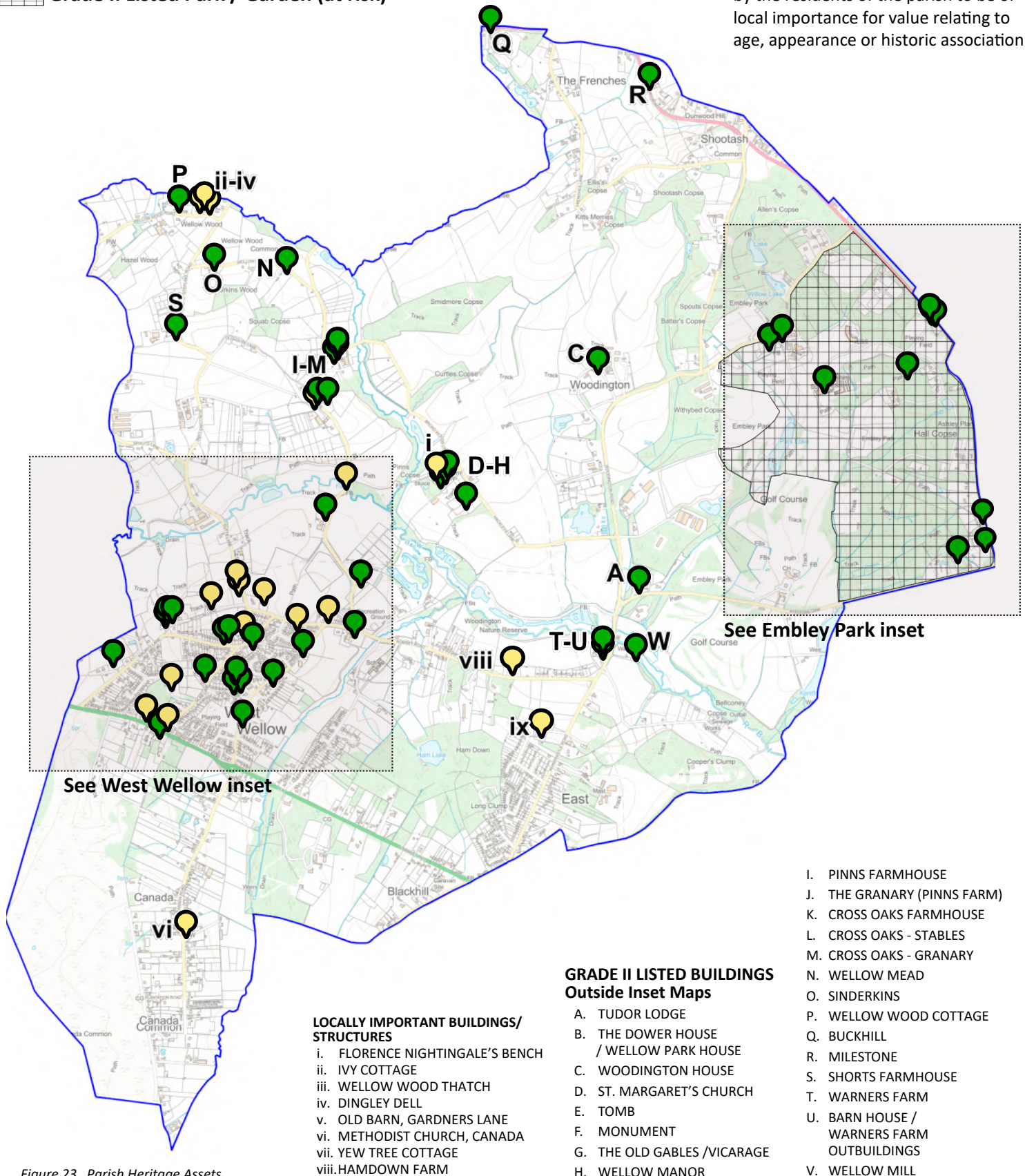


Figure 23. Parish Heritage Assets



Heritage Assets in West Wellow

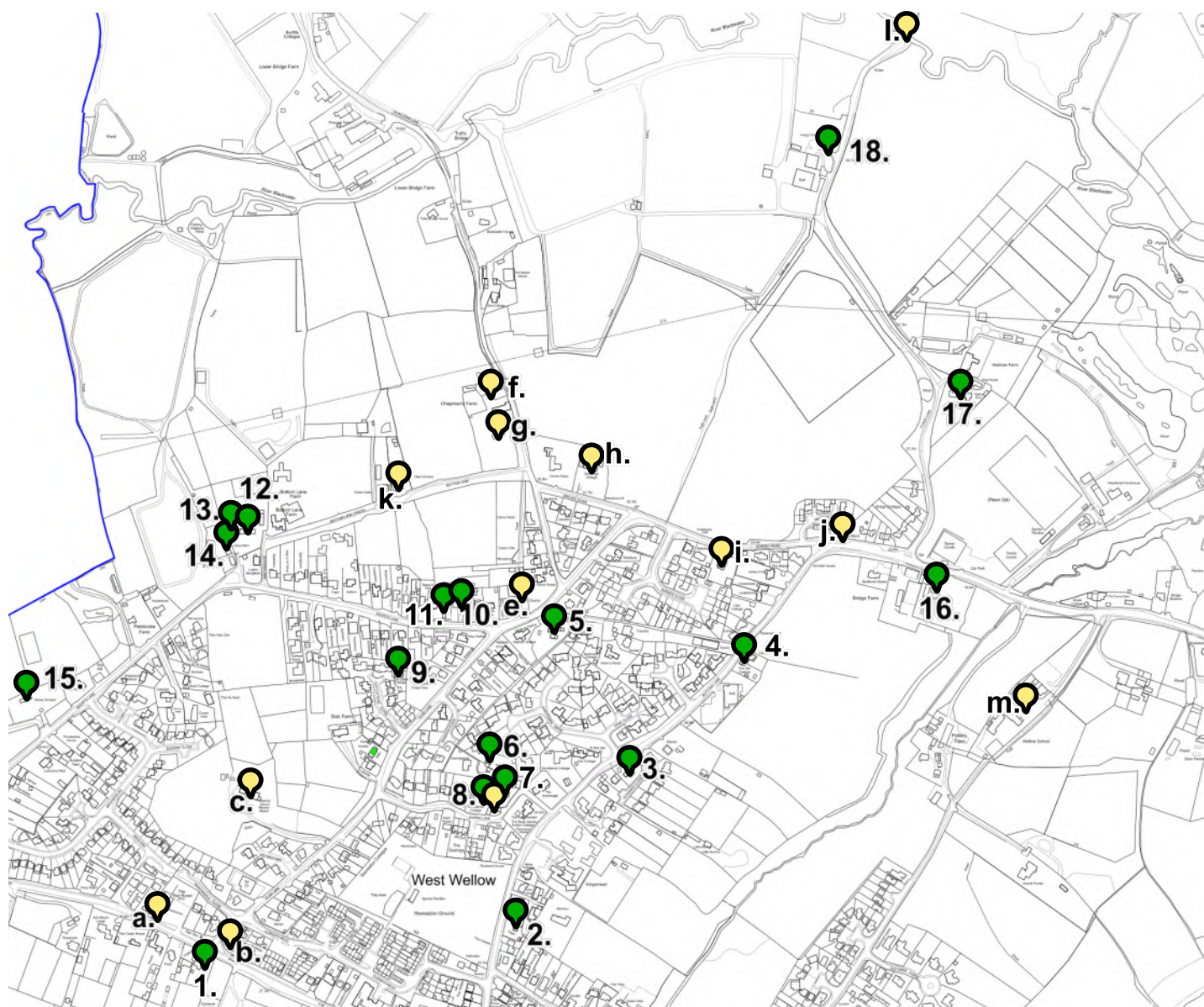


Figure 24. West Wellow Heritage Assets

GRADE II LISTED BUILDINGS

1. OAK COTTAGE
2. FLEET GREEN
3. BUTTONS
4. FELTHAM'S COTTAGES
5. THORNEGATE
6. YEW TREE COTTAGE
7. ROSE FARMHOUSE
8. PROVIDENCE COTTAGE
9. OLD SLAB COTTAGE
10. TARRANTS FARMHOUSE/ THE OLD POST OFFICE (now 2)
11. BARN 10 METRES WEST OF TARRANTS FARMHOUSE
12. LUKE'S FARMHOUSE
13. GRANARY 15 METRES WEST OF LUKES FARMHOUSE
14. BARN 20 METRES SOUTH WEST OF LUKE'S FARMHOUSE
15. HOME ORCHARD
16. BRIDGE END
17. HATCHES FARM
18. KING'S FARM

NON DESIGNATED HERITAGE ASSETS

- a. RED ROVER PUBLIC HOUSE
- b. COBBLERS BOTHY
- c. MAURYS MOUNT
- d. EVELYN COTTAGE
- e. WEST WELLOW METHODIST CHURCH
- f. CHAPMANS FARM
- g. CHAPMANS FARM BARN
- h. GREETINGS COTTAGE
- i. TULLUCE
- j. WAR MEMORIAL
- k. NEW ORCHARD, BOTTOM LANE
- l. RIXES FORD
- m. OLD SCHOOL



Heritage Assets in Embley Park

-  Grade I Listed Building
-  Grade II Listed Building
-  Non-Designated Heritage Asset
-  Grade II Listed Park / Garden (at risk)

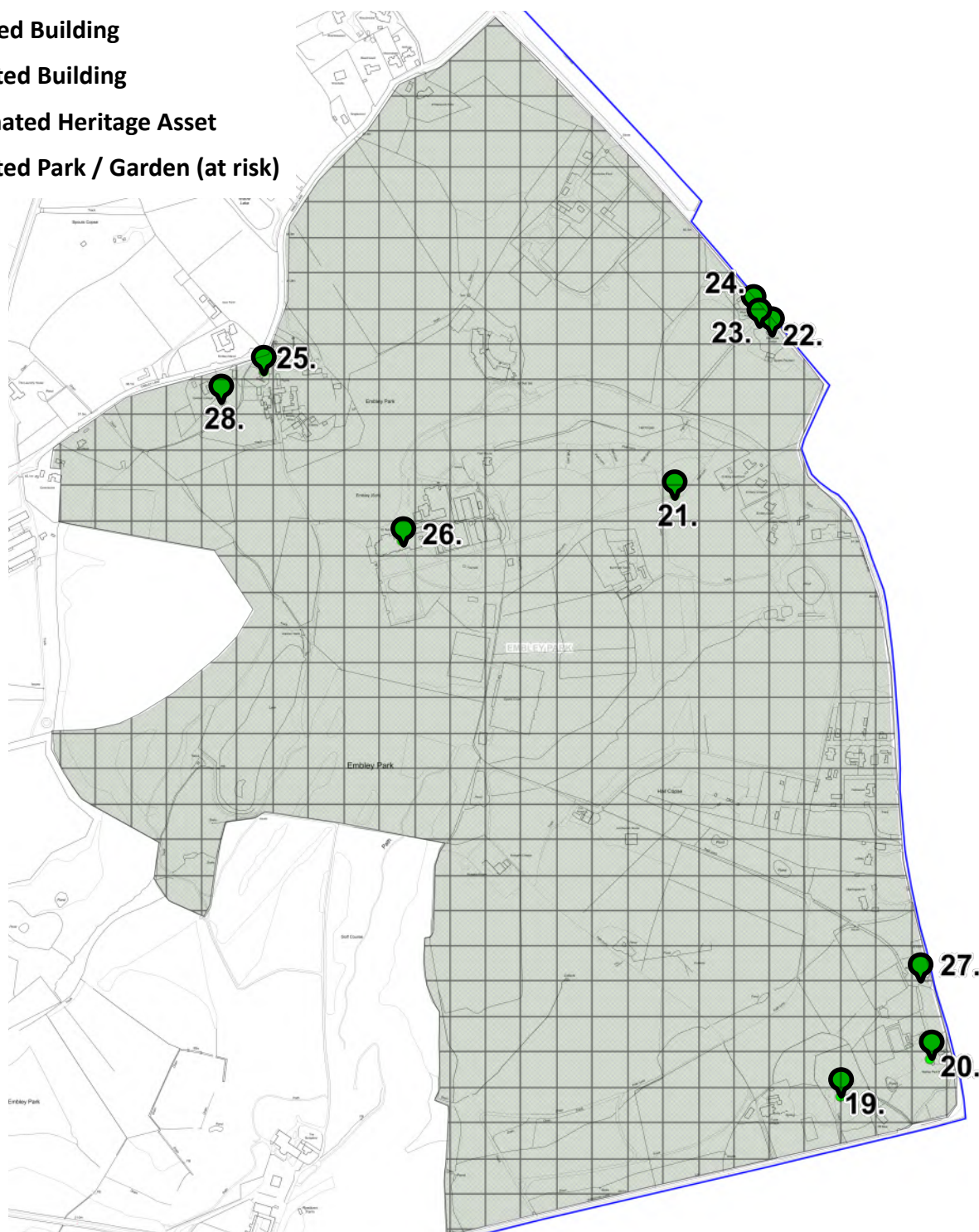


Figure 25. Parish Heritage Assets

GRADE II LISTED BUILDINGS / STRUCTURES

- | | |
|---------------------------------|---|
| 19. GROTTO COTTAGE | 26. EMBLEY HOUSE |
| 20. WELLOW PARK HOUSE | 27. THE ROUND HOUSE |
| 21. CROMWELL'S SEAT | 28. THE DOWER HOUSE / WELLOW PARK HOUSE |
| 22. SOUTH LODGE | |
| 23. GATES TO EMBLEY PARK | |
| 24. NORTH LODGE | |
| 25. EMBLEY COIGN/ EMBLEY THATCH | |



Heritage Assets in the Parish - Photographs



RED ROVER PUBLIC HOUSE



WEST WELLOW METHODIST CHURCH



ROSE FARMHOUSE



PROVIDENCE COTTAGE



LUKE'S FARM AND BARN



FELTHAM COTTAGES



BUTTONS



TARRANT'S BARN AND FARMHOUSE



THE BARN, GAZING LANE



BRIDGE END FARM



FLORENCE NIGHTINGALE'S
TOMB



NORTH & SOUTH LODGE / GATES TO EMBLEY PARK



OLD SCHOOL HOUSE



THE GRANARY (PINNS FARM)



CROSS OAKS FARMHOUSE



Character Areas



Area 1. West Wellow

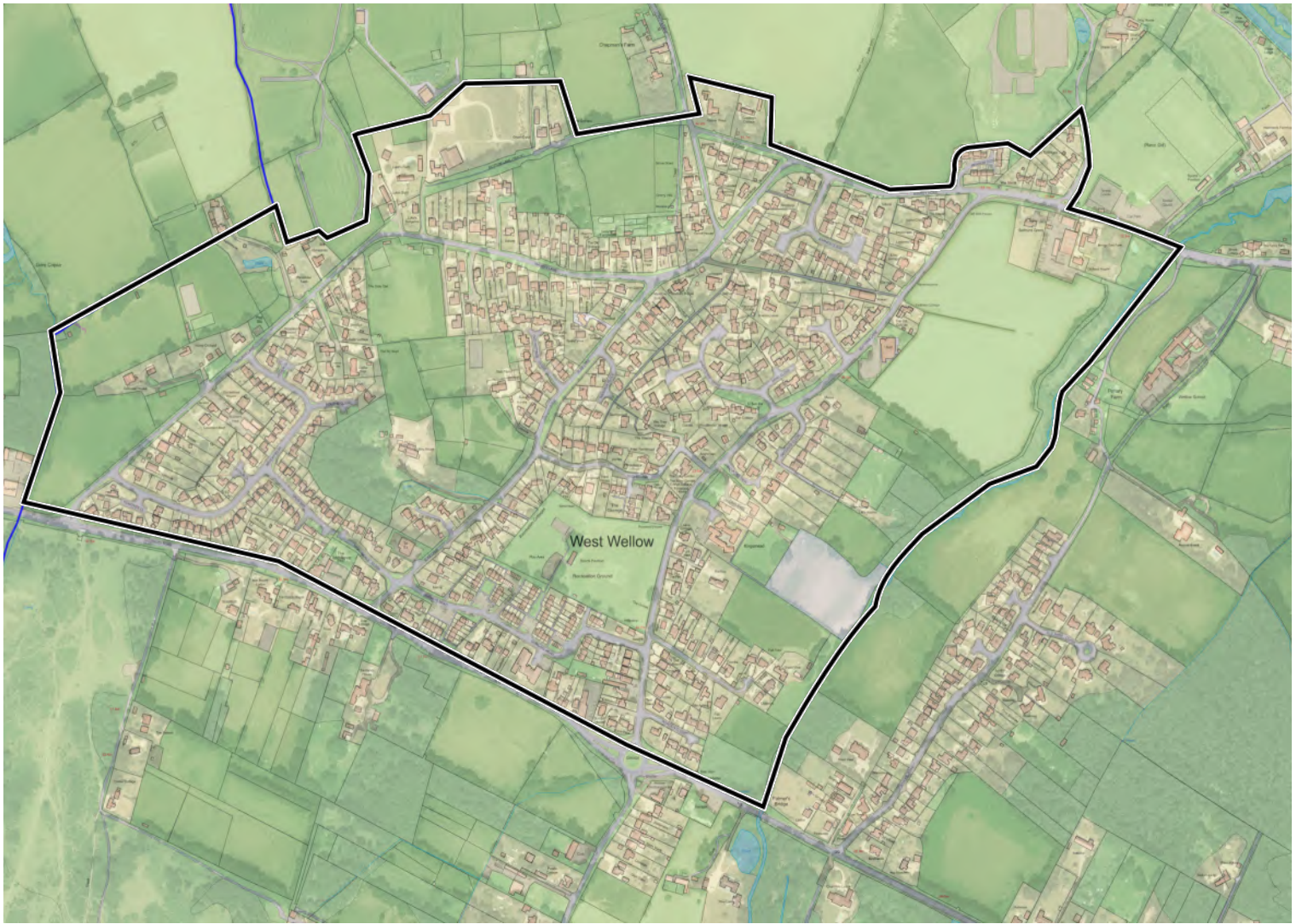


Figure 26. Present day aerial photo and OS base overlay of the settlement (with extent of character area defined)



Figure 27. 1895 settlement pattern, with the historic routes still visible as known in the settlement today

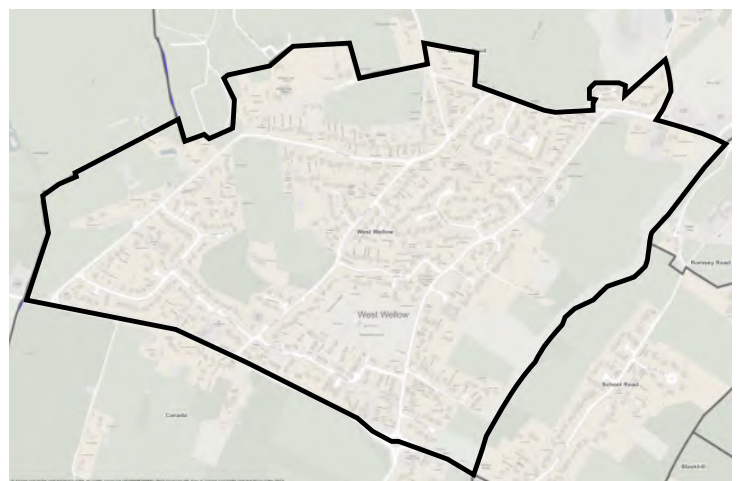


Figure 28. Present day settlement pattern, with the historic properties subsumed by more modern development



General overview

The village centre of West Wellow provides the focus of parish amenities including a number of shopping and community services and facilities, interspersed with residential dwellings.

Older properties have often lost their significance in amongst new development, which has often failed to enhance the importance of such buildings.

The area is unified by a wooded setting and verdant feel, with the majority of properties contained by vegetation. In this regard, much of the modern development is well integrated and softened by natural features consistent with this edge of New Forest location.

Layout, spaces

West Wellow is essentially a village area based around the historic layout of quiet country lanes (see figure 27) More recent developments have somewhat wider estate style roads which connect into the historic routes leaving plenty of green space between settlements. The building line is set back from the road behind verdant gardens and green spaces with mature trees and hedgerows scattered throughout

Topography

Rises to the north with elevated points. The highest point is junction of Maureys Lane, Romsey Road and Slab Lane.

Roads, streets, routes

Many of the roads in this character area are relatively quiet and narrow country lanes with grass verges bordered by mature trees and hedgerows giving an immediate sense of the rural feel on entering the village area. The A36 runs along the southern edge of the character area. Although this provides good connectivity for vehicles on the road, all the T junctions off it have a poor or bad accident record as do the A36 junctions for School Road, Blackhill and East Wellow character areas. In addition, the combined footway / cycle path along its north side is narrow and unpleasant to use creating an impediment to pedestrian and cycle use within this character area and between it, School Road, Blackhill, East Wellow and Canada. The pelican crossing at the roundabout is the only facility for pedestrians crossing the A36.

Green and natural features

- Mature trees and hedging predominantly within front gardens and as boundary treatments.
- Tree lined roads

Building and details

The housing stock ranges predominantly from early C19 cottages to modern infill from the 1950s onwards with an emphasis on red brick and white render with concrete tile roofs. Older properties often have slate or thatch

- Broadly symmetrical facades
- Two storey building forms using gables
- Vertical casement windows, often with upper quarter lights, generally painted white, bay windows
- Timber framing

Main Characteristics

- A historic base of medieval and Victorian cottages.
- Mixed commercial and residential
- Largely 2 storey
- Principally detached or semi-detached with generous gaps between properties
- High levels of frontage vegetation and areas of roadside trees with high amenity value
- Density ranging from less than 5 DPH to 29 DPH

Key facilities

- Mini Market
- Pharmacy
- Hardware store
- Newsagent/ Convenience store
- Butchers
- Hair and Beauty Salons
- Public house 'The Red Rover'
- Village Hall
- Methodist church
- Recreation/ Cricket ground



Figure 29. Nightingale Close looking north with a wooded backdrop beyond



Figure 30. Single storey housing retaining original character



Figure 31. Fleet Green - Victorian house with distinctive 3 light cast iron Gothic glazed casement windows



Natural Features

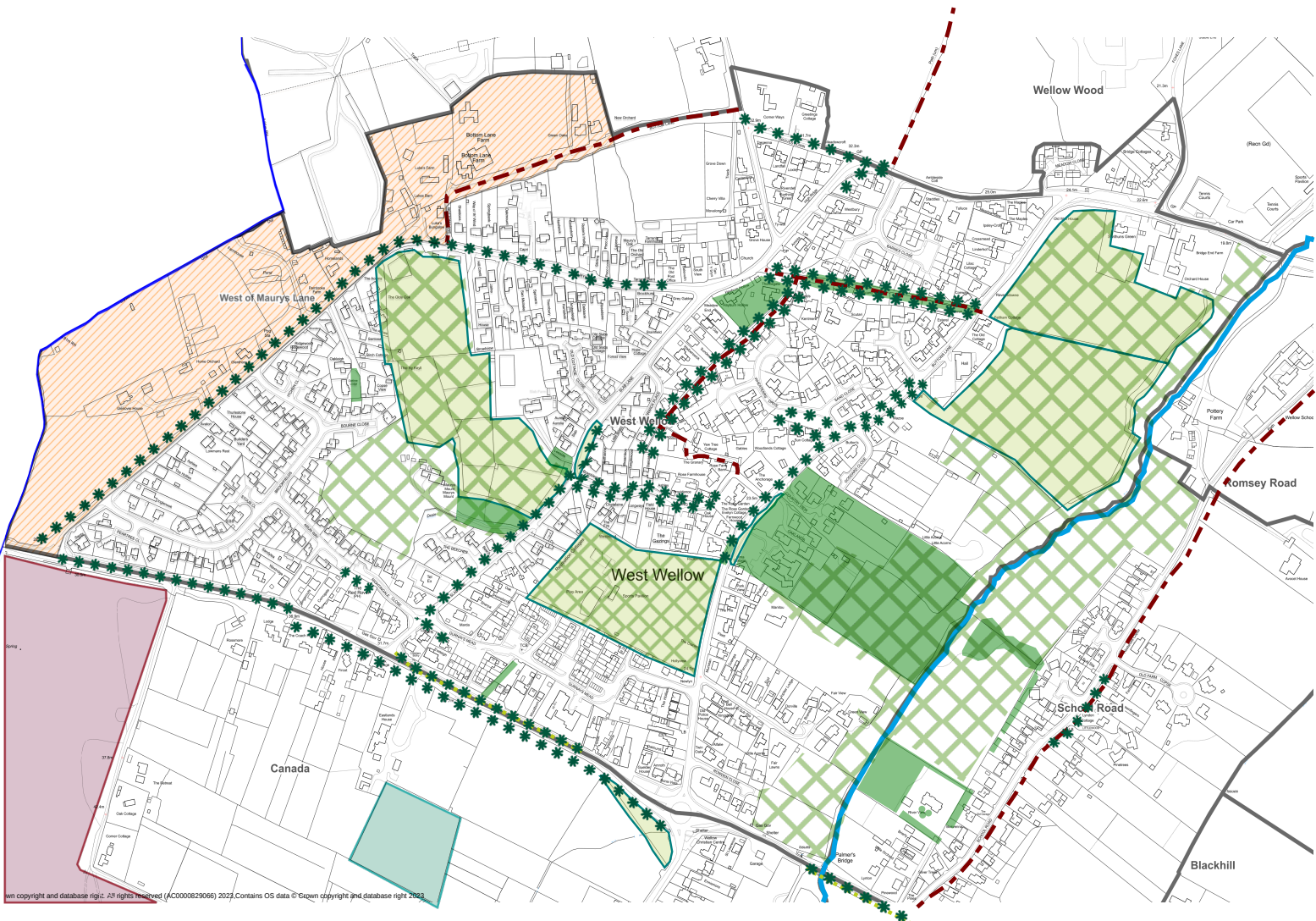


Figure 30 Important natural features highlighted

- | | |
|---|---|
|  Important Green Lung/ wildlife corridor |  Site of Importance for Nature Conservation |
|  Trees of amenity value (frontage/ roadside) |  New Forest SPA/ SAC |
|  Local Green Spaces (proposed) |  Waterway/ body |
|  Tree Preservation Orders (group only) |  Public Rights of Way |
|  Special Character Area | |

The areas marked as proposed Local Green Spaces and the 'Green Lung' (including potential LGS nos 1 and 6) form part of an important open area identified by local residents as being a key characteristic of the settlement. It is considered to add to the rural setting, provide important recreation and visual amenity as well as an ecological corridor.

There are many routes which are characterised by roadside trees and hedgerows of significant amenity value. As well as woodland forming the backdrop to many of the residential streets and lanes.

The historic lanes (Maureys Lane, Slab Lane, Tutts Lane and Buttons Lane) are often very narrow with no accompanying footways or lighting. Whilst the latter would urbanise the area, there are increasing traffic levels including HGVs which are too big for these roads. Residents have expressed wishes that the speed limits should be reduced to lessen impact from such traffic movements and protect tranquility.

The settlement has a verdant character (as shown below), which should be retained.



Figure 33. The Wellow Green Lung - important open gap in the settlement, valued by residents



Figure 34. The Wellow Green Lung - important open gap in the settlement, valued by residents

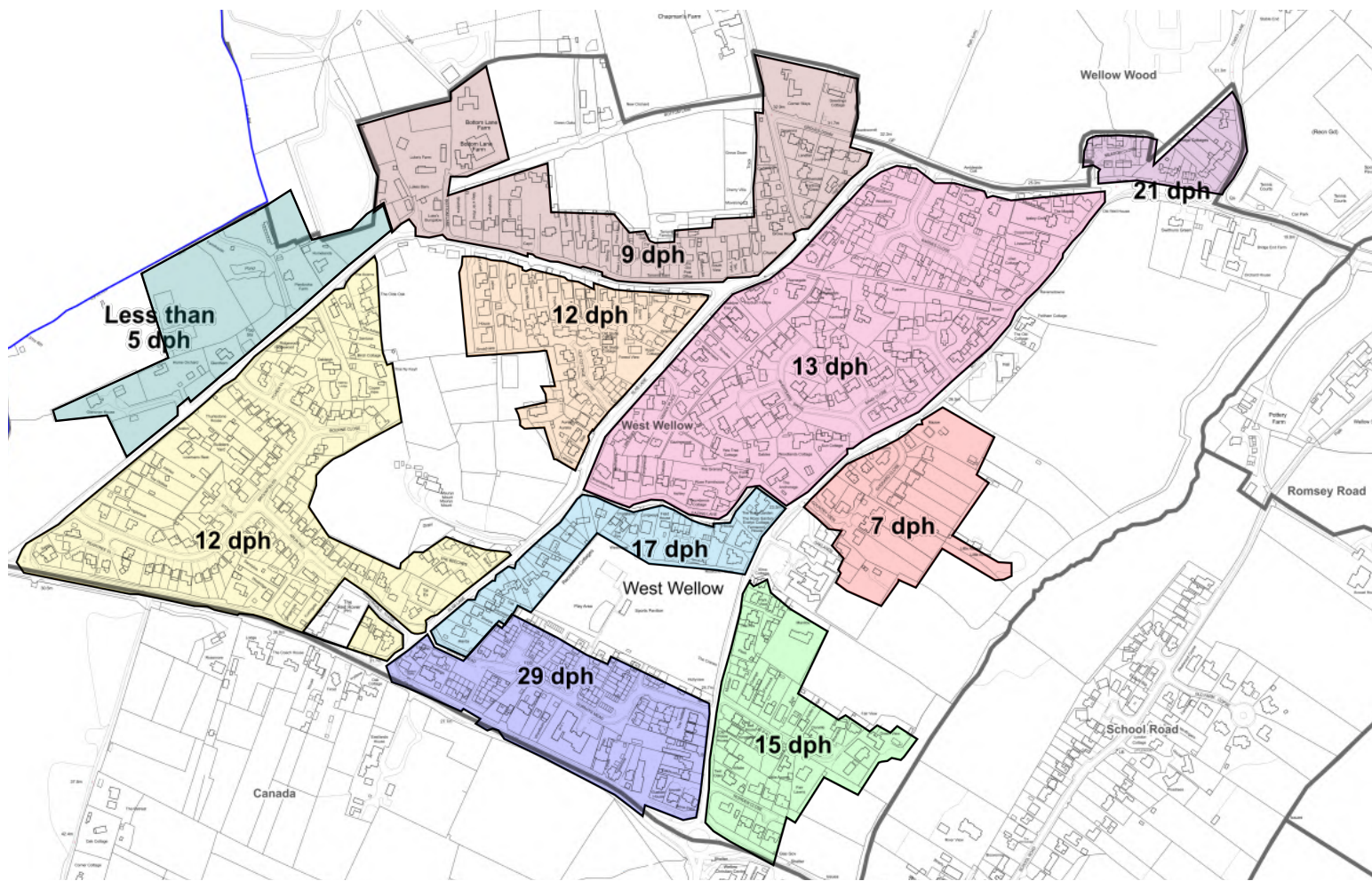


Figure 35. Average Density Figures

The area has a varied density level, with the highest density alongside the A36, but largely due to a warden controlled retirement housing block (Osbourne House), which has significantly increased numbers.

On the settlement edges the density has not been identified, but is extremely low (less than 5 dwellings per hectare (dph)). There is a clear pattern of low density housing with the lowest levels on the settlement edges to the west and north, where the countryside feel predominates.

There are exceptions to this such as the modern affordable housing development at Meadow Close, where this rural exception site was developed under different criteria to open market housing.

West Wellow is a distinct and compact, nuclear form of development which differs from the neighbouring forms of ribbon development.

Its edge of the New Forest National Park setting is one which is clearly discovered on the ground in its leafy setting with many properties contained by vegetation, set in plots with significant gaps between.

Much of the modern infill development has been generic, with little landscaping. This has had a detrimental impact on the character of the settlement and should be avoided in the future.

All other areas not marked above are considered to be outside of the built up area. In particular the area between Maury's Lane to the Parish boundary has a distinct rural character of its own, with sporadic housing set in large plots. This should be considered as a special character area due to its landscape setting



Figure 36. View of the verdant character west of Maury's Lane



Figure 37. War Memorial



Figure 38. Grade II Listed Bridge End



Figure 39. Aerial view of Meadow Close affordable housing development (centre left) and Bridge Cottages (right), taken from the field surrounding Bridge Farm looking north. These developments form the edge of West Wellow, leading onto Romsey Road. Please note that this was taken before the development at Blackwater Equestrian



Figure 40. Bridge Cottages



Figure 41. Meadow Close affordable housing development



Figure 42. A renovated bungalow combining a contemporary design approach and modern/ traditional materials



Figure 43. Local shops provide a good level of local service provision. The arrangement of car parking dominates the street scene and could be arranged more effectively



Figure 44. Modern higher density housing with lower levels of landscaping



Figure 45. The butchers, hair and beauty salons also dominated by parking, but enclosed by planting



Figure 46. Renovated bungalow retaining a cottage feel using traditional materials which will weather over time and integrate into the landscape. A traditional post and rail fence encloses the property



Figure 47. View of natural meadow in western green corridor with winter view of Listed Home Orchard from Maurys Lane



Figure 48. Cricket Pitch and Pavilion



Figure 49. View west from Maurys Lane through entrance to Luke's Farm. The edge of settlement locations have distinct rural feel.



Area 1 - West Wellow Key Findings

The following conclusions sets out the key findings from the area which should be used to inform and support the Design Code, NP policies and proposals.

Key Findings and Recommendations

1. Many historical buildings have been obscured by modern development which have adversely impacted upon their setting. New development should consider the setting and views around designated heritage assets/ buildings of local importance as identified.
2. Generic house types and larger scale 'estates' should be avoided. Modern development should be mindful of the local vernacular. Further erosion of this important edge of New Forest area should be avoided.
3. Replacement dwellings, extensions and infill development, should respect the layout, scale and density of this area.
4. Higher density development will be acceptable where it maintains the overall character of the area, but must be in keeping with the character of the area. In many locations the constraints of the site would make this difficult to achieve.
5. Retain the generous gaps between individual buildings and examine plot ratios in the surrounding area.
6. Provide a comparable level of street and front garden vegetation.
7. Along the road frontage, native species rather than ornamental planting is encouraged.
8. Avoid loss of vegetation, particularly on rear boundaries, where the wooded setting is of amenity value to the public realm beyond.
9. Avoid Suburban boundary treatments that are detrimental to the rural character. Native hedgerows are encouraged as well as low key fencing rather than suburban close-board or panel fencing.
10. Protect tree lined frontages which are characteristic of the area.
11. New planting of trees should be encouraged with any new development as appropriate. Species such as English oak, ash and elm are supported in particular and should be planted on larger plots. Where space is more limited however an appropriate scheme should be agreed with Landscape/ Tree Officers.
12. Where on-plot parking is proposed, this should not adversely dominate the frontage. Front gardens should balance areas of hardstanding with soft landscaping.
13. Where new garaging is proposed, this should be low key and not dominate the street scene. Buildings in the style of traditional outbuildings are often appropriate in this context.
14. When extending older properties, use traditional materials (see palette of local materials). New materials can appear harsh and alien in this context. Areas of extensive glazing, UPVC windows, doors and conservatories and plastic/ composite cladding are rarely appropriate.
15. On modern properties, man made materials are likely to be more appropriate, but consideration should be given to the wider setting, particularly where older properties are in close proximity.
16. New development should be sympathetic to the area and take account of the storey heights of neighbouring properties.
17. The area around the local shops could benefit from a number of improvements, particularly with regard to parking. Proposals to enhance this area with appropriate solutions should be encouraged.
18. The area has the potential to suffer from the pooling of water from surface water drainage. Where any major development is planned to the east of the settlement, any future development should not exacerbate this problem and design should take this into consideration.



Area 2 - Canada

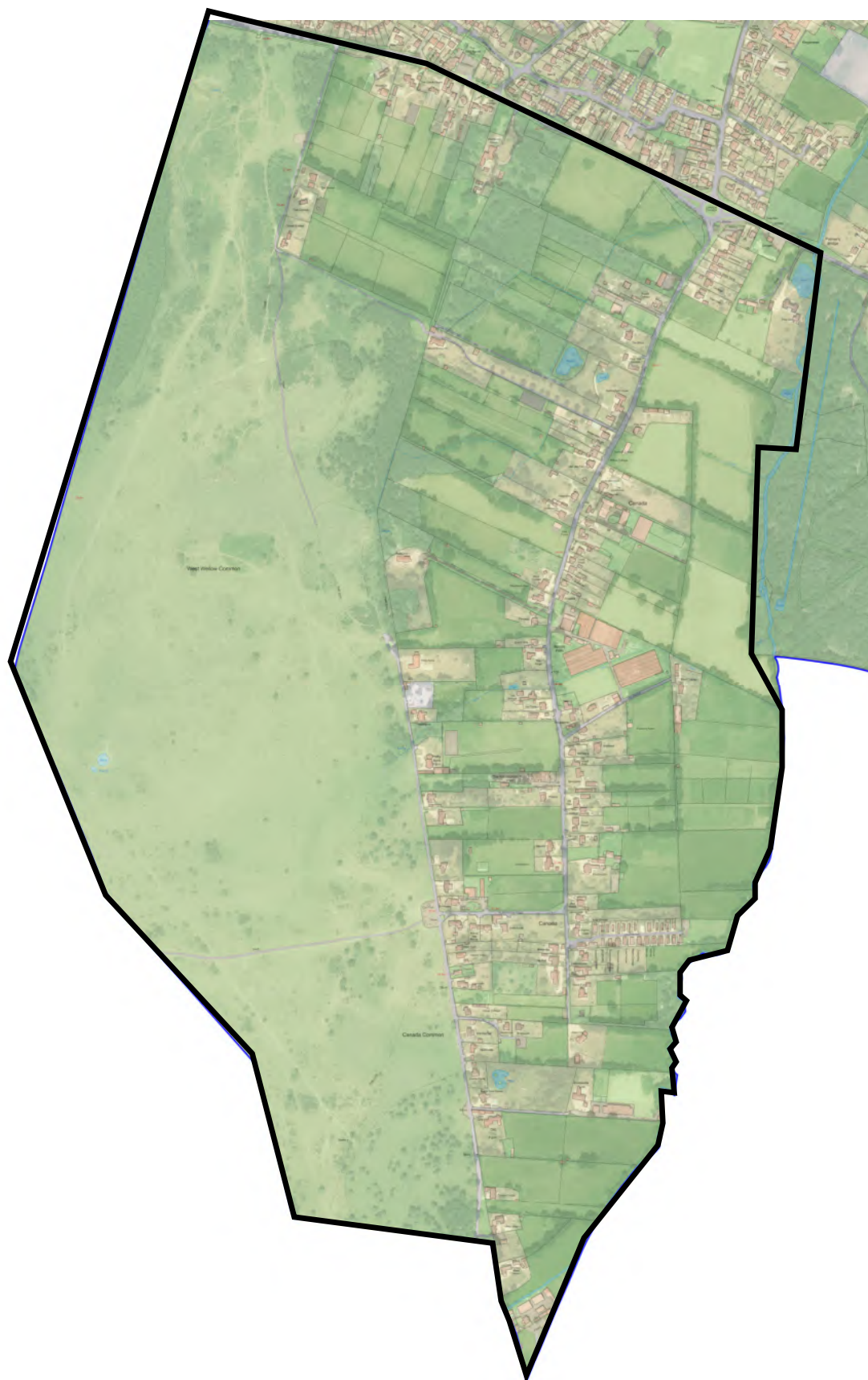




Figure 50. 1895 settlement pattern, with the historic routes still visible as known in the settlement today



Figure 51. Present day settlement pattern, which highlights little has changed in terms of settlement layout, plot sizes and road



Figure 52. Rockingham Arms PH



Figure 53. Yew Farm - Victorian Villa with original detailing - sliding sash windows, buff brick quoin detailing, hipped slate roof

General overview

Until the enclosure of 1811, Canada was unsettled common land, as can be seen from the historic maps, the settlement pattern is not considerably different.

As the area is within the New Forest National Park, there are much stricter controls on the amount and type of development.

This is quite apparent when you compare the levels of growth and change to housing stock in other areas of the parish.

The change here has been much more gradual and generally more subtle. Although the risk from inappropriate development here remains particularly high, given its status.



Streetscape features

Apart from the A36 which borders the area, the only roads are Canada Road, Plantation Road and Canada Common Road which are all quieter country lanes with no footways or street lighting.

Settlement progressed steadily through the latter part of the nineteenth century through ribbon development along Canada Road, Plantation Road and Canada Common Road with elongated parcels of land extending back from the houses.

Canada developed its own identity and was not reliant on West Wellow having its own general stores, butcher, baker, blacksmith and mill. It also had its own places of worship.

Until 1902, there was also a brick and clay pipe works. During the twentieth century, there was some further infilling and replacement of existing houses.

Farming and market gardening are still in existence and new large agricultural buildings are being constructed.

In 2005 all of Canada was included in the New Forest National Park which as stated previously placed more onerous limitations on development.

Layout, spaces

- A Predominantly loose knit settlement, as per the historical layout.
- The majority of buildings are set well back from the lanes, often with outbuildings along the frontage.
- Significant gaps between buildings
- Informal, rural character, with no TPOs

Key Characteristics:

- Mix of properties predominantly cottages and Victorian villas.
- New Forest National Park Designation
- Predominantly two storey, red brick dwellings with plain clay and slate roofs
- Loose knit layout, with little in-depth residential development
- Low density, larger dwellings in good to substantial sized plots
- Some former horticultural areas which have become dilapidated or unused, but remain low key in terms of visibility from the public realm
- Distinct parcels of land which reflect the history of the area
- Smaller pockets of woodland planting, largely dominated by more open heathland
- Quiet rural lanes with no footways or street lighting
- Properties enclosed by hedges, boundary walls and post and rail fencing
- Amenities include The Rockingham Arms PH, a scout hut and three chapels



Figure 54. View of open paddock land between buildings



Figure 55. old agricultural outbuildings often converted to domestic use and abut the road edge/ sit on site boundary



Figure 56. Cattle grid adjacent to the Common



Figure 57. Victorian cottages are usually rendered or red/orange facing brick - often with slate roof coverings



Figure 58. Smaller bungalows are often redeveloped for substantial homes - There is a loss of a stock of small dwellings across the parish, although there are stricter controls within the National Park

Topography

Largely level.

Roads, streets, routes

Canada Road, Plantation Road and Canada Common Road - All lanes retain their rural feel.

Building and details

No listed buildings, but buildings have distinct New Forest Character of predominantly older farmhouses and cottages. There is also an extensive mobile home park - Kingston Park which houses around 28 units.

Predominantly red/ orange/ plum brick (often with brunt end detailing) with slate or red clay tile roofs with timber and metal clad out buildings (further information on page x).

The majority of boundaries are formed by hedges and vegetation with post and rail fences, railings and some brick walls.

Streetscape features

Rural lanes with no pavements or urban street lighting.

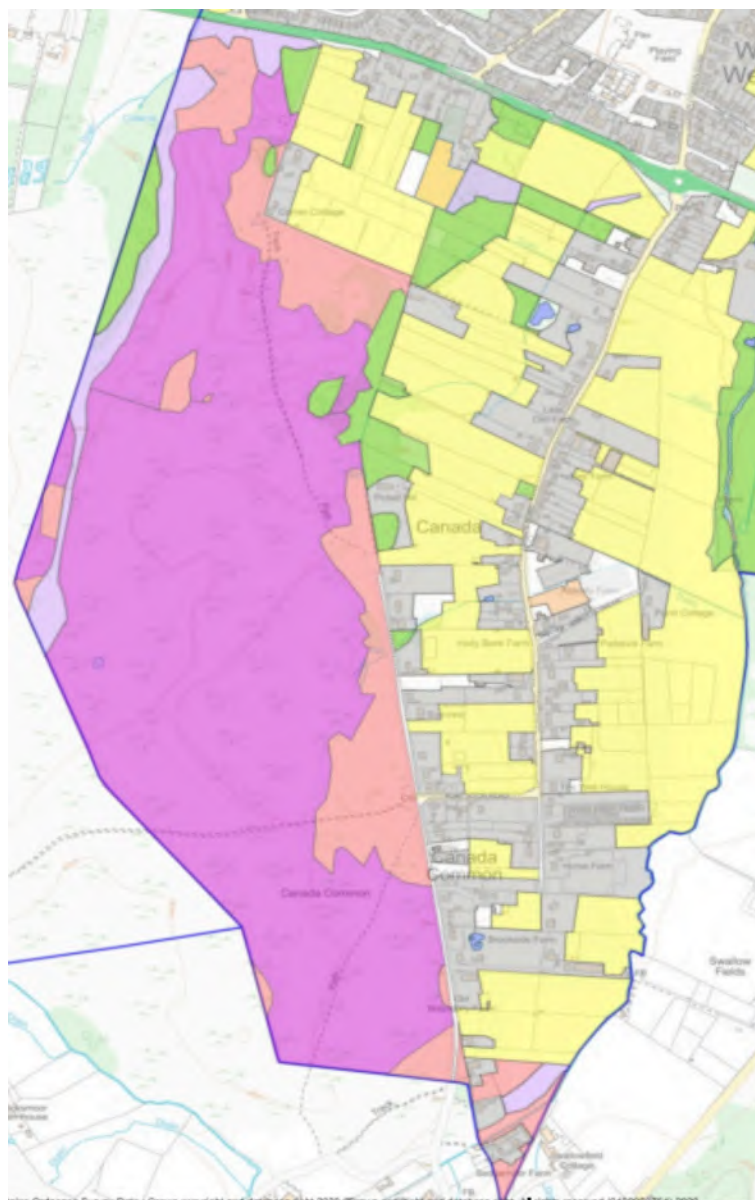


Figure 59. Transposed extract from Wellow Community Wildlife Plan, 2014, which sets out the variety of Habitats within the Canada area, with West Wellow Common falling within the New Forest National Park, SSSI, Ramsar Site, SAC and SPA.

The designated area consists of acid grassland with lowland heath. There are small pockets of broadleaved mixed woodland, with significant levels of improved grassland (small fields and paddocks) surrounding the developed areas.

The ratio of built form to undeveloped land here is low, with the landscape predominating.

- Broadleaved, yew and mixed woodland
- Built-up areas and gardens
- Coniferous woodland
- Fen, marsh and swamp / bogs and mires
- Improved Grassland
- Unidentified water
- Acid grassland
- Arable and horticulture
- Dwarf scrub heath / lowland heath
- Unidentified habitat
- Neutral grassland



Figure 60. View of Victorian properties along Canada Road, bounded by hedging



Figure 61. View South along Canada Common - unmade roads predominate. Traditional fencing and hedgerows are encouraged



Figure 62. Aerial view of Plantation Road looking west with Wellow Common in the background. Current/ former horticultural uses are also prominent in the aerial view (top right)



Figure 63. Aerial view of Canada Road looking north with the Rockingham Arms PH centre left of picture and horticultural operations to the northeast - largely redundant



Figure 64. View over Wellow Common (west)



Figure 65. Locally important buildings - Canada Common Methodist Church.



Figure 66. View over Wellow Common (north) - expansive views other than the distant pylons detracting



Figure 67. View South along Canada Common (S). Here new development has been added and integrated into the streetscene through high quality design and use of materials including simple boundary treatment and planting.



Figure 68. Former agricultural buildings - Old Boundary Farm - these are typical of farmsteads in the area. These abut the road and enclose a small farmyard area.



Area 2 - Density

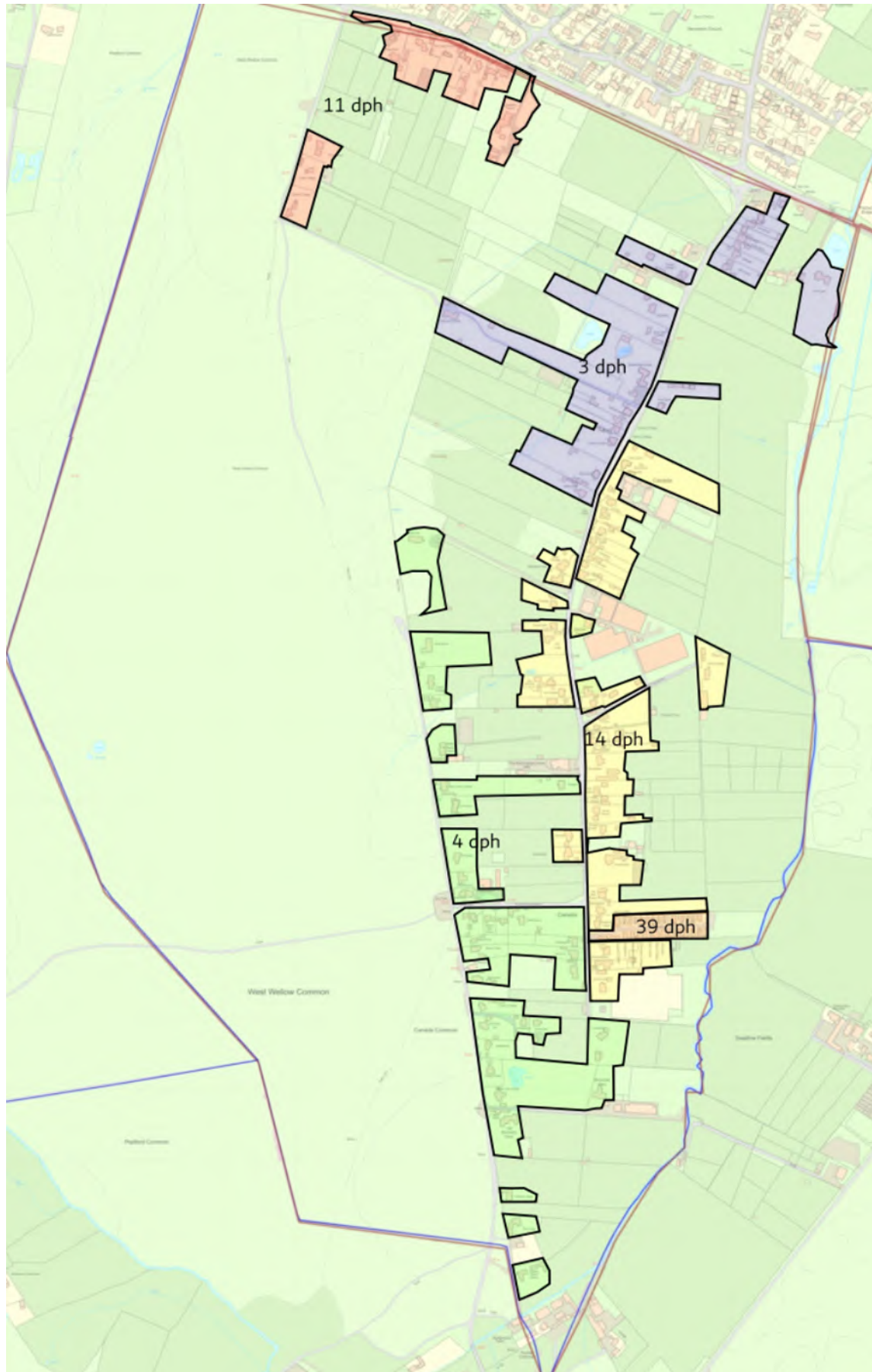


Figure 69. Average Density Figures



Area 2 - Canada Key findings

The following conclusions sets out the key findings from the area which should be used to inform and support the Design Code, NP policies and proposals.

Key Findings and Recommendations

1. Protect the pattern of scattered development and extremely low density nature of the area as a Special Character Area.
2. Avoid encroachment into the open heathland.
3. Maintain the open character of the landscape and avoid visual intrusion into the existing sense of remoteness.
4. Any new development should not alter the distinctive linear pattern or result in the coalescence of settlement areas.
5. Retain valuable gaps and spaces between buildings. Promote appropriate scale and style of development, particularly on edge of settlement.
6. Avoid loss of vegetation and suburban boundary treatments. Native hedgerows are encouraged as well as low key fencing rather than creation of suburban close-board fencing. Deciduous species rather than ornamental conifers and evergreens on garden boundaries.
7. Support for appropriate extensions, replacement dwellings and conversions. Such development should not dominate the existing built form and rural landscape.
8. Use traditional materials. New materials can appear harsh and alien in this landscape. Areas of extensive glazing, reflective materials, UPVC windows, doors and conservatories and plastic/ composite cladding are rarely appropriate.
9. External lighting kept to a minimum.
10. Avoid suburbanisation arising from introduction of inappropriate highway measures.
11. Protect the area from further noise intrusion from the A36.
12. Seek opportunities to screen the A36 through planting of native tree belts.
13. Submit details of appearance, materials, scale and siting for all agricultural buildings.
14. Lessen impact of tourism. Maintain public recreational car parks in a good condition.
15. Encourage measures to limit erosion from vehicle parking.
16. Seek opportunities to reduce the visual impact of overhead power lines.



Figure 61: View over Wellow Common (south). The previously level topography changes and drops away on the edge of the common



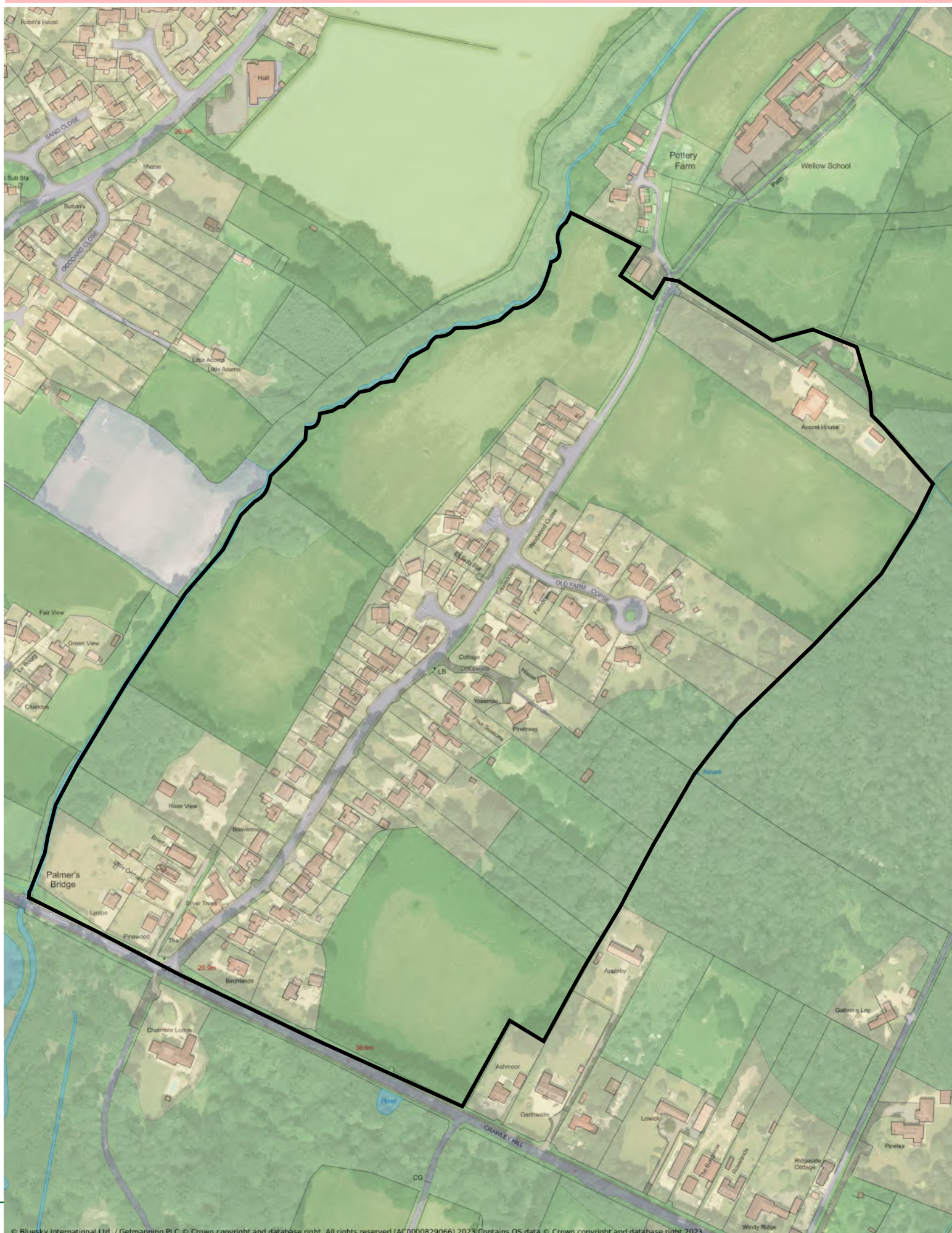
Figure 62: View over Wellow Common (east). Houses are visible along the edge of the Common, but are softened by pockets of planting and individual tree. The view is of the landscape and not dominated by built form. On settlement edges materials will be a key consideration, particularly if they may cause glare or light pollution.



Figure 63: View of new/ extended properties on the edge of the Common. Both have taken a different approach, drawing on local cues.



Area 3 - School Road



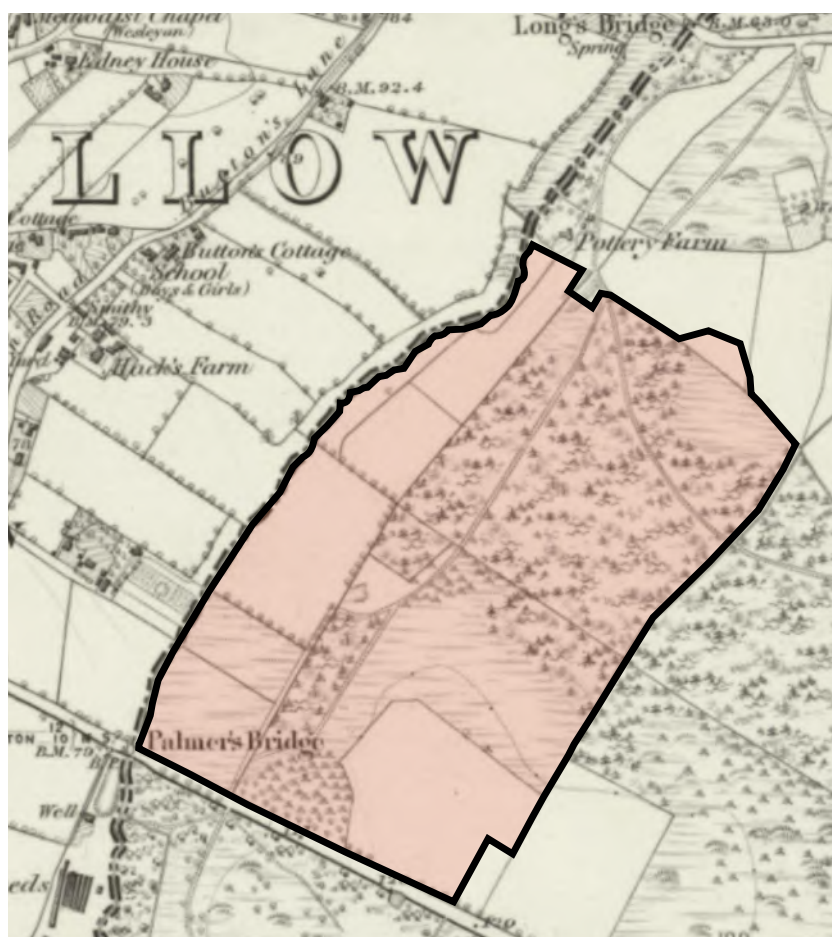


Figure 73. 1895 map highlights the lack of housing in this area

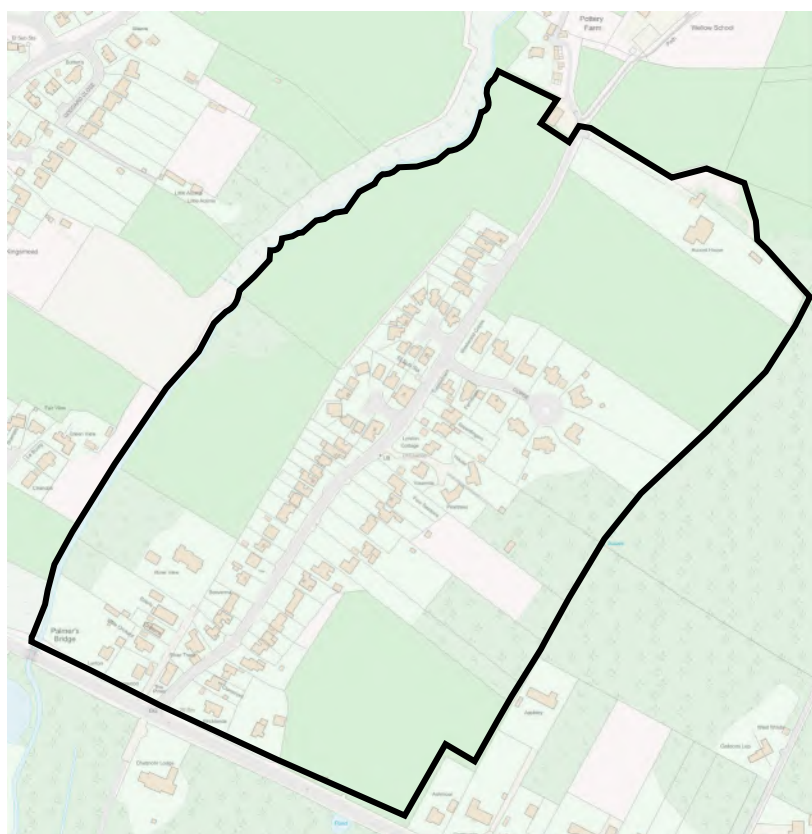


Figure 74. Present day settlement pattern, which highlights the linear nature of development and the gap between West Wellow and School Road



General overview

Historically, School Road was no more than a track. By the end of the nineteenth century, the area of heathland had diminished through enclosure, although it was still extensive between School Road and Whinwhistle Road.

Prior to the Second World War, there was limited ribbon development along the A36 and at the end of School Road. It is understood that due to bomb damage following WWII in Southampton, families resided in temporary homes in this area. This led to permanent dwellings in ribbon form being erected post-war.

Following the publication of the 1969 Village Plan larger scale developments in the form of culs-de-sac arrived.

Layout & Spaces

A linear settlement formed between farm buildings. Some in depth development has occurred over time, but the area retains an open character set in mature vegetation.

Development is predominantly set well back into plots and contained by planting.

Topography

Relatively level, but area rises to the south east.

Roads, streets, routes

Linear School Road with small culs-de-sac: Old Farm Copse, Littlewood etc. Some urban street lighting with footways either side of the roads

Green and natural features

Mature trees and hedging along the frontage and surrounding the rear gardens. This softens what would otherwise appear as a suburban landscape in some pockets.

Key Characteristics

- Linear settlement
- Properties to the east of School Road set in larger landscaped plots with an average density of 8 dph
- Properties often set in compact culs de sac particularly at the northern end
- Mid to late 20th Century - 1 to 1.5 storey dwellings predominantly detached
- Significant tree lined frontage with mature trees set in and around rear gardens, providing amenity value
- Clear building lines along School Road. Properties to the east are well set back in their plots
- Front boundaries predominantly planted, with close board fencing an unwelcome feature



Figure 75. View to the west from the track at the end of School Road toward the village hall



Natural Features

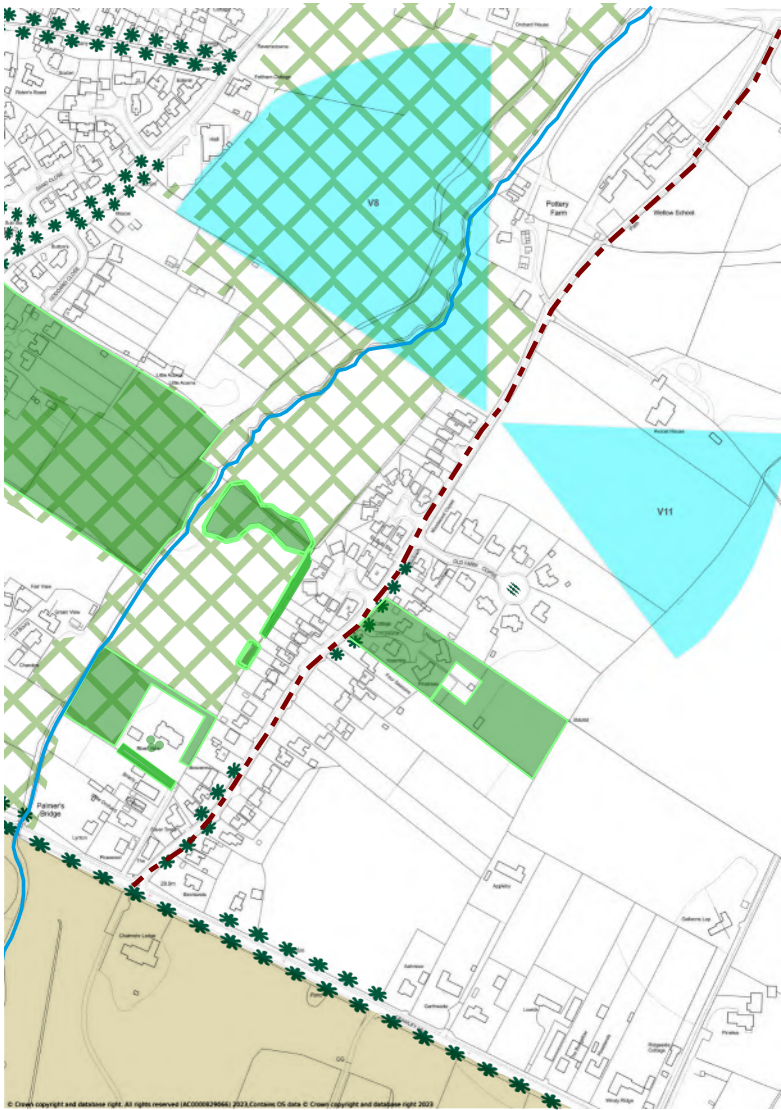


Figure 76. Important natural features highlighted

- | | |
|---|---|
|  Green / wildlife corridor |  Important Views |
|  Trees of amenity value (frontage/ roadside) |  New Forest National Park |
|  Tree Preservation Orders |  Waterway/ body |
| |  Public Rights of Way |

The area marked as ‘Green Corridor’ follows the route of the stream from Palmer’s Bridge and The New Forest. Not only does it form an important break between the two settlement areas, it is a wildlife and habitat corridor up to the River Blackwater and the nature reserves alongside.

There are a number of trees and hedgerows subject of preservation orders, as well as wooded areas which remain unprotected.

These are of significant amenity value and provide a woodland setting to housing on both sides of School Road.

Although outside of the character area, the plan also shows the potential for a permissive path or public right of way to the east linking to Romsey Road in the north. This is fully explained in the relevant character area below. There is also an alternative route which would link East Wellow into the character area*.



Figure 77. The Green Corridor - important open gap between West Wellow and School Road, valued by residents in terms of visual amenity, prevents coalescence and forms a wildlife corridor into The New Forest beyond. Whilst on plan it appears wider, this aerial photo clearly depicts that the gap is narrowing. The tributary of the River Blackwater running through the picture is the important remaining link between the New Forest and the countryside beyond.



Figure 78. View north along School Road



Figure 79. View south along School Road



Building and details

Mix of styles and ages as properties relating to mid 20th Century onwards. Largely constructed from brick with a variety of detailing including tile hanging, timber cladding, rendered panels.

A mix of heights, but predominantly single and 1.5 storey dwellings. The former provide a valuable asset to those in the parish requiring solely ground floor accommodation.

Streetscape features

A quiet, no through road, which suffers from parking issues at school pick up and drop off hours as leads to pedestrian link to school. This should ease with the construction of new school parking area.

Close board and panel fences are discordant features in the street scene, where trees and hedgerows predominate.



Figure 80. Junction of School Road and A36 - often extremely busy with traffic particularly during rush hour



Figure 81. Sensitively designed modern, low key dwelling



Figure 82. Single and 1.5 storey dwellings are prevalent, set back behind an open frontage of mature garden trees and shrubs



Figure 83. Unusual roof forms on this 1.5 storey dwelling. The timber cladding helps it blend into the wooded backdrop



Figure 84. Modern 1.5 storey infill with hanging tile detailing, well enclosed by landscaping



Density

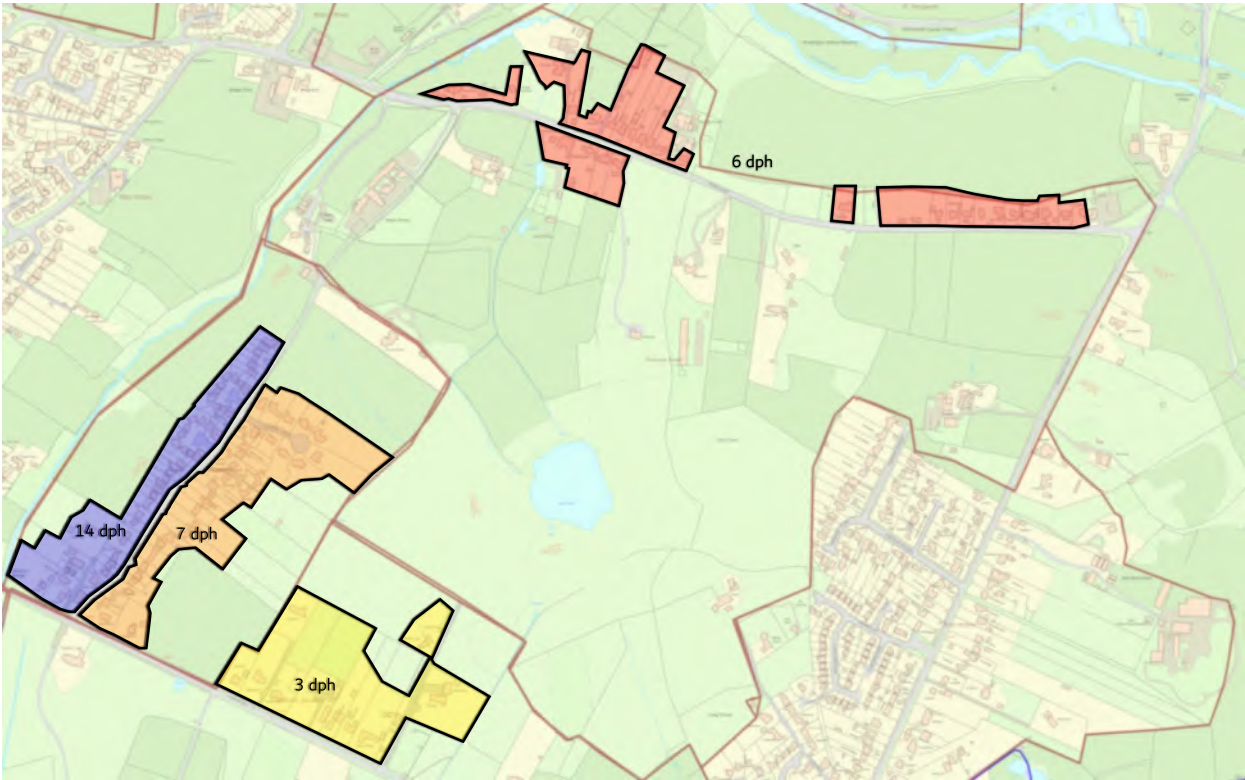


Figure 85. Average Density Figures for both School Road and Romsey Road areas, with part of the Blackhill Area (Crawley Hill also shown)

Habitats



Figure 86. Wildlife habitat mapping for both School Road



Area 3 - School Road Key findings

The following conclusions sets out the key findings from the area which should be used to inform and support the Design Code, NP policies and proposals.

Key Findings and Recommendations

1. The plot sizes are more modest in Parish terms, but still very low density and the buildings are more visible from the street and other public vantage points.
2. There is a much more urban feel to this area, where the built form is more dominant. The tight knit nature of the development leaves little room for any further development, however any further erosion of landscaping should be resisted.
3. Houses in this area were often smaller dwellings with sufficient plot size to extend or replace with a larger property. There may be issues where such work would lead to adverse over-development of the plot/ and or raise the density of an area. This should be resisted where it would lead to an erosion of the existing character. Redevelopment and extensions should not be overly dominant and should be in keeping with the appearance of neighbouring properties maintaining balance and symmetry where appropriate.
4. A number of focal trees and planting are key to the character of the area. These must not be removed unless adequately justified and replacement planting proposed.
5. Where on-plot parking is proposed, this should not dominate the frontage
6. Modern development on the edge of the built up areas of the settlements must be contained by the landscape. Whilst glimpsed views may be appropriate a harsh, urban edge would not be in keeping with the character of the area. Important rural views over of the wider landscape must be maintained.
7. The 'green corridor' between School Road and West Wellow should be maintained and supported where possible.
8. The density of the area should be in keeping with the character of the area.

This is an aerial map of a rural area in North Yorkshire, England. A large, irregular black boundary line outlines a specific region. The map shows a mix of green fields, some with trees, and clusters of buildings, including houses and a school labeled 'Wetherby School'. A road labeled 'A66' runs horizontally across the middle. A small blue pond is visible in the lower left. The map is overlaid with a grid of red and blue lines, likely representing planning boundaries or infrastructure. Labels on the map include 'High Down', 'Lang Cleeve', and 'Wetherby'. The map is part of a larger document, as indicated by the text 'Page 10 of 10' in the bottom right corner.



Key Characteristics

- Detached, 1 and 1.5 storey family homes set in good sized plots with an average density of less than 10 dph
- Contained by extensive planting within the wooded areas to the west
- Open to views across to Hamdown Farm in the east
- Busy route as alternative to A36
- Pockets of ribbon development - distinctly separate and based on the location of historic properties
- Mix of dwelling types, largely of their time
- Older properties subject to larger replacement homes

General overview

The original settlement of Romsey Road started from Warners Farm (Grade II Listed) at the east end, comprising first cottages for workers from Warners Farm and the Mill. This was followed by Brook Cottage and Pottery Farm.

Further development was centred around the Primary school (built in 1876) in the west. The original Wellow School was started by Mr Nightingale in a cottage he donated beside Warners Farm in late 1820s. New legislation on education required improvements to facilities made possible by Mr Nightingale giving land for the present school and its opening in 1876 after his death.

Other notable properties are the Grade II Listed Bridge End as well as older cottages such as Ivy Cottage and Yew Tree Cottage are also of historic interest, in addition to Hamdown Farm to the east.

Over time, these individual properties have been joined by pockets of sporadic development from the 1950s onwards along the original Romsey Road frontage.

These are visually separate areas of housing and when travelling along the route, one gets a sense of open countryside containing limited development.

Carlo's Ice Cream Parlour & Tea Rooms are also found at the eastern end of Romsey Road. Along with Hamdown Farm, which was built in earlier part of C19.



Figure 89. There are extensive views from Whinwhistle Road across to housing on the eastern side of Romsey Road



Figure 90. View over Hamdown Farm, with Romsey Road beyond (left) and Whinwhistle Road (right)



Figure 91. Carlo's Ice Cream Parlour and Tea Rooms

In addition to the pockets of housing along Romsey Road, there are extensive areas of woodland in the southern part of the area around Ham Lake. This area also comprises a number of larger houses standing well back from the road frontage in very large wooded grounds. Such properties are not readily visible from the road.



Layout & Spaces

Ribbon development. The properties to the north of Romsey Road are set back close to the road behind front gardens with low boundary enclosures.

The detached properties have generous gaps between them and often lead to driveways and garages beyond.

To the south of Romsey Road dwellings are set well back from the road in wooded enclosures, often on the site of older buildings.

Topography

Predominantly level

Roads, streets, routes

Main through route as an alternative to A36, can be busy with traffic (as can the roads leading from it).

No pedestrian footways or street lighting, with no pedestrian access from either Romsey or Whinwhistle Roads to the school.

Green and natural features

Along the western side, mature trees and hedging predominantly within front gardens and as boundary treatments.

To the east, properties feature less vegetation and have open views to fields and Hamdown Farm beyond.

Extensive woodland around Ham Lake to the south.

Building and details

Largely modern housing stock, with older properties often replaced or significantly extended.

Predominantly single/ 1.5 storey with a mix of styles and ages.



Figure 92. Ornate Gothic Arch windows and brick detailing - 2 Brook Cottages



Figure 93. Wellow Primary School entrance



Figure 94. Wellow Primary School

[illegible]

	Trees of amenity value (frontage/ roadside)		Waterway/ body
	Local Green Spaces (proposed)		Public Rights of Way
	Tree Preservation Orders (Group)		Potential Public Rights of Way or permissive path
	Tree Preservation Orders (Individual)		Outline of character area



Area 4 - Key findings

The following conclusions sets out the key findings from the area which should be used to inform and support the Design Code, NP policies and proposals.

Key Findings and Recommendations

1. The buildings are all set within well landscaped gardens and street planting, which defines the built form.
2. The prevailing character is of detached dwellings in reasonable garden plots, with significant gaps between buildings allowing view of the wooded setting beyond.
3. The density of the area should be in keeping with the character of the area.
4. Primarily 1 and 1.5 storey buildings with later 2 storeys. Whilst no one building type or style prevails, new development must be in keeping with the overall character and spirit of the place.
5. Although to a much lesser extent than other Character Areas, the planting is an essential element to the spirit of the place. New development should not remove key vegetation and retain a comparable level to that of adjacent plots.
6. There are a number of properties in this area which have larger plots which could be suitable for redevelopment. The pattern of built form to plot size should remain consistent with the prevailing character and be demonstrated in any planning application.
7. New development should not lead to a reduction of planting or important gaps between buildings which would have an adverse impact on the character of the area.



Figure 96. Views are framed by tree planting, with pylons as visual detractors

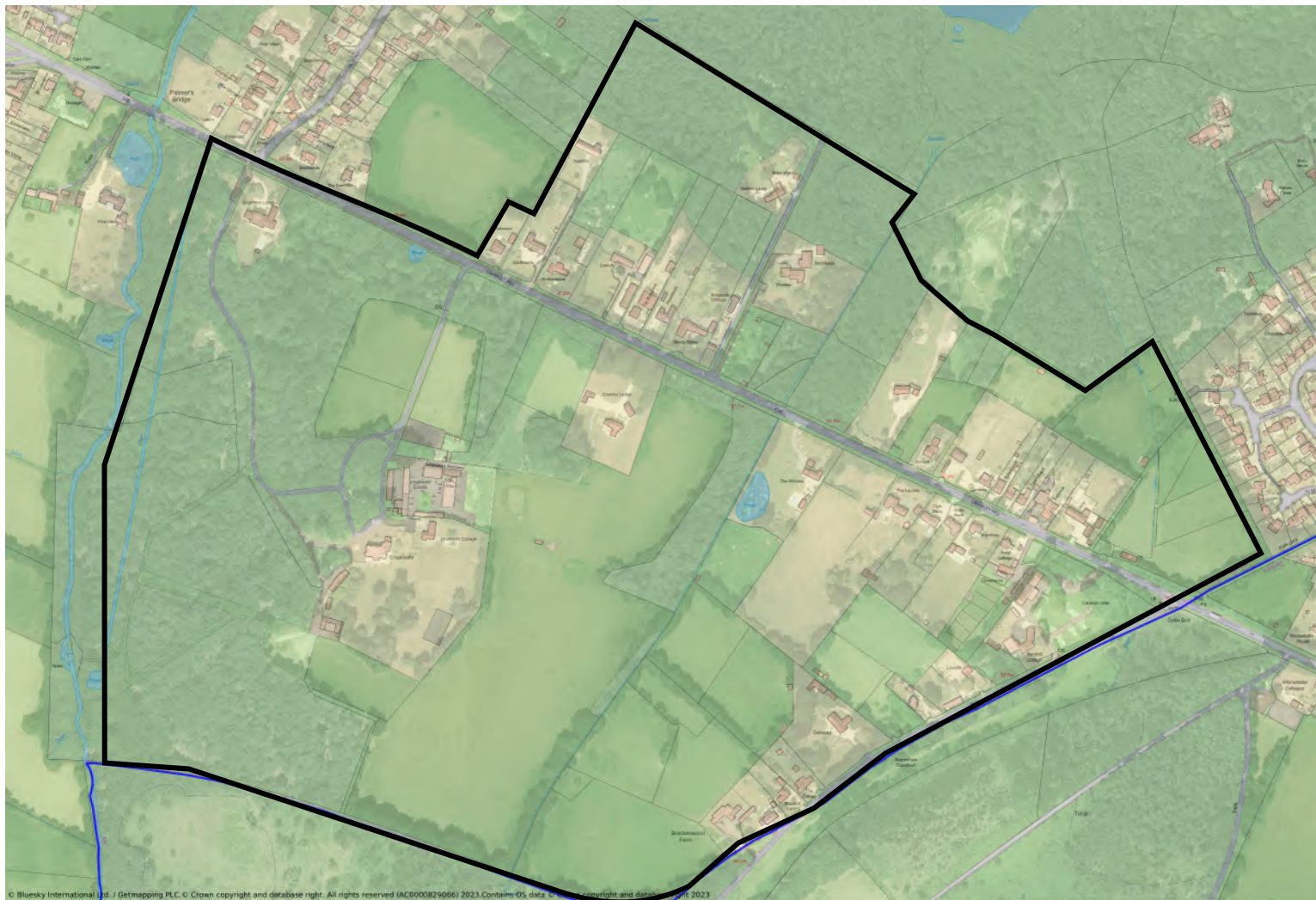


Figure 97. The linear form of development along School Road, with pylons as prominent visual detractors



Area 5 - Blackhill

Also known as Crawley Hill/ Crawley and Blackhills



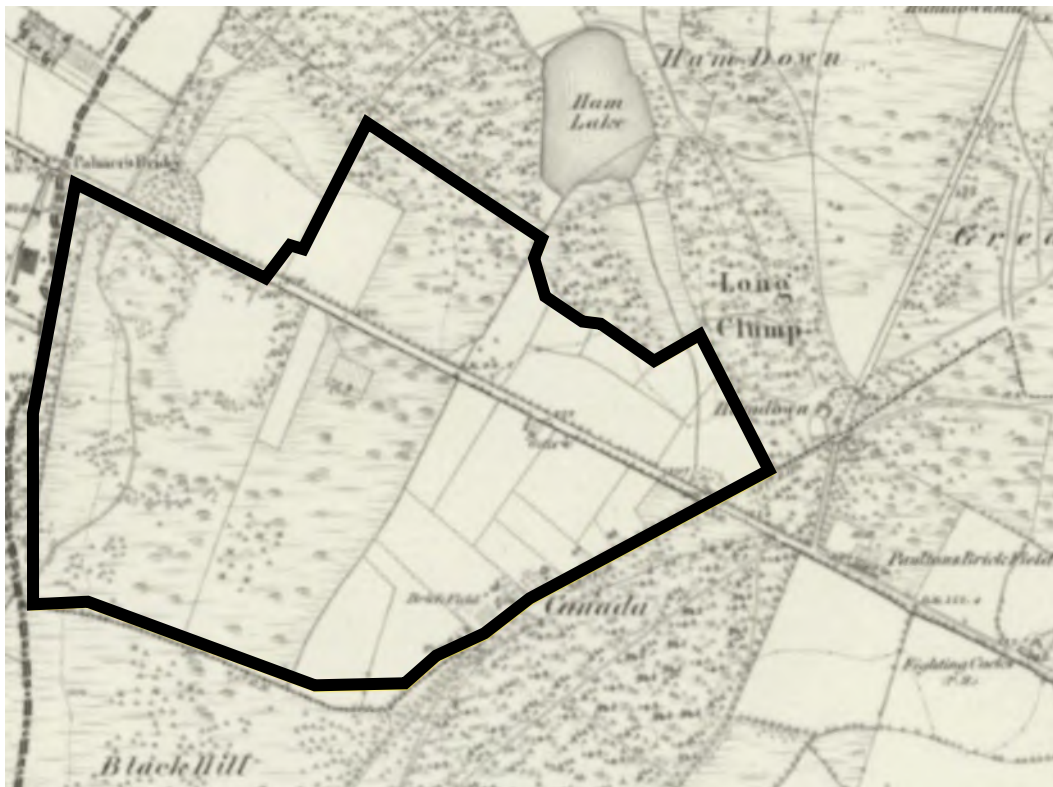


Figure 98. 1871 map highlights housing solely along the Black Hill Road

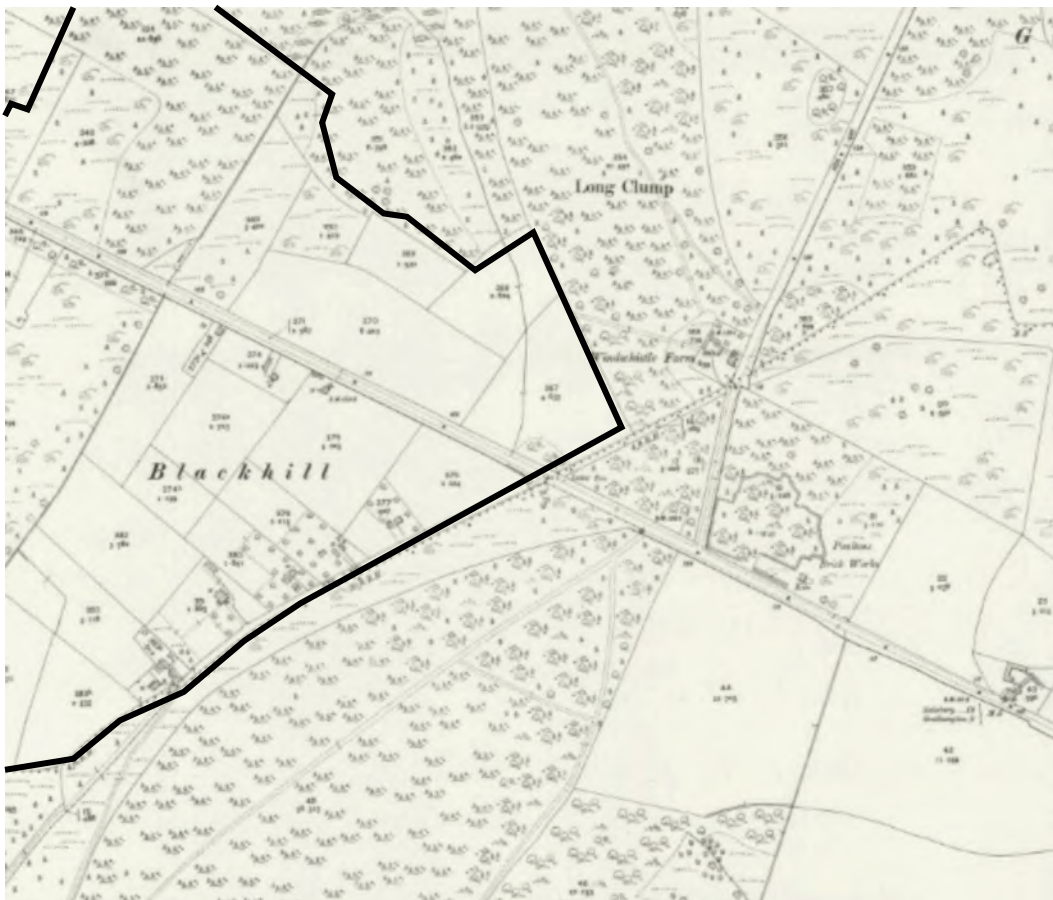


Figure 99. 1895 map shows the introduction of housing along the A36



Figure 100. The character area is within the National Park and adjacent to the New Forest Ramsar Site and SPA as well as the SSSI and SAC

General overview

This is a small area mainly along the A36 and west of Blackhill Road. The history of this area bears some relation to that of Canada except that until 1895 it was in a different parish and thus was not subject to the 1811 enclosure. However, the Reverend Samuel Heathcote also acquired this area at the same time as the land in Canada. It had no permanent settlement being open heathland and rough grazing with a scattering of trees. As in Canada, the area was turned into a plantation which was bought by the Penford brothers in 1850.

At some time in the later part of the nineteenth century, the area was sold and cleared of timber to become farmland. A few houses or cottages including Blackhill Farm (1) were built along Blackhill Road and along the main road.

A small country house, Chatmohr (2) was built south of the main road in 1900, this is still extant. Further ribbon development followed in the latter part of the twentieth century both along the A36 and up Blackhill Road. More recently a small business park has been developed in the grounds of Chatmohr House (3).



The area to the south of the A36 is within the New Forest National Park and surrounded to the south/ south-east by the New Forest Ramsar Site and Special Protection Area (SPA),



Area within Special Area of Conservation (SAC)



Area within the Site of Special Scientific Interest (SSSI)



New Forest National Park



Key Characteristics

- Partly within New Forest National Park
- Two separate areas - alongside the A36 and along Black Hill Road
- Set in generous plots with an average density of less than 5dph
- Predominantly large, detached dwellings of two storeys in height
- Buildings date from early to late 20th Century, with some older Victorian properties remaining
- The majority of buildings have been extensively extended or replaced over time
- Substantial gaps between buildings
- Properties along the A36 are set back behind extensive tree cover and boundary fencing (less so toward the junction with Blackhill Rd)
- Properties along Black Hill Road are set back and open fronted with views over The New Forest



Figure 101. Housing set back from the A36 behind an effective tree screen (Taken from Blackhill, A36 is beyond the trees)

Layout & Spaces

Alongside the A36, properties are set back from the road behind imposing close board fencing and tall, usually non-native tree screens. Gated driveways are also a key feature and limit views of dwellings beyond.

The properties are usually large houses set in significant sized plots, some are older cottages, which have been heavily extended.

The overall impression is a mature tree lined road, containing entrances to dwellings, which can only be glimpsed from the public realm.

Dwellings to south along Blackhill Road are similar to Canada and have a distinctly New Forest character.

Layouts are linear in form, lining the historic routes, with little in-depth development.

Generally detached properties are often subject to replacement dwelling applications to take advantage of the generous plot sizes. Many of the larger houses opposite Chatmohr have been redeveloped following demolition of more modest properties

Topography

Ranging from 30 AOD to 45 AOD.



Figure 102. Figure 97: Black Hill Road is a typical New Forest lane, with no footways or street lighting



Figure 103. Figure 98: Properties generally have low hedge or post and rail front boundaries, giving views over The New Forest



Roads, streets, routes

Heavily Trafficked A36 contained by mature planting.

Narrow rural Black Hill Road leading into the New Forest (can be heavily used).

Green and Natural features

The mature trees lining the A36 are a major feature along the A36. Extensively landscaped with entrance gates and glimpsed buildings.

Open Black Hill Road with views over the New Forest heathland and coniferous woodland beyond.

Some paddock subdivision evident.

Building and Details

Historic cottages and farmsteads typical of the area usually constructed of local brick with clay tile and slate roofs.

Later modern infill and replacement - 2 storey, substantial properties.

Streetscape features

A36 is a busy through route with limited signage, although there is some traffic calming visible. A footway exists alongside the carriageway, but with limited pedestrian safe crossing points (Pelican crossing at the Canada roundabout only). This makes it dangerous and difficult to cross.

Traffic volumes do not encourage safe cycling. Although in poor condition, the footway is shared with cyclists - it is poorly engineered with narrow sections - it is quite intimidating.

Black Hill Road - New Forest country lane, largely open other than by property boundaries and access points.

There is a lack of urban street lighting and furniture.



Figure 104: Junction with the A36 and Black Hill Road. The A36 is heavily wooded on either side. Foot/ cycle ways here are narrow, given the proximity to vehicles, particularly HGVs



Figure 105: Paddocks to the rear of Black Hill Farm. The property is one of the oldest in the area.



Figure 106: View south along Black Hill Road



Figure 107: Renovation of older properties should retain the original features wherever possible

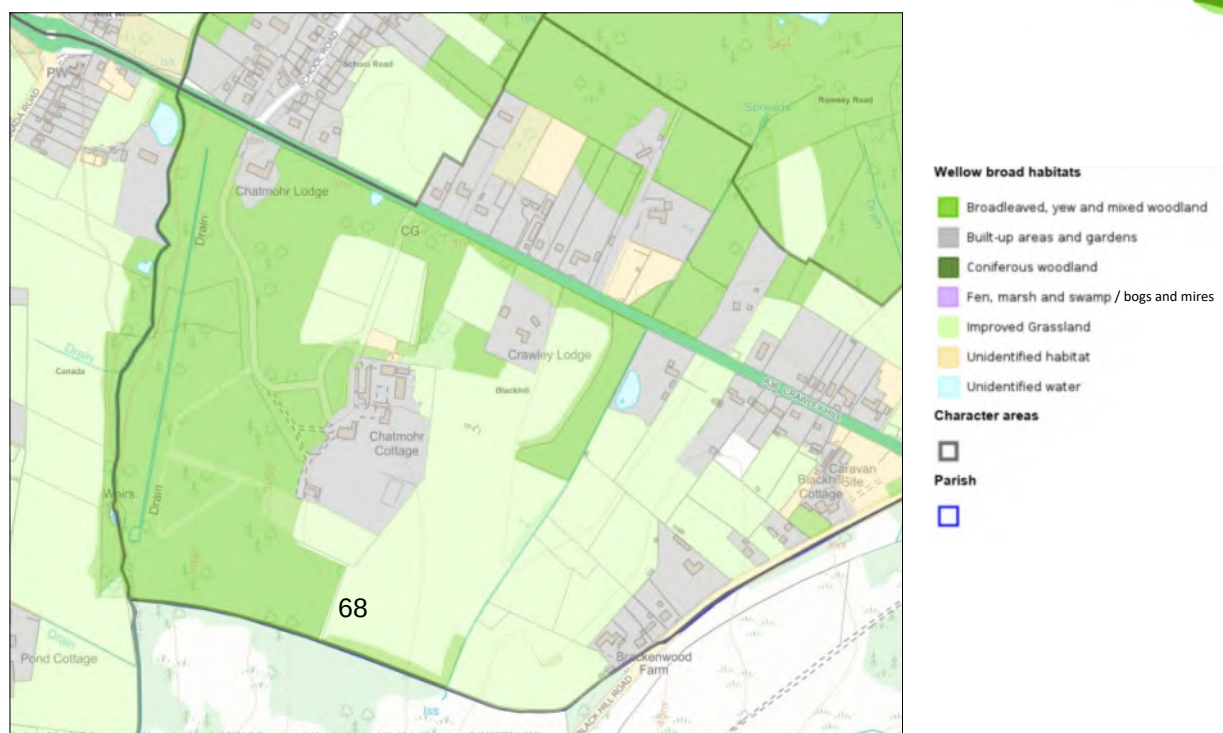


Figure 108: Extract from Wellow Community Wildlife Plan, 2014, which sets out the variety of Habitats within the Blackhill area, with Black Hill and neighbouring Bramshaw Common falling within the New Forest National Park, SSSI, Ramsar Site, SAC and SPA.

The character area consists of broadleaved mixed woodland, with significant levels of improved grassland surrounded the developed areas.

The ratio of built form to undeveloped land remains low.

Area 5 - Key findings

Key Findings and Recommendations

The following conclusions sets out the key findings from the area which should be used to inform and support the Design Code, NP policies and proposals.

1. Protect the wooded setting and maintain sense of enclosure and intimacy for properties alongside the A36. The use of landscape management plans for appropriate development which promote active management of woodland to protect and increase ecological value is encouraged
2. The area is marred by the significant traffic levels passing through the Parish. This is a physical barrier to residents wishing to use the services and facilities in West Wellow and prevents accessible car and cycle use. Traffic calming measures and a pedestrian crossing may be considered appropriate, but should not be urbanising features in this environment.
3. Investigate potential for crossing improvements (such as a central refuge)
4. Maintain, restore and where possible enhance hedgerow field boundaries
5. Seek opportunities to link existing heathland through heathland restoration
6. Appropriate boundary treatments such as native hedgerows are supported rather than suburban close-board fencing.
7. External lighting should be kept to a minimum
8. Provide deciduous species rather than ornamental conifers and evergreens on garden boundaries.
9. Ensure the setting of the New Forest National Park is conserved
10. Seek opportunities to reduce the visual impact of overhead power lines
11. Protect the area from further noise and visual intrusion from the A36
12. Seek opportunities to improve the combined footway and cycle track along the A36 for East - West Wellow



Area 6 - East Wellow/ Whinwhistle Road

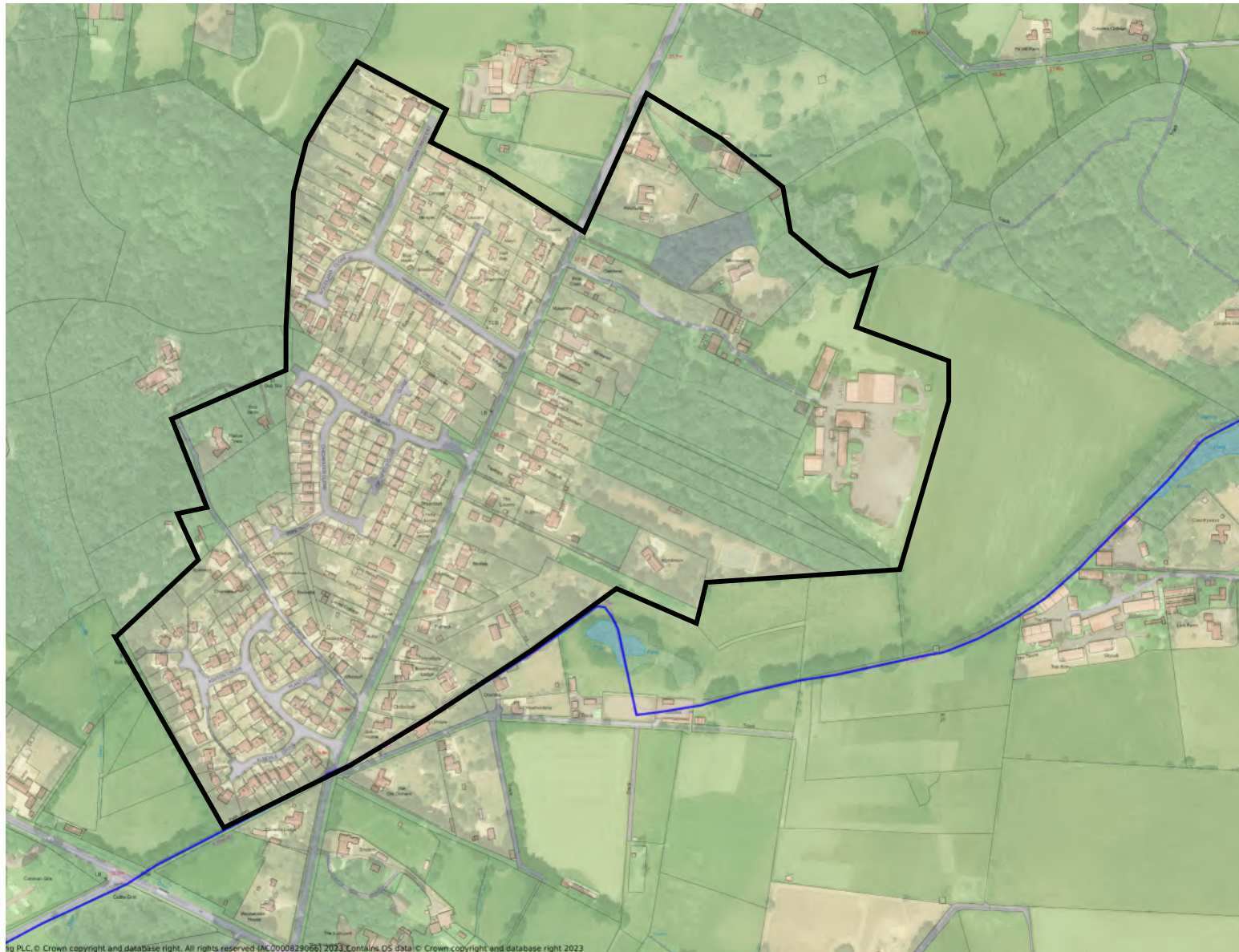


Figure 109: Present day aerial photo highlighting the wider spacing of development in Hamdown Crescent (pre mains sewage connection and reliant on septic tanks). Higher density development was constructed later.



Natural Features

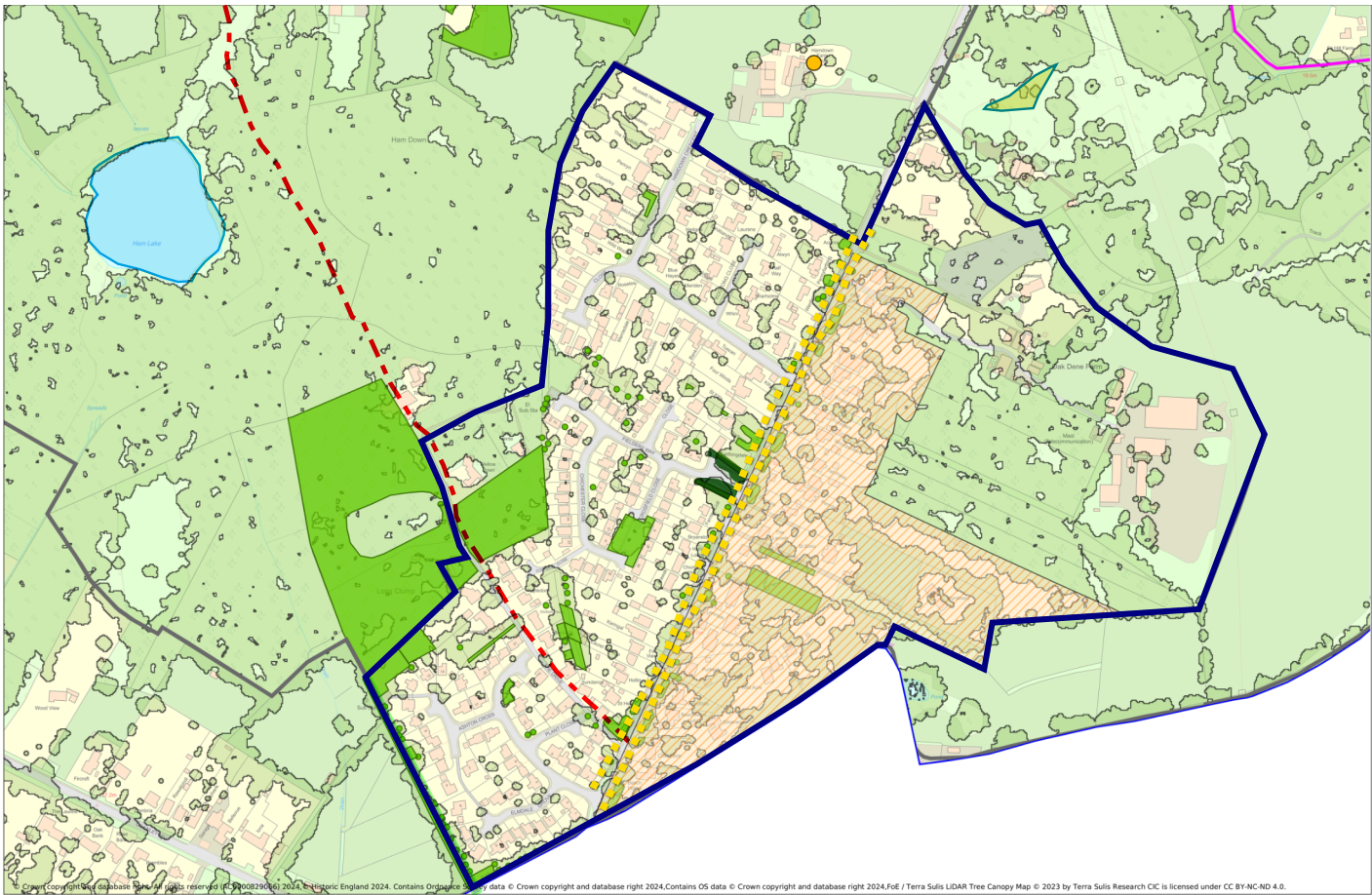


Figure 109 Overview of important natural features

- | | | | |
|-------|---|--|---------------------------------------|
| ■ ■ ■ | Trees of amenity value (frontage/ roadside) | | Waterway/ body |
| ■ | Local Green Space | | Public Rights of Way |
| ● | Tree Preservation Orders (Group) | | Potential footpath or permissive path |
| ● ● | Tree Preservation Orders (Individual) | | Special Character Area |

There are a number of trees and hedgerows of amenity value as well as substantial in depth wooded areas which form an important backdrop to the residential area.

Whinwhistle Road is subject to a number of Tree Preservation Orders and it is essential that the tree lined character is retained by any new development. Even piecemeal removal could have a cumulative impact and erode the verdant character of the area.

There is a marked contrast between the eastern side of the road, which is situated backing onto open countryside and the western side, which is much higher density and contains post 1960s housing estates. It is clear that the area to the east of Whinwhistle Road is substantially different and worthy of special consideration.

It is a key approach into the New Forest and there is a real concern that this very low density area, will be redeveloped and urbanised, as has happened with many of the surrounding areas.

As a gateway into the New Forest, it is critical that any new development retains the native tree planting and well landscaped plots.

Whilst this has not been agreed at the time of writing, the plan also shows the potential for a permissive path or public right of way to the east linking to Romsey Road in the north passing near to Ham Lake.

This would provide a safe pedestrian link from Eastern Wellow to the primary school and West Wellow beyond rather than the longer and heavily trafficked route alongside the A36.



Key Characteristics:

- Whinwhistle Road - significant scale dwellings set in large plots with an average of 9 dph
- Whinwhistle Road character of glimpsed built form, well screened by vegetation
- Modern culs-de-sac with prevalence of single storey dwellings set in smaller plots (Hamdown Crescent area)
- Lodge Vale/ Fielders Way - mix of 1, 1.5 and also some 2 storey
- Wooded setting. Tree lined roads providing distinct character
- Some remaining extensive plot sizes, with smaller homes often backing onto open land or woodland
- No dominant style or appearance - dating from 1960s onwards (with a small number of pre- and immediate post war), unified by the substantial levels of landscape screening
- Rural aspect and far reaching views to the north
- Identifiable building lines

General overview

Up until the nineteenth century the area was predominantly unenclosed heathland and rough grazing interrupted by small clumps of trees. Apart from Romsey Road and the turnpike, the only road to run through the area was Whinwhistle Road.

Post-war there was further ribbon development along Whinwhistle Road. An area off Whinwhistle Road was developed in the sixties around Hamdown Crescent and Kooyong Close.

All these developments were prior to the 1969 Village Plan (op cit). Larger developments in Fielders Way and Lodge Vale.

The Fielders Way development made possible by the purchase of the extensive back gardens of houses along Whinwhistle Road. There has been little major development since the early eighties other than infilling. A small industrial and office site has grown up in the grounds of the abandoned Oak Dene Farm off Whinwhistle Road.

A number of large detached residential properties set back in verdant plots on the eastern side. The majority are early to mid 20th century with some more recent replacement properties.



Figure 110: Hamdown Crescent looking north with the wooded backdrop of Shootash in the far distance



Figure 111: The modern culs-de-sac were developed with single storey dwellings which have smaller than average gaps between them



Figure 112: Hamdown Farm buildings can be seen at the end of Hamdown Crescent and contain a mix of older buildings and more modern barns

Layout & Spaces

With the exception of Lodge Vale/ Fielders Way developments, much of the remainder is of low density with space between and within each plot, particularly on the eastern side. Properties are predominantly set back in their plots with large front or rear gardens. Parking is usually in separate garage buildings either alongside or to the front of the property.

Along Whinwhistle Road properties have gravel or other similar surface driveway entrances, bounded by mature hedgerows.

Topography

Predominantly level, but with a view to the north set at a lower level.

Roads, streets, routes

Tree lined roads and private drives with mature hedging boundaries to the properties. Modern development often does not continue this characteristic.

Whilst outside of the area, the bad accident record and capacity limitations of the Whinwhistle Rd / A36 junction impose a constraint on further development unless this is addressed. As this is the main access point, any new development will utilise this junction and exacerbate current safety issues.

Green and natural features

Mature gardens with a high number of trees and hedges.

Building and details

The majority are single and 1.5 storey up to 2 storeys high. Whinwhistle Road has individual properties built separately, whereas culs-de-sac to the west are more generic in appearance and reflect their time.

Older properties are outside of Parish boundary to the southeast.

Streetscape features

Verdant feel with properties set well back behind high hedgerows and tree screening. Close board and panel fences are discordant features in the street scene.

There is a lack of street lighting and furniture in Whinwhistle Road, but Lodge Vale, Fielders Way developments and also Woodland Close off Hamdown Crescent have street lighting.



Figure 113: No one style of dwelling predominates in this area, however the majority draw influences from traditional styles



Figure 114: The rural character is apparent with trees lining the frontage



Figure 115: Buildings are glimpsed beyond vegetation and private driveways are informal without significant levels of hard standing

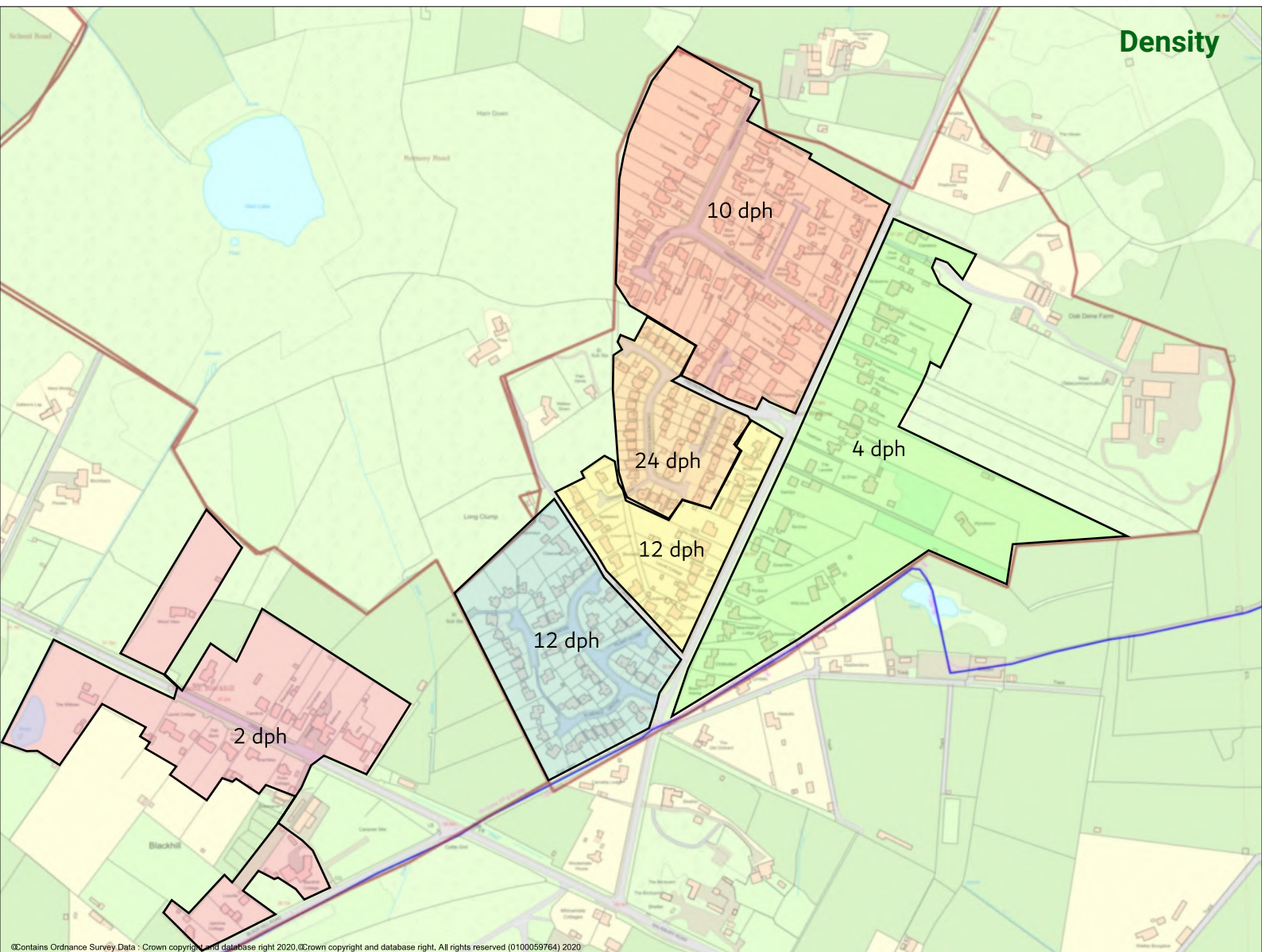


Figure 116: Average Density Figures for both East Wellow and Black Hill areas.

There is a considerable difference between the different areas, which reflects the period of development. The most recent developments have the highest density, which often does not contain sufficient landscaping or open space to integrate it with the surrounding area



Figure 117: Many dwellings retain a low key entrance rather than dominant, high gates and walls. There is a significant set back from Whinwhistle Road. Smaller properties in large plots are often demolished for larger replacement dwellings, this can have an impact of the availability of smaller housing stock as well as cause issues with the over development of plots, out of keeping with the character of the area.



Area 6 - Key findings

The following conclusions sets out the key findings from the area which should be used to inform and support the Design Code, NP policies and proposals.

Key Findings and Recommendations

1. The original character of this area is distinctive, with the emphasis of the landscape containing the development. Particularly where the character areas border agricultural fields and woodlands. The impression is of glimpsed views of buildings. Modern development has adversely eroded this character. It is important that future development should maintain the verdant, landscaped character and the removal of trees and hedgerows should be resisted unless justified.
2. There is a complete lack of any amenities, facilities or provision of public open space. This is combined with a lack of safe pedestrian and cycle routes to West Wellow village centre. This can make the area feel excluded from the other built up areas of the parish.
3. The ratio of built form to plot size is extremely low on the eastern side of Whinwhistle Road (4 dph). Higher density development and subdivision within and adjacent to the area would have a marked impact and would detract from the special sylvan character. New development should maintain the low density nature of the surroundings, with significant gaps between buildings.
4. Whilst there is a wide variety of building ages and styles, the one unifying factor is the vegetation, both formal and informal planting is used effectively and should continue in any new development, being integrated into the initial design phase.
5. Neighbourhood Plan policies should seek to protect the area to the east of Whinwhistle Road from development which would undermine the character. A special character area may be appropriate.
6. For individual properties, low key entrances and driveways are common and the introduction of significant built features such as walls, close board fences and gateposts and tall boarded gates would detract from the character of the area.
7. The cumulative impact of extending small dwellings into significant family homes could become problematic, particularly where there is a shortage of housing stock to meet the needs of residents.
8. Provide deciduous species rather than ornamental conifers and evergreens on garden boundaries.



Figure 114: Housing at Lodge Vale is largely different from the rest of East Wellow, the street trees and verdant character are not as apparent (other than entrance) and two storey housing is commonplace



Figure 118: Hamdown Crescent leading to Woodland Close retains much of the wooded planting and is softened by the wooded backdrop to the rear

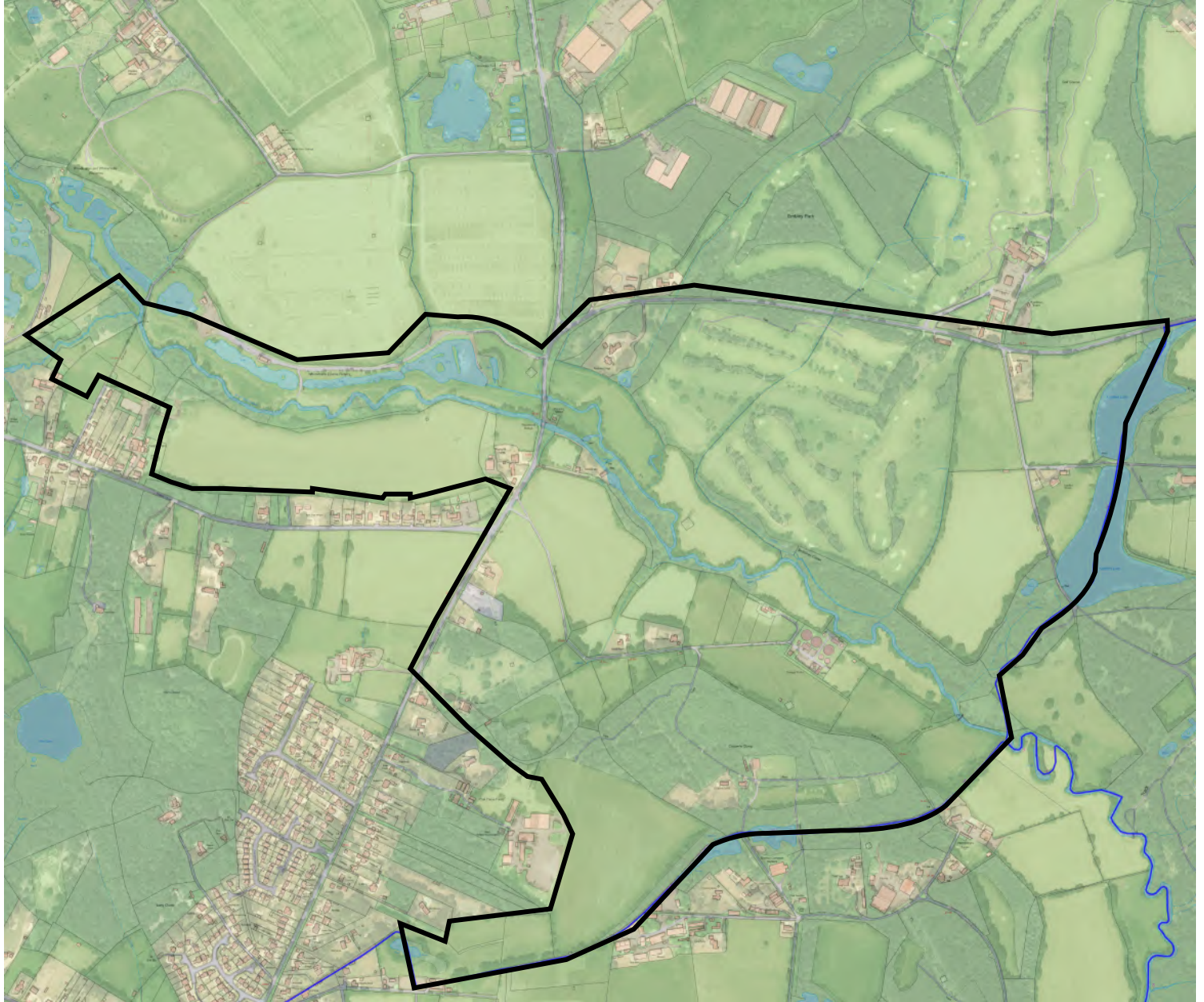


Figure 119: There are some pockets of open frontages along Whinwhistle Road, but these are not commonplace.

Extending bungalows upwards to provide a first floor may become an issue where it removes the stock of smaller housing



Area 7 - Blackwater



Key Characteristics:

- Land surrounding the River Blackwater and its tributaries, which flows into the River Test SSSI and on to the Solent area SPA/ SAC/ Ramsar sites. Also in the Mottisfont Bats SAC foraging Zone
- Predominantly individual farmsteads and associated cottages
- Rural roads and lanes with few urban features
- Trees line roads leading onto extensive woodlands
- Commercial fisheries and lakes associated
- Contains part of Wellow Golf Course
- Poor Quality agricultural land
- Large areas are prone to flood

General overview

The River Blackwater is a tributary of the River Test. Unlike the Test, it is not a chalk stream, but runs over tertiary clays and gravels. It is recognised as a spawning tributary for the Test. The area has numerous fisheries (Woodington & Whinwhistle Fisheries, Headlands Farm Coarse Fishery and Woodington Lakes) within, making the most of this important location, whilst other sections are managed by various owners primarily for conservation.

It contains a number of woodland areas such as Bellconey Copse and Coopers Clump as well as Wellow Golf Course.

There are few properties, mostly scattered associated with farmsteads. Warner's Farm, Fir Hill Farm, Ryedown Lodge, Coopers Cottages, Kentford Lodge and House and properties on the northern section of Whinwhistle Road, before the junction with Romsey Road.

Layout & Spaces

The area contains:

- Individual properties set in large plots away from the road frontage.
- Fishing lakes and ancillary buildings.
- Golf Course.



Figure 120: River Blackwater Tributary



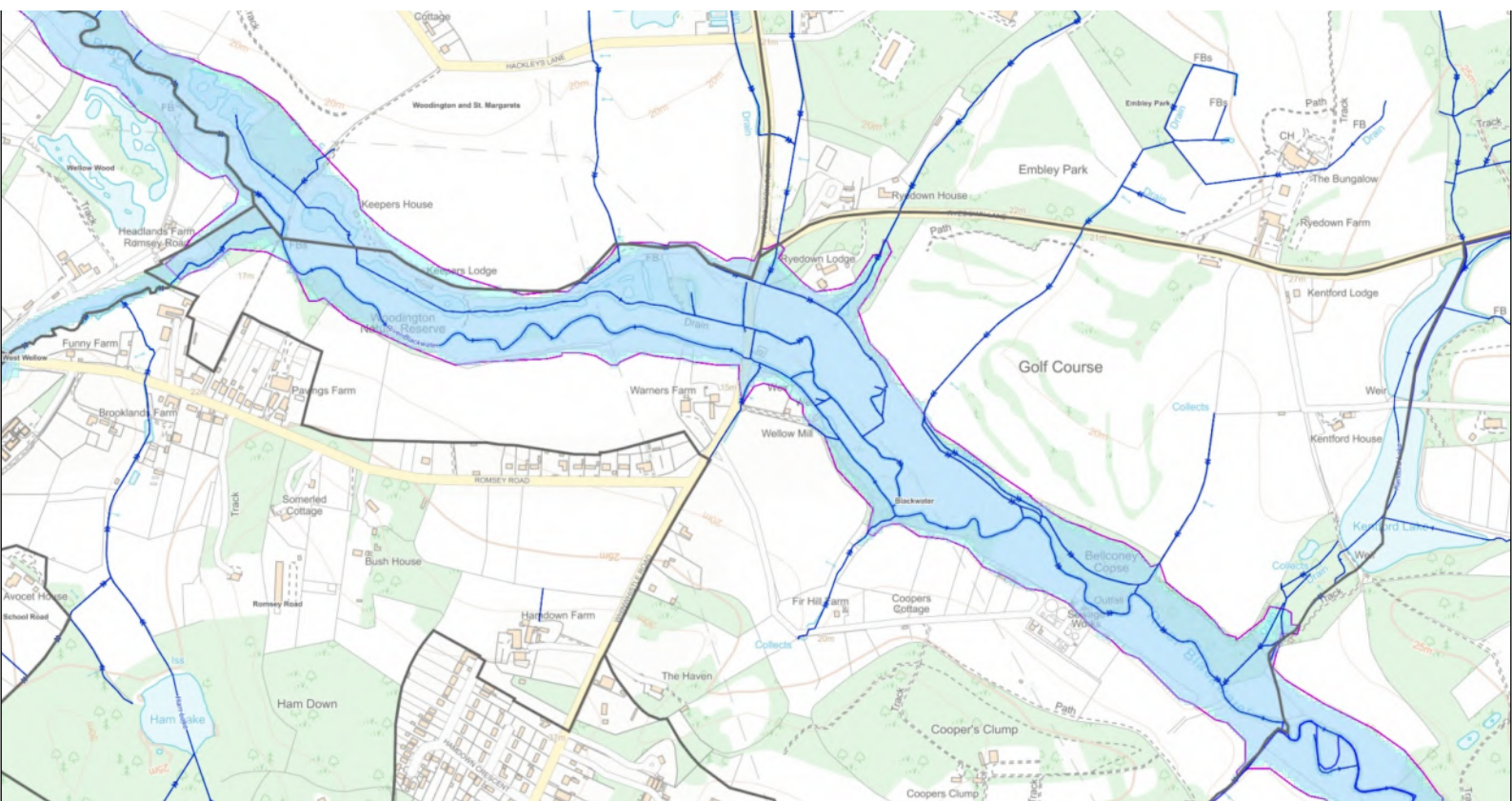
Figure 121: the area requires management and maintenance to ensure the health of the watercourse



Figure 122: Volunteers have begun to work to promote conservation and restore the waterways



Figures 123 and 124: Showing both the Embley area (foreground and Blackwater beyond, both areas are largely uninhabited, with only a few isolated dwellings



Figures 125: Showing the River Blackwater flood zones and its tributaries



Roads, streets, routes

Rural lanes with no pavements or street lighting - promoting the rural character.

Green and natural features

Natural and managed woodlands

River Blackwater and its tributaries

Wooded lanes

Informally landscaped front gardens, generally enclosed by native hedgerows.

Man made landscapes around the fishing lakes and golf course.

Building and details

Farm buildings and cottages

Minimal built form relating to the fisheries

Streetscape features

Limited road markings or features



Figure 126: the area is characterised by rural country lanes



Figure 127: commercial activities whilst generally can't be seen from the road other than significant and often dominant entrance features. Some are urban and out of character, whilst others are more sensitive.

Significant built form and advertising can have an adverse impact on the character of the area.



Figure 128: A number of smaller dwellings in large plots still exist. These are often a prime candidate for redevelopment. They can reduce the stock level of smaller dwellings in the parish



Figure 129: historic farmstead are common in this area. Whilst closeboard fencing is often a discordant feature, this can be softened by external planting

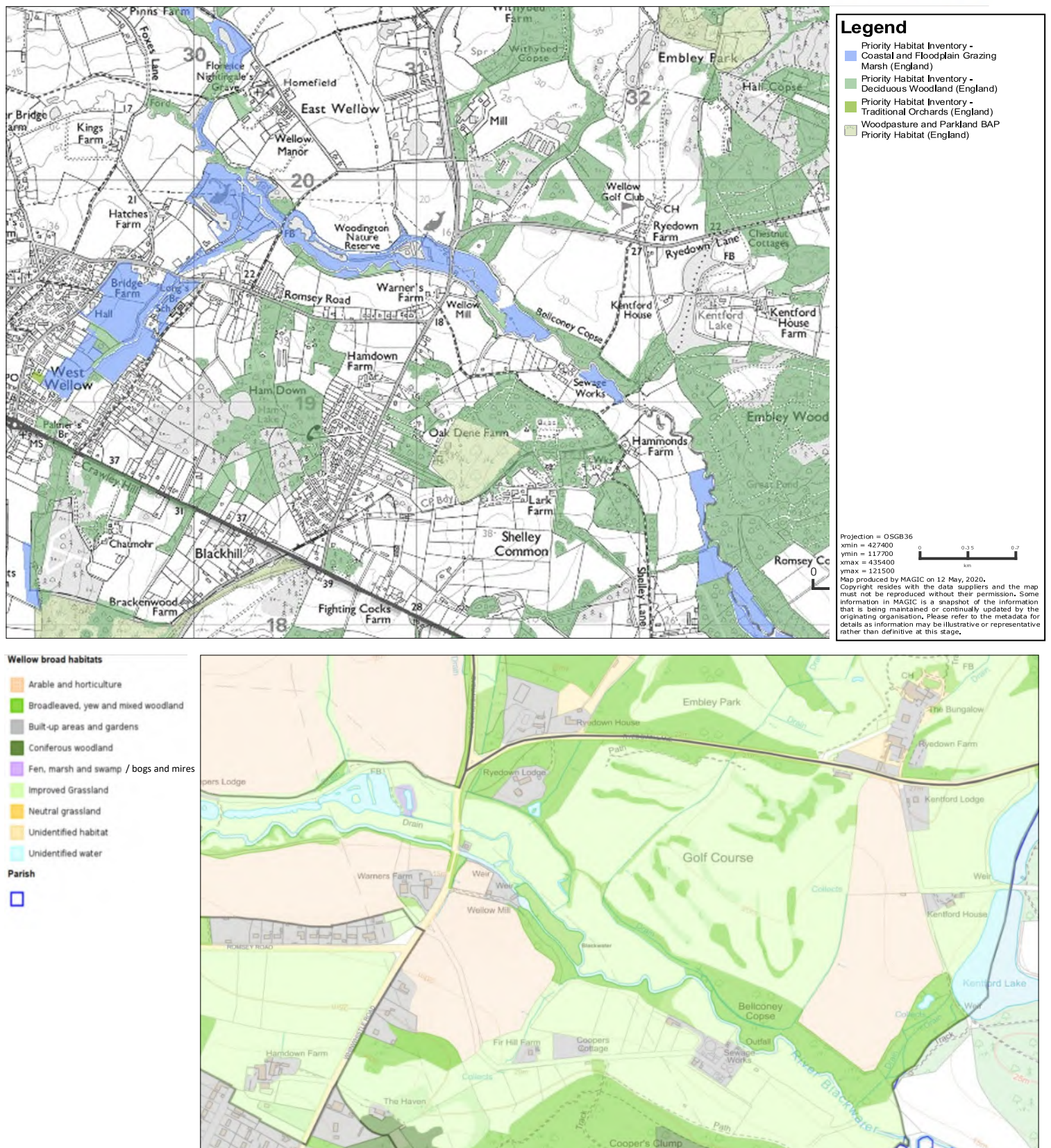


Figure 130 and 131: Extract from MAGIC database and the Wellow Wildlife Study (as transposed onto ParishOnline) highlighting the Blackwater area and its habitats

The area contains a number of priority habitats including coastal plain grazing marsh, deciduous woodland and woodpasture and parkland. The extract from the Wellow Wildlife plan and information from the Hampshire Biodiversity Information Centre above highlights the uses alongside the river and its streams as also including improved grassland.

There is a distinct corridor visible on both figures and land uses have a distinct riverside character. The maps

also highlight the significant extent of agricultural and horticultural uses adjacent to the watercourses.

Whilst not directly part of the character, the effect of the uses have implications for surface water run-off and pollutants from other uses could be significant since the water runs into the River Test SSSI and on into the Solent SAC/ SPA/ Ramsar site as well as the Mottisfont Bats SAC foraging Zone. Separate evidence base documents on ecology cover this in detail.



Area 7 - Key findings



The following conclusions sets out the key findings from the area which should be used to inform and support the Design Code, NP policies and proposals.

Key Findings & Recommendations

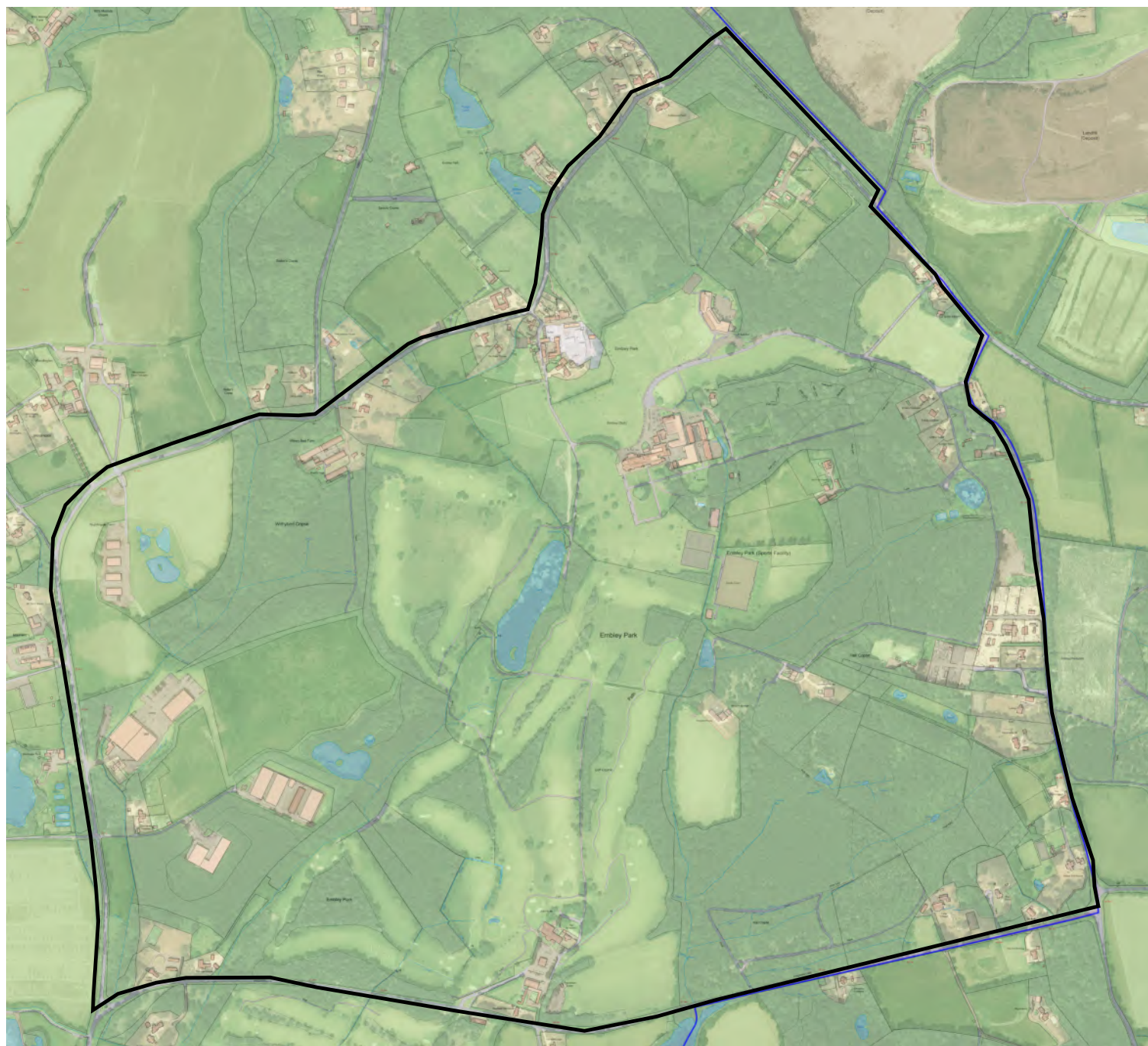
1. There is a limited amount of development in this part of the Parish. It is imperative that the land uses in this area are not overly dominant or intensive. A careful balance should be taken between enabling businesses such as the fisheries to thrive, without allowing built form to adversely impact on the area.
2. Opportunities for restoration of the watercourses biodiversity enhancements should be promoted to enhance their ecological value. The watercourses and adjacent vegetation provide a vital corridor for wildlife along the valley and to either side.
3. The level of tree cover and planting is key to the character of the area. These must not be reduced unless adequately justified with appropriate replacement planting proposed.
4. Development should not have any harmful impact on the Mottisfont Bats SSSI/ SAC foraging zone. This includes ensuring that large-scale or cumulative erosion of important vegetation should not result. Lighting is also an important factor and should be of a type which would not disrupt foraging routes.



Figure 132: Lakes and fisheries along the Blackwater



Area 8 - Embley Park





This area is bounded by Ryedown Lane in the south and Woodington Road in the west. It includes Embley Park and adjacent woodland together with some farmland. A number of areas of woodland have been identified by English Nature as "Ancient Woodlands", notably Hall Copse in south-east corner of the area.

Embley Park itself was first established in the mid eighteenth century and further developed in the mid nineteenth and early twentieth century. It consists of an

impressive house with a sixteenth century core, now much extended with formal gardens, open parkland and woodland. The estate came into single ownership (the Heathcote Family) in the late eighteenth century who made major changes to the estate before being bought by the Nightingale family in 1825, who made further changes including extensive landscaping. The Nightingale family finally sold the property in 1894, which then passed through several owners.

★ Listed building

Registered Park & Garden

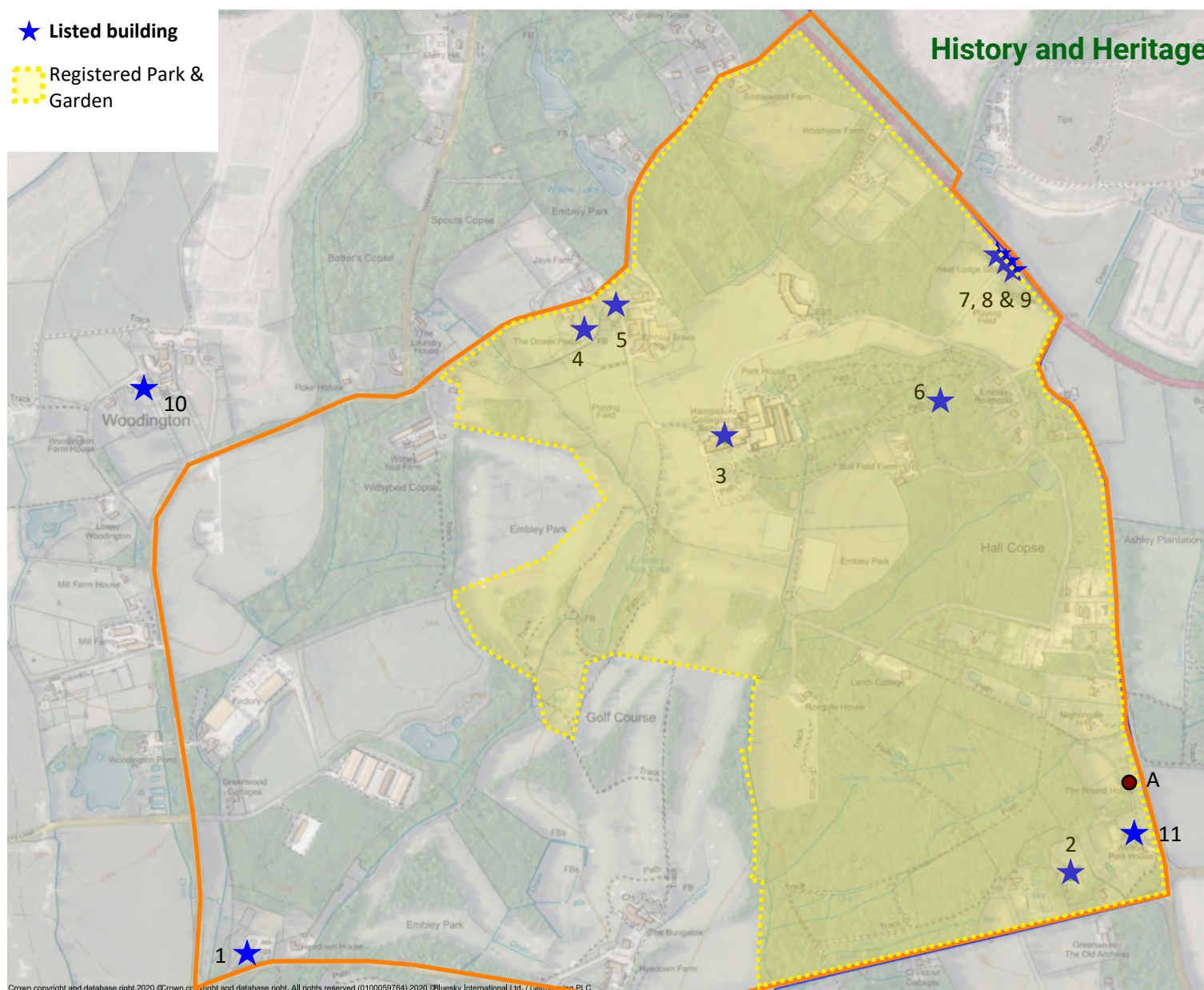


Figure 133: Designated Heritage Assets in and around the Character Area

GRADE II LISTED BUILDINGS

1. TUDOR LODGE
2. GROTTA COTTAGE
3. EMBLEY HOUSE
4. THE DOWER HOUSE
5. EMBLEY COIGN/ EMBLEY THATCH

6. CROMWELL'S SEAT 400 METRES EAST NORTH EAST OF EMBLEY HOUSE
7. NORTH LODGE
8. GATES TO EMBLEY PARK
9. SOUTH LODGE
10. WOODINGTON HOUSE
11. WELLOW PARK HOUSE

GRADE II LISTED Park and Garden

12. EMBLEY PARK

Locally Important Buildings

- A. THE ROUND HOUSE



Figure 134: Quiet rural lanes are a key feature of the area

During and after the Second World War the Park was divided and sold. A private school was established in the house and surrounding grounds. Embley Park School now occupies the house, gardens and a part of the Park where it has significantly added to the buildings. A golf course now exists in part of the Park and on land adjacent in the south.

The Park and gardens are listed by English Heritage as being "at risk". Although a Conservation Management Plan covers the school, the historic character is said to be vulnerable to additional facilities. The wider park is divided between multiple owners and suffers accumulative development pressure .

The south west, beyond the Park proper was, until the early part of the nineteenth century, common land but was then enclosed and used for farmland. It is now a mixture of woodland, plantation and farmland. There are a number of commercial uses in this area including a pipe extrusion factory.

To the east along Gardners Lane, is a Travelling Showpeople site at Hall Copse, which has planning permission for approximately 9 plots.



Figure 135: Embley Wood



Figure 136: School Playing fields



Figure 137: Derelict farm buildings



Key Characteristics:

- Registered Park and Garden with numerous listed buildings and structures
- Typical estate style cottages and housing, predominantly 2 storey housing individual detached plots.
- Small pockets of development, very low density.
- Mature, parkland landscape
- Golf course in central area, creating a manmade landscape
- Commercial development to the west - completely screened by trees
- Within the Mottisfont Bats SAC foraging zone

The area was little settled until the nineteenth century. Some building associated with the Park occurred in the nineteenth century along Embley Lane, for example the Dower House, and at the junction of Ryedown Lane and Gardeners Lane. Further settlement, mainly recent, has occurred along Embley Lane and Gardeners Lane which has led to some degradation of the woodland.

Layout, spaces

Buildings are often prominent in the street scene due to their scale and appearance. Sited with reasonable sized front gardens/ landscaping or closer to the highway on smaller lanes. Dwellings face the road and are in close proximity to the properties on either side toward the centre of Wellow Parish or in isolation towards the edge of the built up areas.

Topography

Varies from 22m AOD (Above Ordnance Datum) in southwest corner (toward Ryedown House) to 63m AOD across the area to the northeast corner at West Lodge Gate.

Roads, streets, routes

Site dependent, but generally sited on the older more historic lanes or crossroads.

Green and natural features

Most dwellings have reasonable sized, matured gardens, well enclosed by planting. Close board/ panel fencing is not prevalent. Other commercial properties are set within wooded areas and accessed via longer driveways. Whilst there are a number of sizeable developments, the level of vegetation provides a good level of screening, retaining the rural character.



Figure 138: Aerial view of Home Farm buildings and cottages - former farm buildings have been cleared for redevelopment



Figure 139: Embley Park Lake and Golf Course



Figure 140: Embley Park once home to Florence Nightingale is now Embley School (formerly Hampshire Collegiate School)



Figure 141: Embley School

Building and details

Late Victorian properties consisting of Embley Park estate buildings (including farm and cottages). Traditional in form in red brick (or latterly rendered) with slate or red clay tile roofs predominantly simple building forms, with use of gables and dormers. Lesser ornate features on more modern dwellings in comparison to those from earlier periods.

The Historic England listing description states that it is a Medium-sized country house, now a school. The listing is summarised as follows:

Its core dates to the 16th Century and was remodelled in the 18th Century. It was further altered and enlarged in the 19th Century by W E Nightingale. The grounds were further developed, including the woodland gardens by Major Spencer Chichester between 1898-1921 and between 1921-WWII by John Joseph Crossfield.

It consists of brick of different periods with stone dressings, and old plain tile roofs.

The plan form is of a long facade of single pile (3 storeys) and 4 wide bays with to 3 bays double pile (3 storey) and an attic block, in addition to a 20th Century wing.

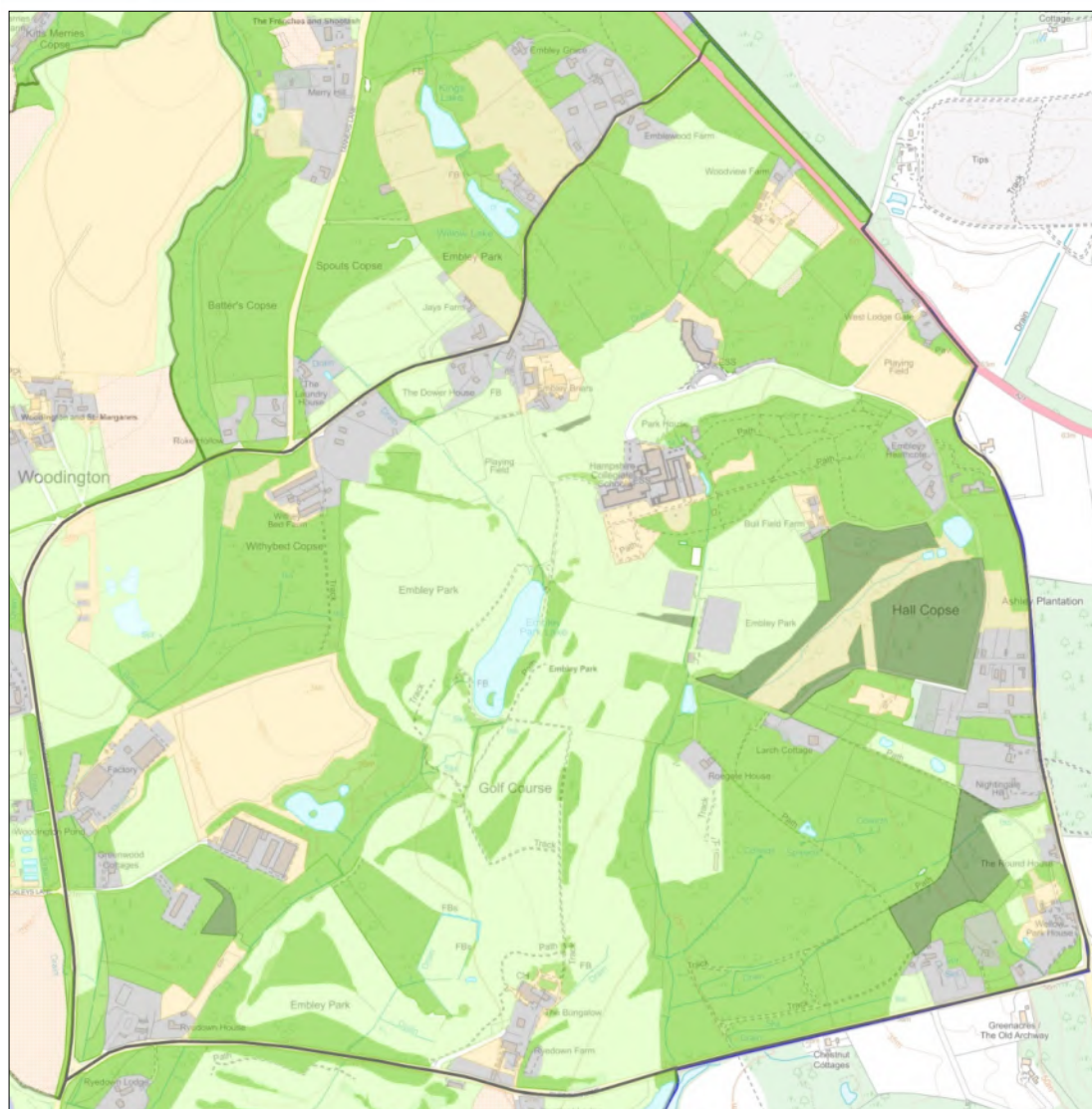
To other end is a low 1 1/2 storey service range which contains a mix of 17th and 19th Century parts.

The main elevations contains Dutch gables with hipped roof behind gables and central chimney stacks. Each of main bays has small gable containing attic window rising above parapet.

The main entrance has a 'Jacobean' porch with stone front. The centre bay has in the front, a 3 storey canted bay with open-work stone parapet. The bays each side have double doors with windows each side.

There are stone mullioned windows, tall ones in left bay are transomed. Right and centre gables are Dutch, those each side of centre are shouldered.

The interior dates from early 19th Century and was heavily altered late 19th Century. There is a small domed room in middle with classical figures in relief plasterwork. In addition it should be noted that the early 19th Century library on garden frontage and on 1st floor room are rooms which Florence Nightingale had. The house was bought and remodelled by her father and she grew up there, leaving to start her famous career. It remained her family home until 1895.



Wellow broad habitats

- Arable and horticulture
- Broadleaved, yew and mixed woodland
- Built-up areas and gardens
- Coniferous woodland
- Improved Grassland
- Unidentified habitat
- Unidentified water

Character areas

- Parish
- Character area

Figure 142: Extract from the Wellow Wildlife Study (as transposed onto ParishOnline) highlighting the Embley Park area and its habitats

Area 8 - Key findings

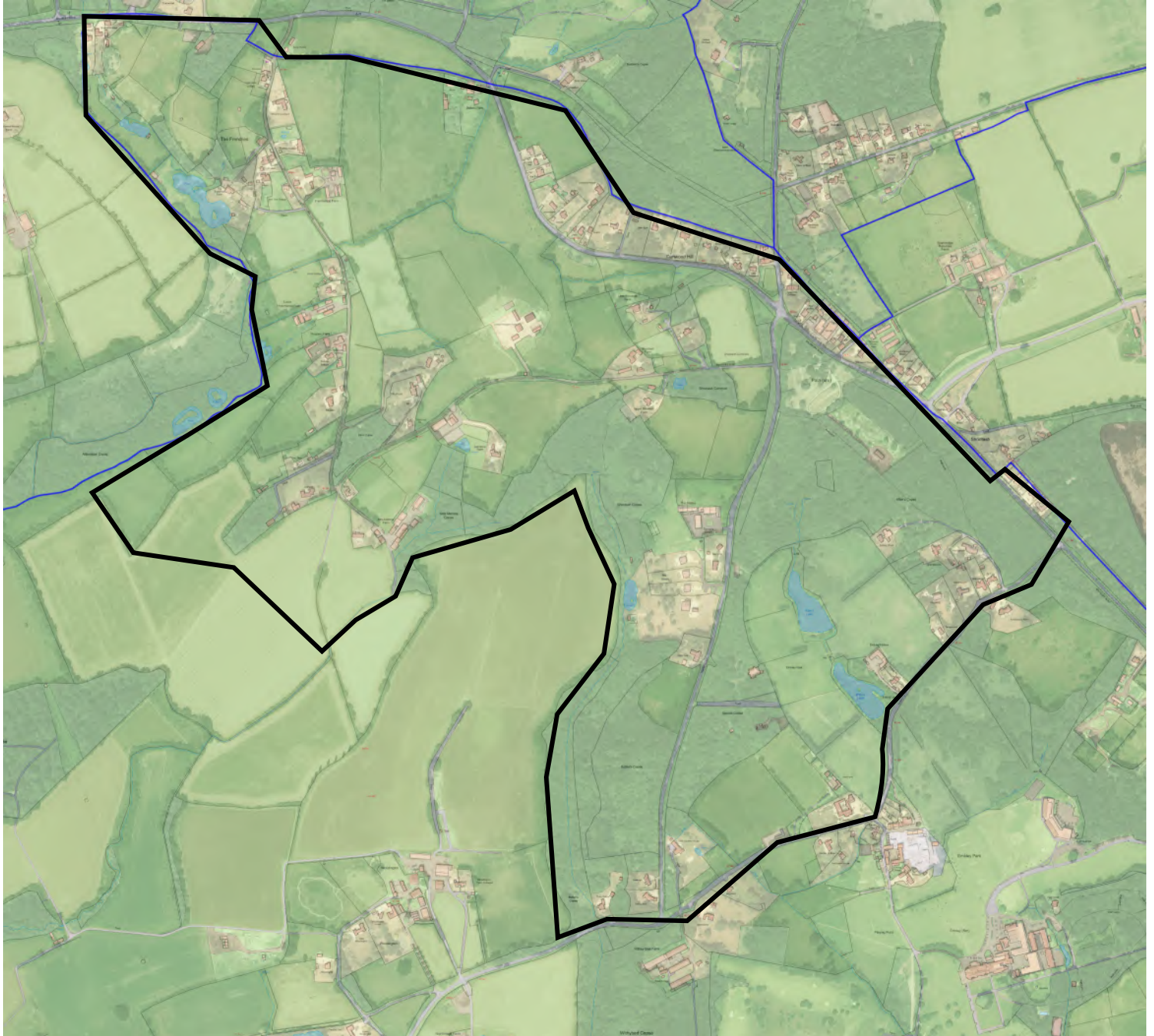
The following conclusions sets out the key findings from the area which should be used to inform and support the Design Code, NP policies and proposals.

Key Findings and Recommendations

1. Older properties and cottages make a positive and distinctive contribution to the Parish, particularly in and around country estates. Their use of traditional building, forms, materials and detailing are key to this. Where possible, new development should be encouraged to retain features of interest, original building forms and materials. New development should allow for the original building to still be read and understood.
2. Man made landscapes should not become too dominant and diminish the formal park and garden.
3. New/ replacement commercial development should remain screened to maintain the sylvan appearance of the area.
4. Entrances, particularly private ones, should not be overly dominant or urbanising. The use of high brick walls and gates is likely to be out of character with the area.
5. Balance is to be had between the development needs of Embley School (and or any other future use) and the impact upon the designated heritage assets and character of the area.
6. The parkland is on the at risk register and all development proposals (including those within its setting) will need to identify the potential impacts and mitigation required as a result of their plans.
7. Development should not have any harmful impact on the Mottisfont Bats SSSI/ SAC foraging zone. This includes ensuring that large-scale or cumulative erosion of important vegetation should not result. Lighting is also an important factor and should be of a type which would not disrupt foraging routes.



Area 9 - The Frenches & Shootash





Area 9. The Frenches & Shootash

Key Characteristics:

- Significant scale dwellings set in large plots less than 5 dph
- Plots contained by woods and farmland.
- Individually designed properties with no dominant style or appearance - unified by the substantial levels of landscape screening
- Numerous Agricultural Barns, some converted to commercial use
- Views into the character area are of glimpsed built form, well screened by vegetation
- Within the Mottisfont Bats SAC foraging zone



Figure 143: View from the top of Frenches Lane looking across the valley

The Frenches

The area known as "The Frenches" is again a distinctive area characterised by linear settlement along Frenches Lane. Not a lot is known of the history of this hamlet, even the origin of the name is in doubt. Nevertheless, it has formed a small farming community for several hundred years. The eastern part of the area was originally common (Shootash Common) which was enclosed early in the nineteenth century. There has been limited infilling and building replacement post-war.

Shootash / Dunwood Hill

This is a very small area covering the ribbon development along the northern side of the A27 on the extreme northern edge of the Parish. This area was developed after the A27 was realigned due to the steepness of the originally route. Housing has occurred over time, largely after WWII, with later more modern infilling.

General overview

The area consists of Large detached residential properties set back in substantial verdant plots. The historic maps show the area being settled for some considerable time, but the majority of properties have been replaced by early to mid 20th Century with some more recent replacement properties.



Figure 144: There are mix of well enclosed fields such as this alongside the more extensive fields where hedgerows and trees have been removed for more intensive farming



Figure 145: Splitting smaller fields into paddocks for horse grazing and equestrian use is prevalent



Figure 146: Traditional agricultural gates respect the character of the area



Figure 147: A balance needs to be struck between privacy and security and appropriate form for the rural location. Significant gateway features and close board fencing are often too urban in form and benefit from planting to soften their impact

There is only one Grade II listed building, known as Buck Hill Cottage - former inn (18th Century), later a shop and bakery until mid 20th Century. A Grade II listed milestone is also in close proximity to Mile End on the A27.

A feeling of remoteness and tranquility is evident (with the exception of those areas alongside the A27).

Layout & spaces

Loose knit, low density with an extensive space between and within each plot. Properties are predominantly set back in their plots with large, enclosed and landscaped front gardens.

Parking is usually in separate garage buildings either alongside or to the front of the property.

Often long gravel or other similar surface driveway entrances, bounded by mature trees and hedgerows

Topography

Undulating - ranging from 83m AOD at Shootash Common to 37m AOD at Winacres Farm.

Roads, streets, routes

Tree lined lanes with grass banks and verges or mature hedging boundaries to the properties.

Green and natural features

Mature gardens with a high number of native trees and Hedges, with ornamental planting beyond. Close board and panel fences are discordant features in the street scene.

Commercial properties are largely screened behind wooded belts and native planting

Building and details

The majority of residential properties are up to 2 storeys high, with each property individually designed. Modern infill and replacements are prevalent and often extensive in size in comparison to the buildings they replace.

Agricultural, Commercial and Estate buildings are often traditional brick and tile, with numerous modern, sheet metal clad barns more recently permitted.

Streetscape features

With the exception of the A27, the routes have a verdant, rural feel with limited signage and street markings and furniture.

There is a lack of street lighting promoting the rural character.



Figure 148: The conversion of agricultural buildings should retain their former agricultural appearance and not become too domestic in nature.



Figures 149 &150: Aerial and roadside views along the A27 Salisbury Road with Shootash Garage prominent.

Many commercial uses are well contained with tree cover, but where they are open to public vantage points, open storage can be particularly harmful in terms of visual impact.



Figures 151 &152: New development in the countryside can be particularly prominent and requires great sensitivity to ensure that it adequately integrates with its surroundings.

The number of replacement dwellings or small developments which are solely 4 bedroom or larger is increasing in the parish. A mix of dwelling sizes reflects the character of development in the area, rather than creating areas filled with luxury schemes

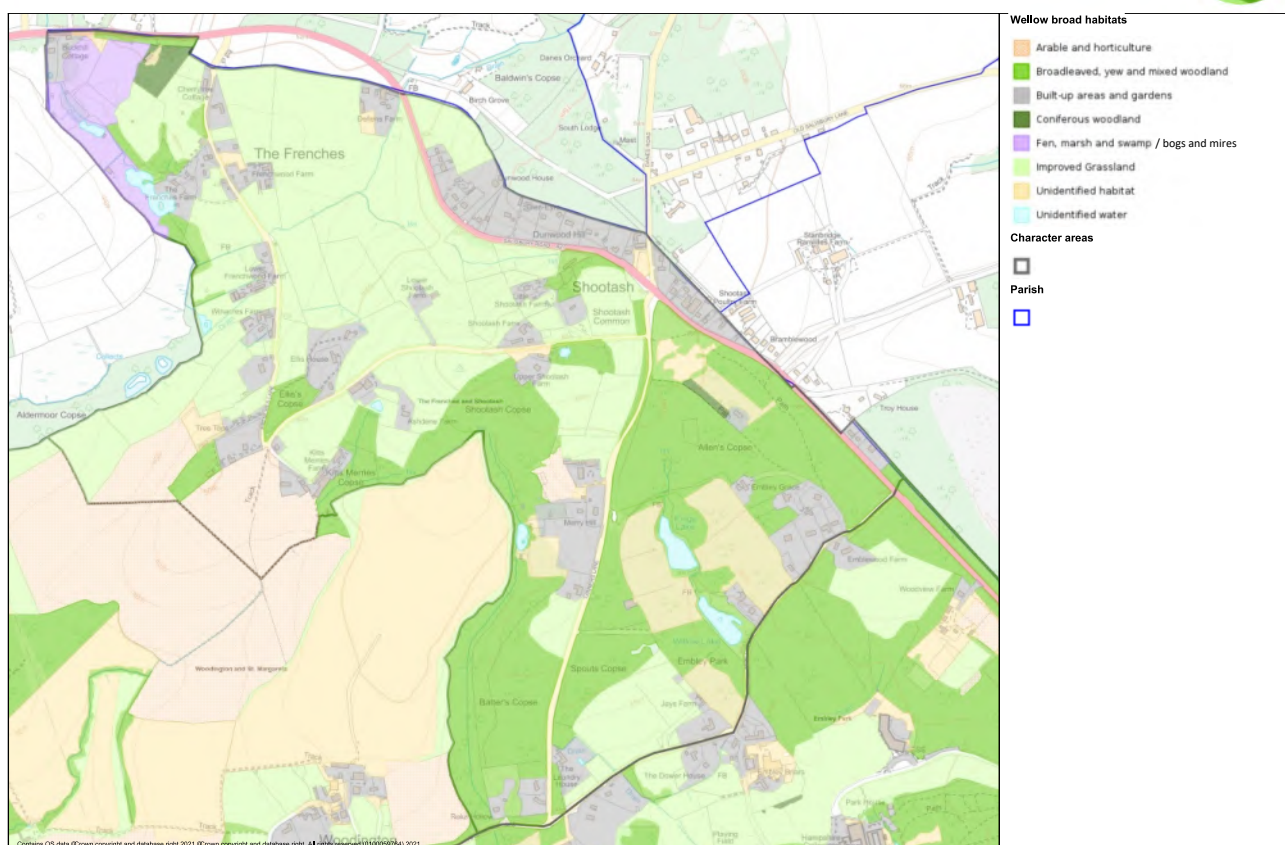


Figure 153: Extract from the Wellow Wildlife Study (as transposed onto ParishOnline) highlighting The Frenches and Shootash area and its habitats

Area 9 - Key findings

The following conclusions sets out the key findings from the area which should be used to inform and support the Design Code, NP policies and proposals.

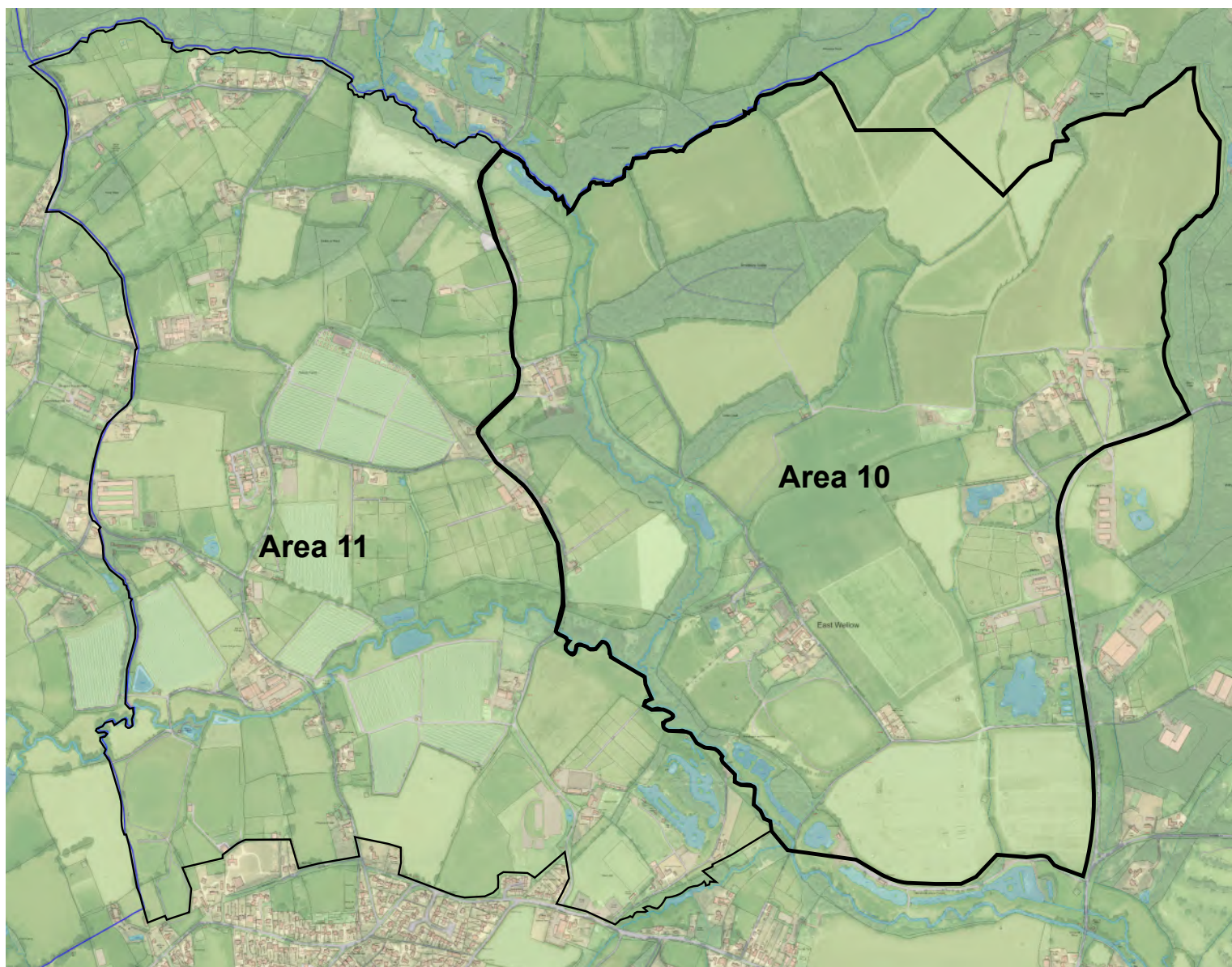
Key Findings and Recommendations

1. The character of this area is distinctive, with the emphasis of the landscape containing the development. Particularly where the character areas border agricultural fields, the impression is of glimpsed views of buildings and structures. This also applies to any change of use of the land which would be overly formal, man-made and/ or intensive and would be dominant and out of keeping. Any new development should maintain the pre-dominantly woodland character.
2. Many of the buildings are old and either have notable appearance, associations and or history. Maps dating back to the mid 1800s show numerous properties in existence at this time. Whilst the properties are not listed, they do add to the character of the area and potentially should be considered of local importance.
3. Trees and planting are key to the character of the area as a whole. Cumulative erosion associated with development should be resisted. Removal should be adequately justified and replacement planting proposed.
4. Redevelopment and extensions should not be overly dominant and should be in keeping with the appearance of neighbouring properties maintaining balance and symmetry where appropriate.
5. Whilst there is a wide variety of buildings and use in the area, the one unifying factor is the vegetation. Both formal and informal planting is used effectively and should continue in any new development, being integrated into the initial design phase.
6. Development should not have any harmful impact on the Mottisfont Bats SSSI/ SAC foraging zone. This includes ensuring that large-scale or cumulative erosion of important vegetation should not result. Lighting is also an important factor and should be of a type which would not disrupt foraging routes.
7. Neighbourhood Plan policies should seek to protect this area and its setting from development which would undermine the special character. Designation as a special character area could be considered in the Neighbourhood Plan.



Area 10 Woodington & St. Margaret's

Area 11 Wellow Wood





Areas 10 Woodington & St. Margaret's & Area 11 Wellow Wood

Key Characteristics:

- A largely agricultural landscape
- Clusters of buildings and dwellings usually relating to agriculture
- Extensive equestrian uses
- Extensive Solar Farm
- Extensive Polytunnels
- Farm workers dwellings
- St. Margaret's Church and the grave and memorial to Florence Nightingale



Figure 154: Grade II Listed The Old Gables (formerly the Vicarage)

General Overview

This area consists of the cluster of buildings around St. Margaret's Church, Woodington to the east and the various farmsteads such as Cross Oak, Pinns and Foxhills Farms to the northwest. The latter is an equestrian centre of some size with indoor and outdoor arenas, stabling and paddocks. Further equestrian uses are also situated across Foxes Lane to the east and cover a significant area of land as well as extensively in other locations as shown on page 98.

The majority of buildings however are associated with agriculture or have been converted from agriculture originally.



Figure 155: Traditional outbuildings associated with the Grade II Listed The Old Gables



Figure 156: St Margaret's Church and the Nightingale Memorial



Figures 157: The recently uncovered Sounding Arch - This seat was made from stones from the old "Sounding Arch" bridge erected at the top of Ryedown Lane by Thomas Heathcote in 1818 to carry the Embley Carriage Road over Ryedown Lane to the lodges at the estate exit near Ower. Soon after the demolition of the low and narrow bridge in 1966 the seat was installed.



Figure 158: Replica of the Scutari Cross made from spent Crimean bullets for Florence Nightingale



Land at Woodington Farm was permitted as a Solar Farm in 2015, with the consent amended in July 2019. A plan showing the extent of the area covered is found on page 98.

Figure 153 shows the cluster of listed buildings and structures in the area. St. Margaret's Church dates back to 1215 and is a Grade I listed building. It is built of mixed flint and stone with a plain tile roof. The interior has medieval plasterwork including wall paintings.

The adjacent Vicarage (now known as Old Gables) is Grade II listed, built in the 18th Century and constructed from brick (with blue headers), part render, with a plain tile roof.

Wellow Manor dates in part to the 16th Century with later extensions throughout. Constructed of brick in English bond, with a plinth and 1st floor detailing and a slate roof.

The surrounding farm buildings have now been converted to residential use.

There are a number of historic farms in this area, although many of the original buildings are no longer in existence.



Figure 161 & 162: Front and rear elevations of St. Margaret's Church



Figure 163: Pinns Farm Bungalow is a good example of a traditional New Forest dwelling which remains largely unaltered.



Figure 164: Converted buildings on the former Wellow Manor Farm site



Topography

The area ranges from 41m AOD at Woodington Farm in the east to 52m AOD in the west At Short's Farm, with the exceptions being the river valleys in between.

Buildings and Details

Numerous historic farms, farmhouses and cottages which have modernised as times have required, although the majority retain much of the traditional form.

New large scale, metal clad agricultural and equestrian barns often dominate in this area.

Polytunnels which can be considered permanent structures and are visible from short and long distance views and have associated glare in sunlight.

Numerous mobile homes for agricultural workers are often sited in inappropriate locations, with little screening or residential amenity.

Layout & Spaces

The development of farm buildings appears to relate well to the original form of the farm courtyard with buildings in close proximity to each other rather than spread out over the wider landscape. A small number of brick built barns and other associated buildings remain with few alterations to the form and appearance.

Modern development moves away from this pattern and is often not well related to other buildings within the landscape.

Roads, streets, routes

Majority of the buildings are set back from the main roads and are accessible by private access tracks.



Figure 165: Traditional thatched cottages remain and successfully integrate into their surroundings. In Wellow Wood in particular, Ivy Cottage, Wellow Wood Cottage and Dingley Dell are all notable and locally important

Green and natural features

In domestic settings, a high number of hedges and boundary trees still retained. Fencing appropriate to the agricultural context.

In agricultural and horticultural use, hedgerows and tree cover are being removed to open up field parcels. Often these are then being subdivided into smaller grazing paddocks, by electric fencing.

Outdoor riding arenas and other equestrian paraphernalia often have adverse visual impacts. Recent developments in the parish are highly visible in the landscape.



Figure 166: Modern dwellings of a high quality design can be equally assimilated with careful siting.



Figure 167: Traditional farms and associated farmyards can still be found in the parish



Figures 168 - 169: The cumulative effect of polytunnels can have a severe adverse impact on the character of the area if not screened adequately. A balance is to be struck between, appropriate and necessary agricultural uses and their visual impact.

Greater consideration should be given to the housing of rural, seasonal workers. The siting of mobile homes can be problematic in visual terms as well as the provision of adequate residential amenity for occupants.





Key Land Uses and Issues in the Rural Parish

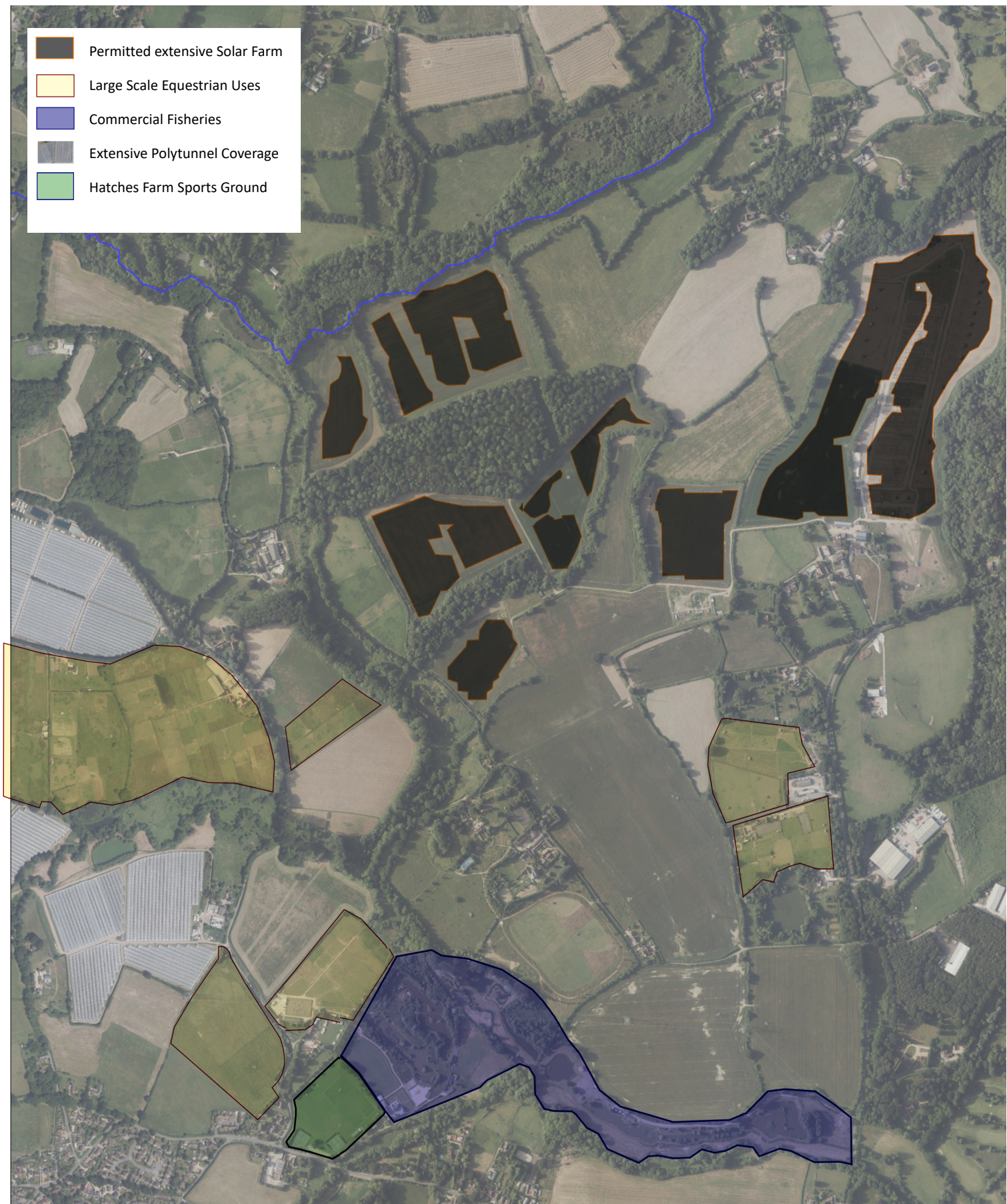


Figure 170: Intensive and notable rural land uses - whilst certain uses can be accommodated, others have an extensive, individual and cumulative adverse landscape impact

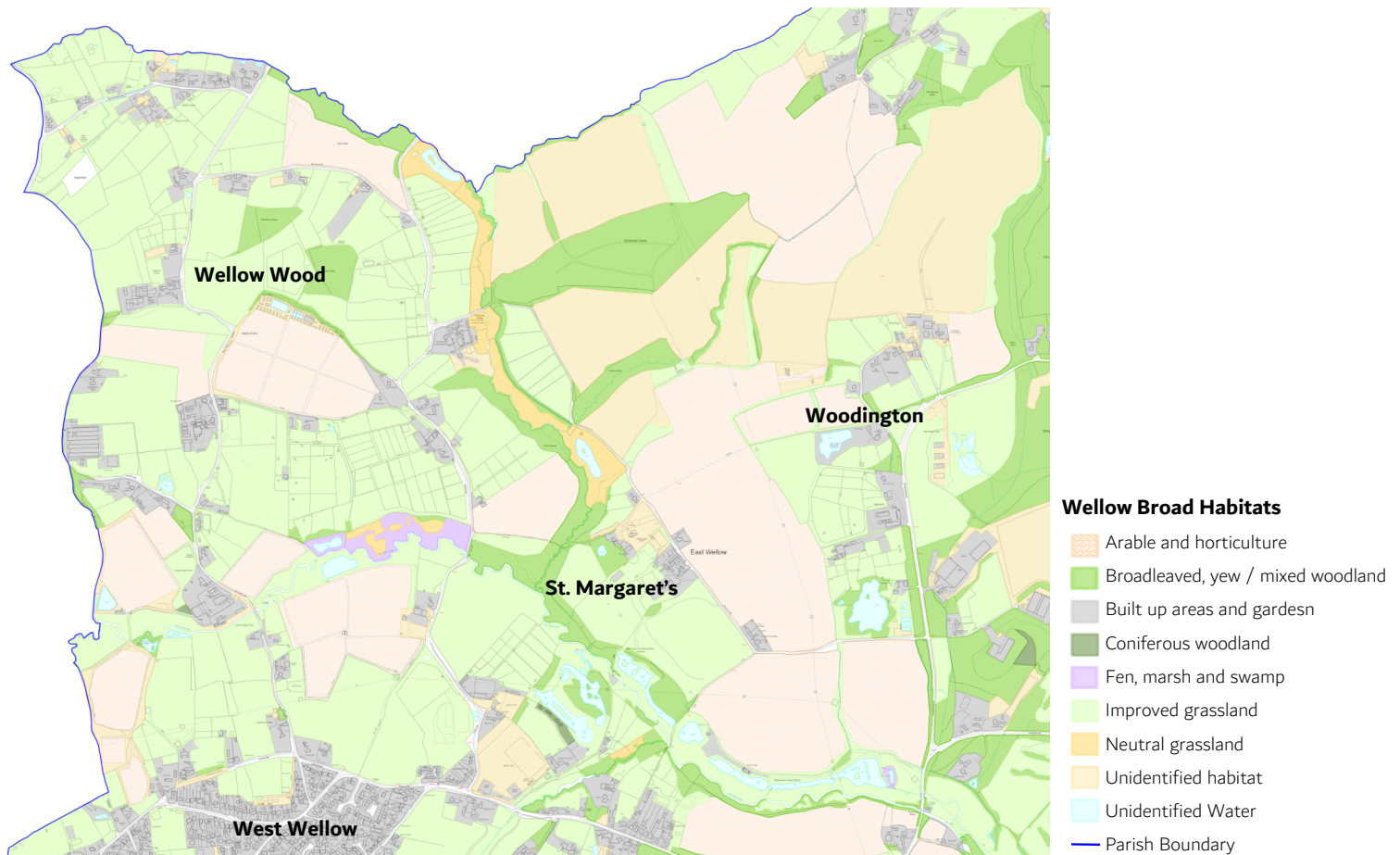


Figure 171: Extract from the Wellow Wildlife Study (as transposed onto Parish Online) highlighting The Woodington & St. Margaret's and Wellow Wood areas and its habitats

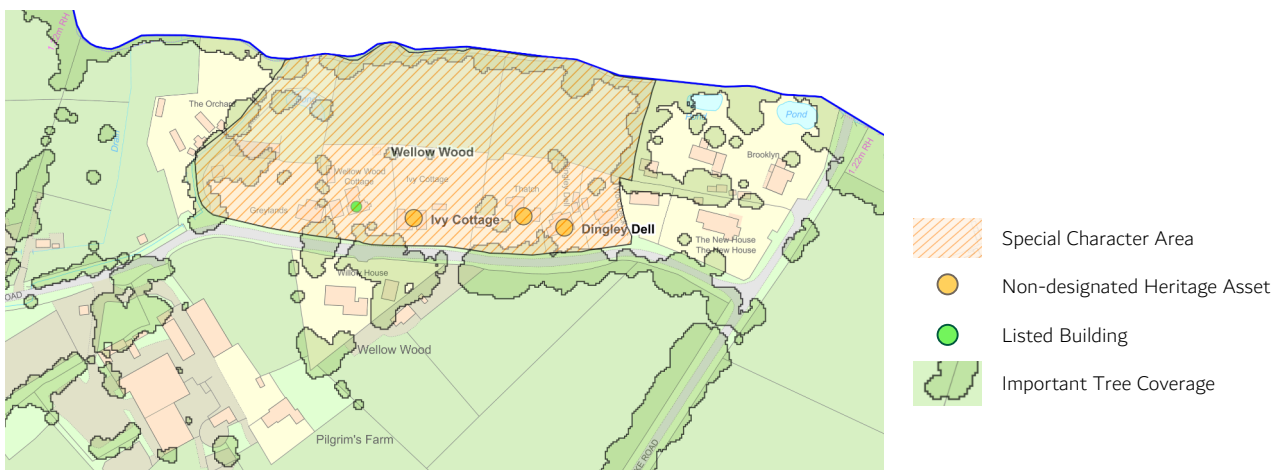


Figure 172: Highlighting the special character area of Wellow Wood

- A small pocket of development set in distinct rural landscape, which contains a number of buildings of Local Importance as well as the Grade II listed Wellow Wood Cottage.
- The area is at risk of being urbanised, as it is coming under pressure from inappropriate substantial redevelopment, replacement dwellings and extensions which cumulatively reduce native planting and space between dwellings resulting in sprawl in the open countryside. Much of the area has already been lost in this way and further protection is required to ensure future development is sensitive to the rural character.



Areas and 10 & 11 - Key findings

As shown on the previous pages, the character of the rural area has changed significantly within the last 20 years due to a number of large scale developments. These include solar farms, intensive equestrian use, commercial fisheries and polytunnel coverage. Whilst some of these uses are found outside the character areas specifically (and will be examined in the relevant character areas), such uses in general are having a substantial visual impact on the character of the rural parish as a whole.

There are not only landscape considerations from the erection of buildings and structures, but also the appearance of the land through subdivision into equestrian paddocks and the removal of trees and hedgerows to enable the uses to grow unhindered.

Whilst some uses have proposed effective screen planting, others have eroded the verdant nature through intensive use.

The following conclusions sets out the key findings from the area which should be used to inform and support the Design Code, NP policies and proposals.

Key Findings and Recommendations

1. The Parish contains a number of historic farms which are still in use or the former buildings retain many agricultural elements. There are some redundant farm buildings however. These are often converted under permitted development (where appropriate), it is essential that the key features of the building should be retained in any development proposal.
2. As Figure 165 shows, a number of land uses are extensive in scale, with a severe cumulative landscape impact. New development should not be assessed in isolation. Consideration must be given to the proximity of such uses and whether appropriate mitigation measures can be achieved. In his assessment of the area during the Examination for the New Forest National Park Local Plan, it was noted that landscape degradation had taken place at this point in time and in 2005 it was recommended that the landscape be restored and not further eroded.
3. The introduction of urbanising features would not be appropriate. These include large built entrance features and gates, closeboard or panel fencing.
4. The loss of key vegetation such as boundary hedgerows and trees should not be supported.
5. Any new development should not contribute to a significant increase in built form, which would damage important views.
6. Where equestrian uses are proposed, these should not result in the proliferation of large scale areas of paddocks which are broken down into smaller paddock areas often with associated stables and other equestrian paraphernalia.
7. Riding arenas both indoor and outdoor should not dominate the landscape or require extensive external lighting. Buildings should relate in siting and scale to those in the area.
8. Any new land use (including change of use to equestrian), which individually or cumulatively removes back up grazing land for New Forest Commoners should not be supported. The NFNPA are encouraging new initiatives to encourage the retention and provision of new back up grazing land.
9. Development should not have any harmful impact on the Mottisfont Bats SSSI/ SAC foraging zone. This includes ensuring that large-scale or cumulative erosion of important vegetation should not result. Lighting is also an important factor and should be of a type which would not disrupt foraging routes.
10. Housing for seasonal agricultural workers should be carefully considered for its cumulative effect, visual impact and residential amenity. In some instances, permanent hostel accommodation may be more appropriate as an alternative.



Figure 172: Foxes Lane Ford





Appraisal Conclusions

Below is a summary of the key issues which have been identified and should lead to a range of policies within the Neighbourhood Plan and or Design Codes.

1. **Wellow Village Centre** - Support for development in the centre of Wellow which improves accessibility and appearance around the shops should be given. Where any such use comes forward during the Plan period, opportunities, constraints and key principles for development should be taken into consideration in any future redevelopment.
2. **Special Character Areas** - A number of character areas in the Parish are considered to warrant further protection due to their unique or special characteristics, which could be adversely impacted upon by inappropriate development either on a large scale or cumulatively by smaller piecemeal development.
3. **Density and Land Use** - Recent replacement dwellings, extensions and infill development, have not always respected the density of the area in which it is located. This has led to incongruous modern development which is dominant and discordant in the street scene.
4. Given the relatively low density of much of the Parish, a balance must be struck between making best use of land and the adverse impact on these character areas. A significant increase in density, is unlikely to be acceptable. There are potential solutions to this issue which may be acceptable, but all will have to be based on a detailed contextual analysis. New proposals must demonstrate how they are in keeping with surrounding densities. Over-development of plots should be resisted.
5. **Landscape Setting** - Maintain the mature, sylvan landscaped setting. Unsympathetic modern development has led to the removal of key vegetation, this is particularly a problem where the built form is contained by the landscape and its reduction reveals a hard, urban edge which is out of keeping with the remaining verdant character. New development should minimise the removal of vegetation, particularly in areas where it is identified as a key characteristic.
6. The introduction and dominance of gated driveways has been considerable in some areas. Imposing, built structures are discordant within an otherwise soft, well vegetated area.
7. **Gaps between Buildings** - gaps between buildings are often a key feature of the area and allow for mature vegetation to grow and help soften the hard built form.
8. **Business Uses** - There are many businesses and other uses such as Hampshire Collegiate School which are likely to need to expand and maintain its buildings to meet future demand. This should be carefully balanced to accommodate growth with respect for the historic location, landscaping and identified important views.
9. **Vernacular Design** - Building forms and layouts as well as appearance and materials, which do not draw any influence from the local vernacular, giving them a generic appearance, should not be supported.
10. Older properties and cottages make a positive and distinctive contribution to the Parish. Their use of traditional building, forms, materials and detailing are key to this.
11. The Parish contains a number of historic farms which are still in use or the former buildings retain many agricultural elements. There are some redundant farm buildings however. These are often converted under permitted development (where appropriate), it is essential that the key features of the building should be retained in any development



Appraisal Conclusions

proposal. The introduction of urbanising features would not be appropriate, as would the loss of key vegetation

12. **The River Blackwater** - has its own unique character, which is subject to development pressure, particularly from intensive agriculture, equestrian, recreation and tourism uses. The area is an important feature in the landscape and in the key views. An appropriate buffer to remain free from development should be designated in the Neighbourhood Plan as development here would have the potential to fundamentally alter the character and ecology of this area.
13. **Major Roads** - Many of the character areas are marred by the impact of the A36, which creates a visual intrusion in addition to noise and traffic congestion. The road itself also creates a physical barrier to parts of village and its facilities and amenities. For any proposals adjacent to the road, the impact of such issues would have to be carefully considered in terms of noise and the siting of amenity space.
14. Equally to the north, the A27 present a problem for Shootash residents in the same regard.
15. **Settlement Edges** - Modern development on the edge of the built up areas of the settlements must be contained by the landscape. Whilst glimpsed views may be appropriate a harsh, urban edge would not be in keeping with the character of the area. Important rural views over of the wider landscape must be maintained.
16. **Views** - The character areas on the edge of the settlement and around the farms benefit from surrounding rural views, many of which are long distance. Any new development must provide sufficient assessment of the impact on such views.
17. **Open Countryside** - The land between settlements contain limited pockets of built form. These are usually relating to farm buildings and cottages, which are considered appropriate to the rural context. Large scale or intensive developments in these locations can cause significant harm to the wider landscape.
18. **Design Code** - All new development should conform to the principles set out in the Design Code. This should be based on a full and detailed contextual analysis and justification behind the proposals and how it has been designed to integrate and enhance the site and the wider area.



Character Area Summaries



Character Area 1: West Wellow

Main Characteristics

- **DESIGN / APPEARANCE**- A historic base of medieval and Victorian cottages with 20th Century infill and small scale modern estate development.
- **USES**- Mixed commercial and residential- contains village centre
- **LAYOUT**- No one predominant layout-dependent on age of properties. Older dwellings on a historic linear layout, with mid 20th Century onwards in depth estates
- **HEIGHT/ SCALE**- Largely 2 storey
- **DENSITY**- ranging from less than 5 DPH to 29 DPH
- **TPOLOGY**- Principally detached or semi-detached with generous gaps between properties
- **VEGETATION AND PLANTING**- High levels of frontage vegetation and areas of roadside trees with high amenity value including areas of TPOs (tree preservation orders)
- **FEATURES / ISSUES**- Contains 'Wellow Green Lung' important east-west open space
- Village centre could be better organised
- **DESIGNATIONS**- Partly within the National Park 400m Buffer Zone where no greenfield housing will be supported. Partially within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained



Character Area 2: Canada

Main Characteristics

- **DESIGN / APPEARANCE**- Mix of properties predominantly cottages and Victorian villas within the New Forest National Park. Largely red brick / rendered properties with plain clay tile and slate roofs
- **LAYOUT**- Loose knit layout, with little in-depth residential development
- Quiet rural lanes with no footways or street lighting
- **HEIGHT/ SCALE**- Predominantly two storey
- **DENSITY**- Low density ranging from less than 3 DPH to 14 DPH (for permanent dwellings)
- **TPOLOGY**- larger detached dwellings in good to substantial sized plots
- Some former horticultural areas which have become dilapidated or unused, but remain low key in terms of visibility from the public realm
- Distinct parcels of agricultural / horticultural land which reflect the history of the area
- **VEGETATION AND PLANTING**- Smaller pockets of woodland planting, largely dominated by more open heathland.
- Properties enclosed by hedges, boundary walls and post and rail fencing
- **DESIGNATIONS**- within National Park & 400m Buffer Zone where no greenfield housing will be supported.
- Partially within SAC, SPA, RAMSAR, SSSI



Character Area 3: School Road

Main Characteristics

- **DESIGN / APPEARANCE**- Mid to late 20th Century housing
- **LAYOUT**- Linear settlement / to the east of School Road set in larger landscaped plots / at the northern end, properties often set in compact culs de sac particularly
- Clear building lines along School Road. Properties to the east are well set back in their plots
- **HEIGHT/ SCALE**- 1to 1.5 storey dwellings with limited 2 storey dwellings
- **DENSITY**- Density ranging from 14 DPH on the western side of School Road to 7 DPH on the eastern side.
- **TPOLOGY**- predominantly detached bungalows (often with converted roof spaces) and chalets
- **VEGETATION AND PLANTING**- Significant tree lined frontage with mature trees set in and around rear gardens, providing amenity value
- Front boundaries predominantly planted, with close board fencing an uncommon unwelcome feature
- **FEATURES / ISSUES**- Access issues on to the A36
- **DESIGNATIONS**- Partially within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained



Character Area 4: Romsey Road

Main Characteristics

- **DESIGN / APPEARANCE**- historic route to Romsey
- with the village school, farms and scattered of older cottages interspersed with mid 20th Century housing.
- **LAYOUT**- Pockets of linear ribbon development distinctly separate and based on the location of historic properties. In depth development usually related to agriculture / former outbuildings
- **HEIGHT/ SCALE**- 1and 1.5 storey
- **DENSITY**- An average density of less than 10 DPH
- **TPOLOGY**- Detached, family homes set in good sized plots. Mix of dwelling types, largely of their time
- **VEGETATION AND PLANTING**- Contained by extensive planting within the wooded areas to the west
- **FEATURES / ISSUES**- Open to views across to Hamdown Farm in the east
- Busy route as alternative to A36
- Older smaller properties subject to significantly larger replacement homes and large scale redevelopment, which could lead to sprawl in the countryside.
- **DESIGNATIONS**- Largely within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained



Character Area 5: Blackhill Also known as Crawley Hill/ Crawley and Blackhills

Main Characteristics

- **DESIGN / APPEARANCE**- a distinct tree lined route along the A36 with glimpsed housing beyond. The Blackhill Road is within the National Park and is more open to heathland beyond. Buildings date from early to late 20th Century, with some older Victorian properties remaining
- **USES**- Housing, Farms and Business Uses
- **LAYOUT**- Substantial gaps between buildings. Properties along the A36 are set well back behind extensive tree cover. Properties along Black Hill Road are set back in their plots and open fronted with views over The New Forest
- **HEIGHT/ SCALE**- two storeys in height
- **DENSITY**- Set in generous plots with an average density of less than 5DPH
- **TPOLOGY**- Predominantly large, detached dwellings (except Chatmohr Estate- containing main dwelling and small business park)
- **VEGETATION AND PLANTING**- contained by the landscape and planting
- **FEATURES / ISSUES**- The majority of buildings have been extensively extended or replaced over time
- More visible suburban frontage boundary fencing (less so toward the junction with Blackhill Rd) to counteract noise issues
- **DESIGNATIONS**- within National Park & 400m Buffer Zone where no greenfield housing will be supported.
- Adjacent to SAC, SPA, RAMSAR, SSSI



Character Area 6: East Wellow / Whinwhistle Road

Main Characteristics

- **DESIGN / APPEARANCE**- the main Whinwhistle Road has a character of glimpsed built form, which is well screened by vegetation. To the west there has been modern, in-depth estate development, which is more suburban with less planting. No dominant style or appearance- dating from 1960s onwards (with a small number of pre- and immediate post war), unified by the substantial levels of landscape screening
- **USES**- Housing and Business Uses
- **LAYOUT**- Whinwhistle Road- linear route. Modern culs-de-sac: Hamdown Crescent, Lodge Vale, Fielders Way areas.
- **HEIGHT/ SCALE**- Whinwhistle Road- 2 storey.
- Hamdown Crescent area-1storey. Lodge Vale/ Fielders Way- mix of 1, 1.5 and also some 2 storey
- **DENSITY**- Density ranging from 12-24 DPH on the western side of Whinwhistle Road to 4 dph on the eastern side.
- **TPOLOGY**- Whinwhistle Road- large, detached dwellings. Modern culs-de-sac- Hamdown Crescent area prevalence of single storey dwellings set in smaller plots. Lodge Vale/ Fielders Way smaller detached / link-detached and semi-detached
- **VEGETATION AND PLANTING**-Wooded setting. Tree lined roads providing distinct character
- **FEATURES / ISSUES**- Some remaining extensive plot sizes, with smaller homes often backing onto open land or woodland. Risk of in-depth development in the open countryside to the east.
- Rural aspect and far reaching views to the north
- **DESIGNATIONS**-Partly within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained



Character Area Summaries



Character Area 7: Blackwater

Main Characteristics

- **DESCRIPTION** - Land surrounding the River Blackwater and its tributaries,
- **USES** - Predominantly individual farmsteads and associated cottages, Commercial fisheries and lakes associated. Contains part of Wellow Golf Course
- **VEGETATION AND PLANTING** - Trees line roads / lanes leading onto extensive woodlands
- **FEATURES / ISSUES** - Rural roads and lanes with few urban features
 - Poor quality agricultural land
 - Large areas are prone to flood
 - Adverse impact arising from neighbouring uses into the river and its tributaries
 - Poor management of the river and banks
- **DESIGNATIONS** - River Blackwater flows into the River Test SSSI and on to the Solent area SPA/ SAC/ Ramsar sites. Also in the Mottisfont Bats SAC



Character Area 8: Embley Park

Main Characteristics

- **DESCRIPTION** - Registered Park and Garden (at Risk) with numerous listed buildings and structures.
- Scattered properties and larger scale business uses which are well contained by woodland.
- **USES** - Embley School, Golf Course, business uses and housing / Gypsy and Traveller's pitches
- **TPOLOGY** - Typical estate style cottages and housing, predominantly 2 storey housing individual detached plots.
- **LAYOUT** - Small pockets of development, very low density centred around Embley House and farmsteads
- **VEGETATION AND PLANTING** - Mature, parkland landscape
- **FEATURES / ISSUES** - Golf course in central area, creating an obvious man-made landscape
 - Commercial development to the west- completely screened by trees, but could become prominent if tree screen reduced
 - Gypsy and Traveller's pitches to the east of the Listed Parkland which have resulted in the significant loss of trees, with no replanting or landscape mitigation.
- **DESIGNATIONS** - within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained



Character Area 9: The Frenches / Shootash

Main Characteristics

- **DESIGN / APPEARANCE** - Individually designed properties with no dominant style or appearance unified by the substantial levels of landscape screening, set in the open countryside with rolling landform and views.
- **LAYOUT** - Small pockets of development, centred around farmsteads and rural winding lanes
- **DENSITY** - Significant scale dwellings set in large plots less than 5 DPH
- **VEGETATION AND PLANTING** - Plots contained by woods and farmland.
- **FEATURES / ISSUES** - Numerous Agricultural Barns, some converted to commercial use
 - Views into the character area are of glimpsed built form, well screened by vegetation
 - Rural roads and lanes with few urban features
- **DESIGNATIONS** - within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained



Character Area 10 & 11: Woodington & St Margarets / Wellow Wood

Main Characteristics

- **DESIGN / APPEARANCE** - Individually designed properties with no dominant style or appearance unified by the substantial levels of landscape screening. A largely agricultural landscape with clusters of buildings and dwellings usually relating to agriculture.
- **USES** - Extensive equestrian uses, extensive solar farm, extensive polytunnels, St. Margaret's Church and rural dwellings
- **LAYOUT** - Small pockets of development, centred around farmsteads and rural winding lanes
- **FEATURES / ISSUES** - St. Margaret's Church and the grave and memorial to Florence Nightingale
 - Potential adverse landscape impact from visually intrusive uses and structures.
- **DESIGNATIONS** - within the Mottisfont Bats SAC foraging zone- where appropriate lighting and native species to be retained





Listed Buildings in the Parish of Wellow (as per Hampshire County Council and Test Valley Borough Council lists)

No.	Site Name	Location	Type	Listing	1 st est. Date
1	Old Slab Cottage	Old Cottage Close	Cottage	G. II	late C18
2	Old Post Office	Maurys Lane	Farmhouse	G. II	late C17
3	Bridge End	Romsey Road	Farmhouse	G. II	C17
4	Buck Hill	A27 parish boundary	Farmhouse	G. II	C18
5	Milestone at Mile End, A27	150m SE Dellens Fm	Milestone	G. II	Early C19
6	Thornegate	Romsey Road	House	G. II	C18
7*+	Cross Oaks Farmhouse	Cross Oak	Farmhouse	G. II	C17
8+	Cross Oak Granary	Cross Oak	Granary	G. II	C18
9+	Stable at Cross Oak	15m NE of Farmho.	Stable	G. II	C18
10	Buttons	Goddard Close	House	G. II	C16
11	Feltham's Cottages	Buttons Lane	House/Cottage	G. II	C17
12	The Old Cottage (Feltham)	Buttons Lane	House	G. II	C17
13	Embley House	Embley Park	Country House	G. II	C16
14	Cromwell's Seat	400m ENE Embley Ho	Garden Feature	G. II	Early C19
15	Pinns Farmhouse	Foxes Lane	Farmhouse	G. II	C17
16	Granary at Pins Farm	Pins Farm	Granary	G. II	Early C19
17	Kings Farmhouse	Foxes Lane	Farmhouse	G. II	Early C19
18	Hatches Farmhouse	Foxes Lane	Farmhouse	G. II	C16
19	Dower House	Embley Park	House	G. II	Early C19
20	Yew Tree Cottage	Gazing Lane	House	G. II	Late C16?
21	Rose Farmhouse	Gazing Lane	Farmhouse	G. II	C18
22	Providence Cottage	Gazing Lane	Cottage	G. II	C18
23	St Margaret's Church	Church Lane	Church	G. I	C13
24	Nightingale Monument	Churchyard	Monument	G. II	Late C19
25	Tombchest at Church	Outside E Church	Table Tomb	G. II	C18
26	Vicarage	Church Lane	Vicarage	G. II	C18
27	Wellow Manor	Hackley's Lane	House	G. II	C16
28	Fleet Green	Lower Common Rd	House	G. II	Early C19
29	Home Orchard	Maurys Lane	Cottage	G. II	C18
30	Luke's Farmhouse	Maurys Lane	Farmhouse	G. II	C16
31	Barn and Luke's Farm	20m SW Luke's Fm	Barn now House	G. II	C18
	Also early C19 Granary to rear at one end				
32	Granary	15m W Luke's Fm	Granary	G. II	C18
33	Tarrants Farmhouse	Maurys Lane	Farmhouse	G. II	C17 ?
34	Barn now "Tarrants Barn"	10m W Tarrants Fm	Barn now House	G. II	C18
35	Tudor Lodge	Ryedown Lane	Lodge > House	G. II	Early C19
36	Grotto Cottage	Embley Park	Cottage+Grotto	G. II	Early C19
37	Oak Cottage	Salisbury Road	Cottage	G. II	Mid C18
38	Shorts Farmhouse	Scallows Lane	Farmhouse	G. II	C16
39	Sinderkins	Wellow Drove	Cottage	G. II	C16
40	Wellow Mead	Wellow Drove	Cottage	G. II	C17
41	Wellow Wood Cottage	Wellow Wood Rd	Cottage	G. II	C16
42	Warner's Farmhouse	Whinwhistle Rd	Farmhouse	G. II	Early C19
43	Wellow Mill	Whinwhistle Rd	Mill > House	G. II	Late C18
44	Embley Coign	Embley Lane	Farmhouse	G. II	C17
45	Embley Thatch	Embley Lane	Farmhouse	G. II	C17
46	Woodington House	Woodington Lane	House	G. II	C18
(48)	Wellow Park House	Ryedown Lane	House	G. II	C19
(49-51)	Embley Lodges & Gates	A27	Houses & Gates	G. II	C19-C20

* "Building at Risk"

+ "Group Value" – building listed as part of a group.

Originally Copied from the Archaeology and Ancient Buildings list sent to Wellow History Society by Alessandra Holly, Environment Group, Hampshire County Planning Dept. in September 2002.

Public Rights of Way, (Footpaths are identified by their number, if the footpath no longer exists no number is shown here)

- | | | |
|---------------------------------------|--------------------------------------|-----------------------------------|
| 1. A27 to Boundary & Romsey Extra 5 | 10. Wellow Drove to Dandy's Ford. | 18. Romsey Road to Buttons Lane |
| 2. A27 to Tanners Lane | 11. Wellow Drove to Footpath 9 | 19. Tutts Lane to Maurys Lane |
| 4. Dark Lane to the Frenches | 12. Footpath 9 to Dandys Ford | 22. Foxes Lane to Scallows Lane |
| 5. Frenches Lane to Woodington Rd | 13. Ryedown Lane to Footpath 14 | 24. Romsey Road to Foxes Lane |
| 6. Hackleys Lane to Woodington Rd | 14. Whinwhistle Road to Shelley Lane | 25. Spout's Lane to Flowers Lane |
| 7. St Margaret's Church to Foxes Lane | 15. School Road to Romsey Road. | 26. Scallows Lane |
| 8. Broadwoods Lane | 16. Romsey Road to Hackleys Lane | 27. Scallows Lane to Flowers Lane |
| 9. Wellow Drove to Steplake Road | 17. Gazing Lane to Footpath 18 | 28. Steplake Lane to Wellow Wood |

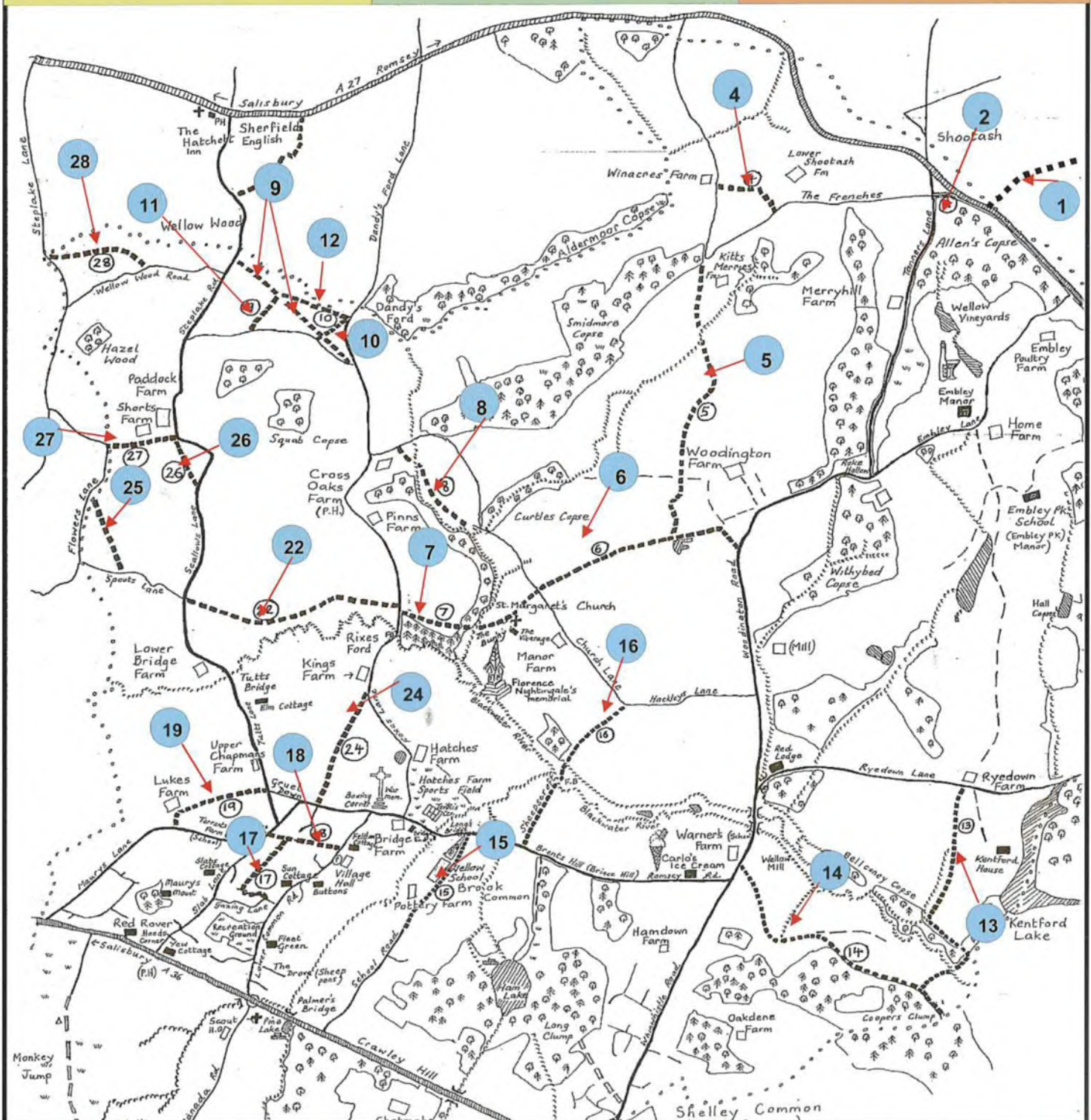


Figure 167: Parish map of Public Rights of Way as taken from the Parish Council website <https://www.wellowparish.org.uk/>