

# **LAND APPRAISAL EAST OF THRUXTON VILLAGE (INCLUDING DAUNTSEY LANE)**

20 April 2017

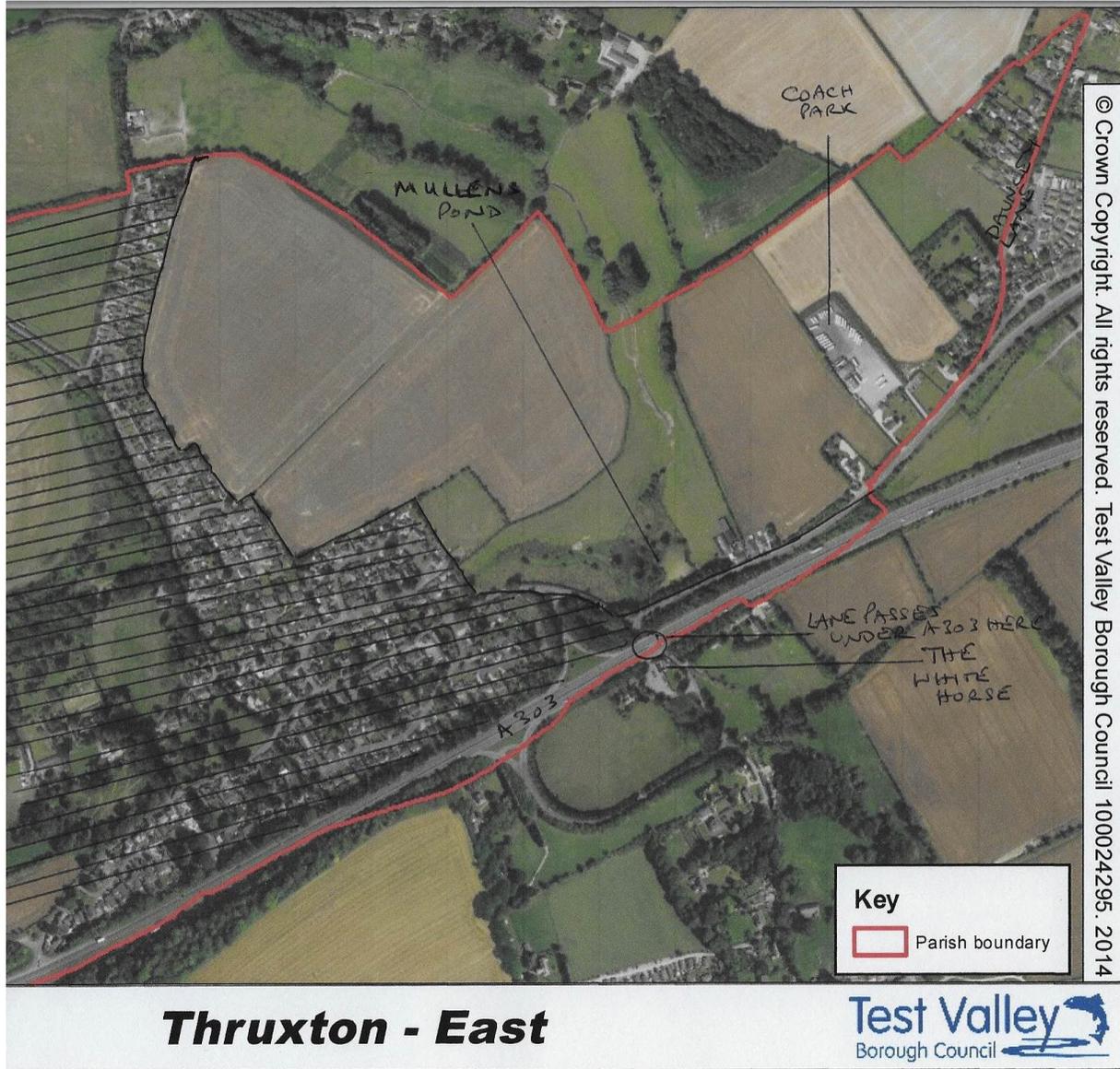
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## Introduction

The purpose of the document is to appraise the non-built land within Thruxton Parish that lies to the East of Thruxton Village, up to and including the western side of Dauntsey Lane as this is in Thruxton Parish. The land includes brownfield land as well as a larger Greenfield area. The document will not look at the large gardens in this part of the Parish - that will be addressed through consultation events with the Parish.

The appraisal should be read in conjunction with the Place Check document that was drawn up in respect of the same area.



## Landscape

Thrupton Village nestles into the landscape, almost shielded from view by the slope of the land or trees. The old village was largely located in the valley bottom, although development during the 20<sup>th</sup> Century created ribbon development to the top of Stanbury Hill. The eastern boundary of the village changed significantly in the 1970s when considerable building took place within the village, at least doubling it in size.

The landscape of the area to the East of the village is rural in character. The landscape would traditionally have been chalk grassland but the area has been farmed for millennia (see below). The area has an open quality to it. The landscape creates the setting and the character of the village: it remains very rural in character, despite being next to a major trunk road. This rural feel was identified in the survey carried out in 2016, and the consultation on the Objectives of the plan in 2017, as being important to residents within the village.

The houses in this area are individual detached homes along Amesbury Road and development on the western side of Dauntsey Lane (in Thrupton Parish). Most are reasonably large and detached.

## Land Usage

The land is largely used for agricultural purposes, primarily arable but also with areas used for grazing of sheep cattle and also ponies.

Housing is found on the periphery of the area – both as individual houses bordering Amesbury Road, but also along Dauntsey Lane (as described above). All of the houses are detached and many are large with good sized gardens.

A coaching business is run from Eastfield House on Amesbury Road. This provides employment and is a well-established business. The houses adjacent to the business are owned by family members.

Three rural footpaths in the Parish run through this area (Reference Thruxton 5, 1 and 3). They are well used and valued by local people.

## History

A Roman Villa complex was discovered within this area (one of two within the Parish) in the early 19<sup>th</sup> Century. It was re-discovered (and subsequently excavated) in the 20<sup>th</sup> Century and the remains of an interesting mosaic are at the British Museum. Archaeologists have identified older remains in the area – both Iron Age and Bronze Age. A report from 2003 (updating a previous report on the Villa) states that 'other buildings around a courtyard must lie to the South and Southwest but notes that there are no crop marks. The site is identified as being important for understanding continuity of settlement and economy in the late prehistoric and Roman periods.

Details of the Archaeology are set out in the Archaeology and Historic Buildings Record (AHBR), (Site 23631) and its status is recorded as a national Monuments Record but it is not a scheduled monument.

The relevant excerpt from the AHBR is at Appendix 191 of the Thruxton Neighbourhood Development Plan Steering Group Dropbox.

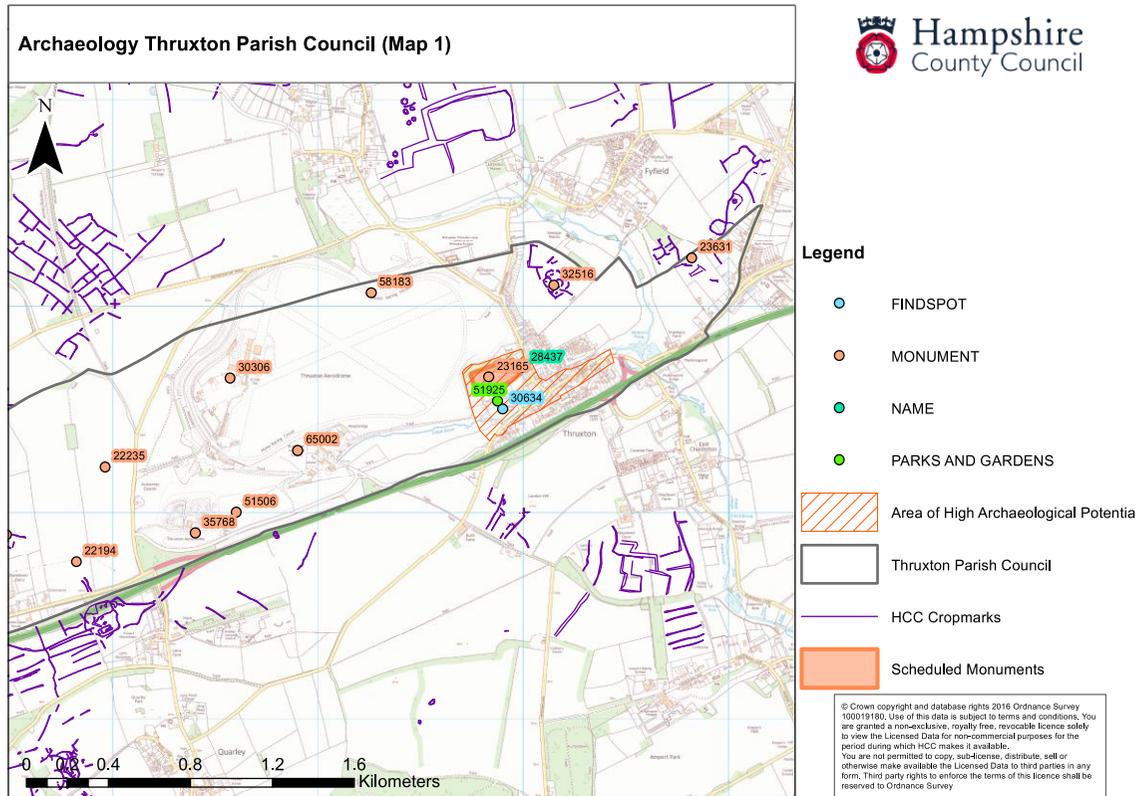
Also within the relevant area is an Iron Age Enclosure (site 32516) including pits. This has SHINE status. The relevant excerpt from the AHBR is at Appendix 191 of the Thruxton Neighbourhood Development Plan Steering Group Dropbox.

The Mullenspond of today is not the site of the old Mollins Pond. That, together with associated cottages and Tollgate no longer exist and it is believed that they were removed to allow the construction of the new A303. The current Mullenspond was created by the abstraction of gravel for the wartime runways at Thruxton Airfield.

This area has been agricultural throughout its history. There are no old (pre 1900) buildings on or adjacent to the land in question other than Eastfield House on the corner of Dauntsey Lane. This property is now known as Dancy House.



O.S. Map from 1909



## Cultivation

The arable land appears to be well managed. It is believed to be category 3 agricultural land.

The pasture is around Mullenspond and the Pillhill Brook at the bottom of the valley near to the village, and also adjacent to Dauntsey Lane. The small field to the south west of the area is believed to be fallow.

## Habitat & Wild Life

Mullenspond is a Site of Importance for Nature Conservation (SINC) and the area surrounding it is protected as an Environmentally Sensitive Area (ESA). Swans, geese and other wildfowl can be observed on the pond most of the time.

Unfortunately 4 swans were shot in the recent past but the site seems to have been taken again by other birds.

The land adjacent to the Pillhill brook between the village and Mullenspond appears boggy and reeds can be seen to be growing.

Mullen's Pond is a Site of Importance for Nature Conservation (SINC) under the following categories

### Neutral/acid/calcareous grassland

**2A** ...

**2B** Semi-improved grasslands which retain a significant element of unimproved grassland.

**2D** ...

3

elements of relic unimproved grassland to enable recovery.

*Agriculturally unimproved grassland - grassland that is composed of a mixed assemblage of indigenous species in essentially semi-natural communities which has been allowed to develop without the major use of herbicides or inorganic fertilisers.*

**Wetlands**

1. **5A** Areas of open freshwater (eg. lakes, ponds, canals, rivers, streams and ditches) which support outstanding assemblages of floating/submerged/ emergent plant species, invertebrates, birds or amphibians.
2. **5B** Fens, flushes, seepages, springs, inundation grasslands etc. that support a flora and fauna characteristic of unimproved and waterlogged (seasonal or permanent) conditions.

**Species**

**6A** Sites which support one or more notable species

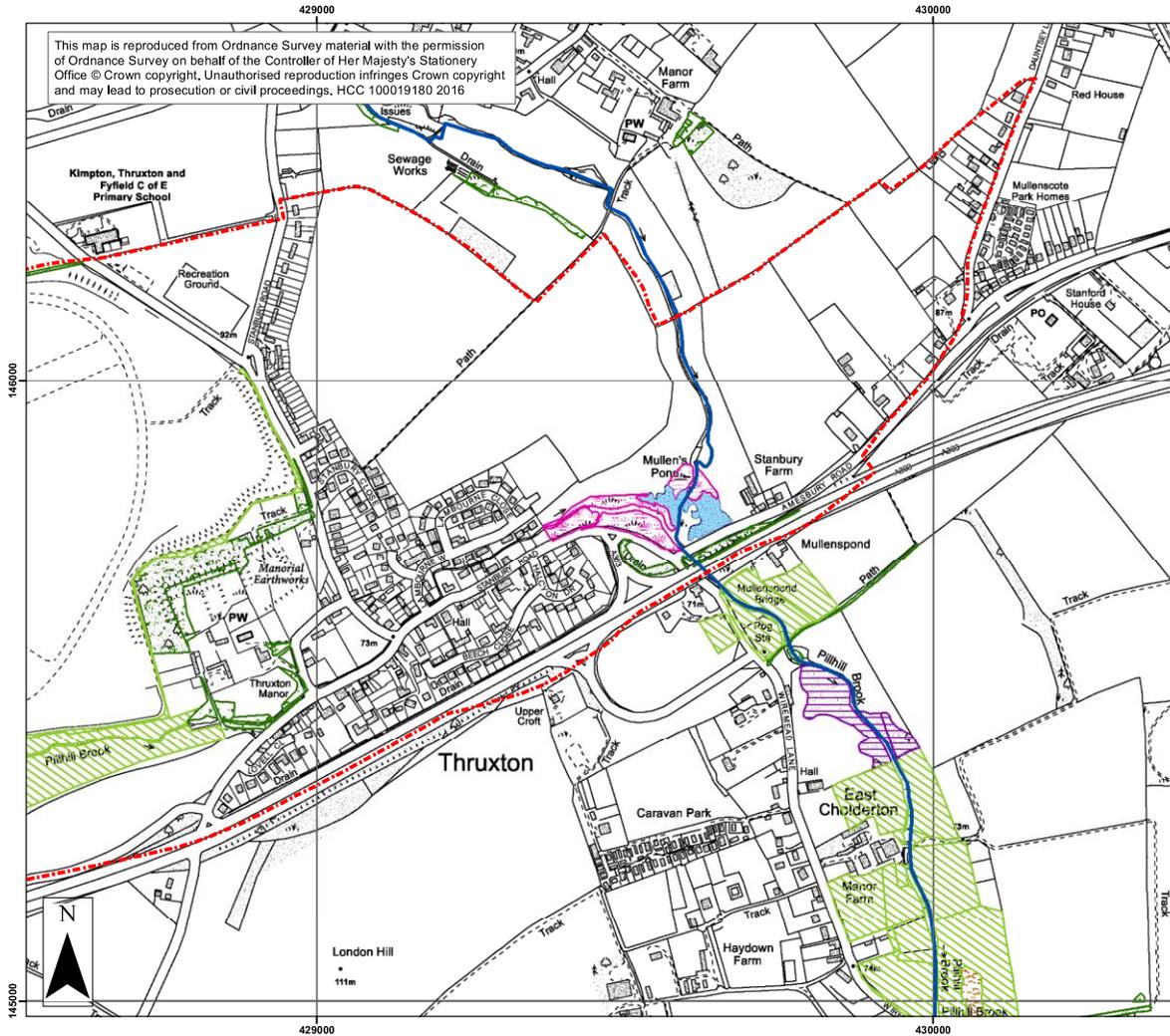
**6B** .....

**6C** .....

4

*Notable species include Red Data Book species, Nationally Scarce species, species covered under Schedules 1,5 and 8 of the Wildlife & Countryside Act 1981, Annex 1 of the EC Bird Directive 79/409 and Annex II & IV of the EC Directive 92/43/EEC 'The Habitats Directive', and those covered by the Bern, Bonn and Ramsar Conventions. Notable species will also include species which are considered 'County Rare' or 'County Scarce'. County Rare = those species recorded in 1% or less tetrads in Hampshire or either of the two vice-counties (11 & 12) separately. County Scarce = 4% or less tetrads.*

Mullenspond and the adjacent land along the Pillhill Brook are priority Habitats. The plan attached below shows the relevant area. The pink area is categorised as Purple Moor Grass and Rush pastures. The blue area (i.e. the pond) is Eutrophic Standing waters.



HBIC Ref: 6457

Priority Habitat Information within the Parish of Thrupton, Closer, showing detail near the river:

Map2

(see explanatory note for details of the origin and accuracy of this data)

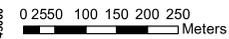
**Legend**

- Thrupton Parish
- Hampshire County Boundary
- Chalk Rivers

Some Habitats may overlap. Please see 'UK Habitats Legend' for full Legend, there is a link to this in your covering letter.

Date created: 19/10/2016

Scale at A3: 1:6,000



## Hedgerows and trees

The hedgerows are mainly native, with native trees growing within them. Unfortunately, one field adjacent to the village has been planted with Leylandii trees. Oak and Ash are among the trees to be found within the hedgerows.

## Other considerations

The flight path for easterly approaches to the Airfield crosses the northly part of the area.

The fields create a rural space between Thruxton villages and the neighbouring villages of Fyfield and Weyhill. This separation was identified as important within the survey. The parish boundary is drawn along the line of Dauntsey Lane, with the properties on the western side being in Thruxton Parish, and those to the east, in Ampport. The settlement is known as being part of Weyhill (which is not a parish).

## Amenity and Recreation

This area contains two of the three footpaths within the parish. Neither are long, and both enter Fyfield. One then loops back into Thruxton Parish and creates a circuit. The footpaths are well used and valued by the community. The A303 creates a very real barrier to the countryside to the south with access only possibly by either crossing the A303 from the footpath in the village, or by Wiremead Lane (along the road that goes under the A303 (adjacent to the White Horse Inn). This route is narrow, busy with cars and lorries and historically in poor condition (the road surface has been recently improved). There are no footpaths and can be dangerous depending on traffic and weather.

A map showing the routes of the footpaths in this area is below with the footpaths shown in pink (Source; The Definitive Map provided by Hampshire County Council).



The footpath that leads to Stanbury close is very well used and is easily accessible for families (see below). A significant number of villagers live in the housing adjacent to Stanbury Road and this is the only easily accessible footpath to them.



## Commercial usage

The primary commercial usage of the land is agriculture as described above.

The coach business is also significant and provides local employment. The site of the coach park is marked on map 1 above and is bounded on all sides to reduce visual impact.

## Historic Buildings

None.

## Minerals

The area shaded is on the HCC Minerals Plan at Appendix 97 (of the of the Thruxton Neighbourhood Development Plan Steering Group Dropbox) is categorised as a safeguarded site underlain by sand and gravel. HCC have stated that the map is indicative only and that a specific assessment would be required prior to any development. In the event that sand or gravel are present, the maximum amount practicable should be extracted prior to or during any building on the affected land as development would sterilise the area from a minerals perspective as abstraction would no longer be possible.

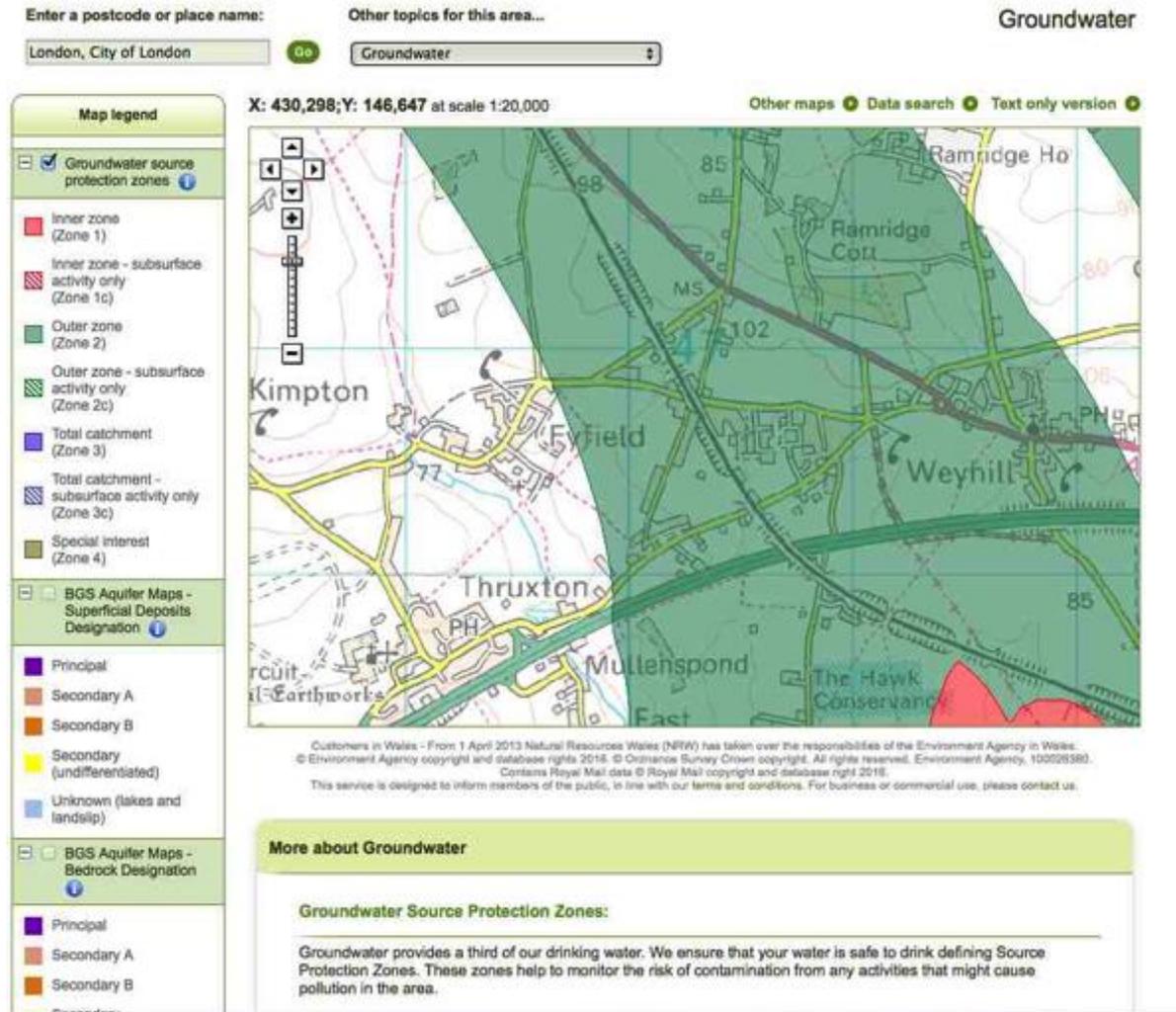
Further information is available at:

<http://www3.hants.gov.uk/planning-policy-home.htm>

<http://www3.hants.gov.uk/mwsafeguarding.htm>

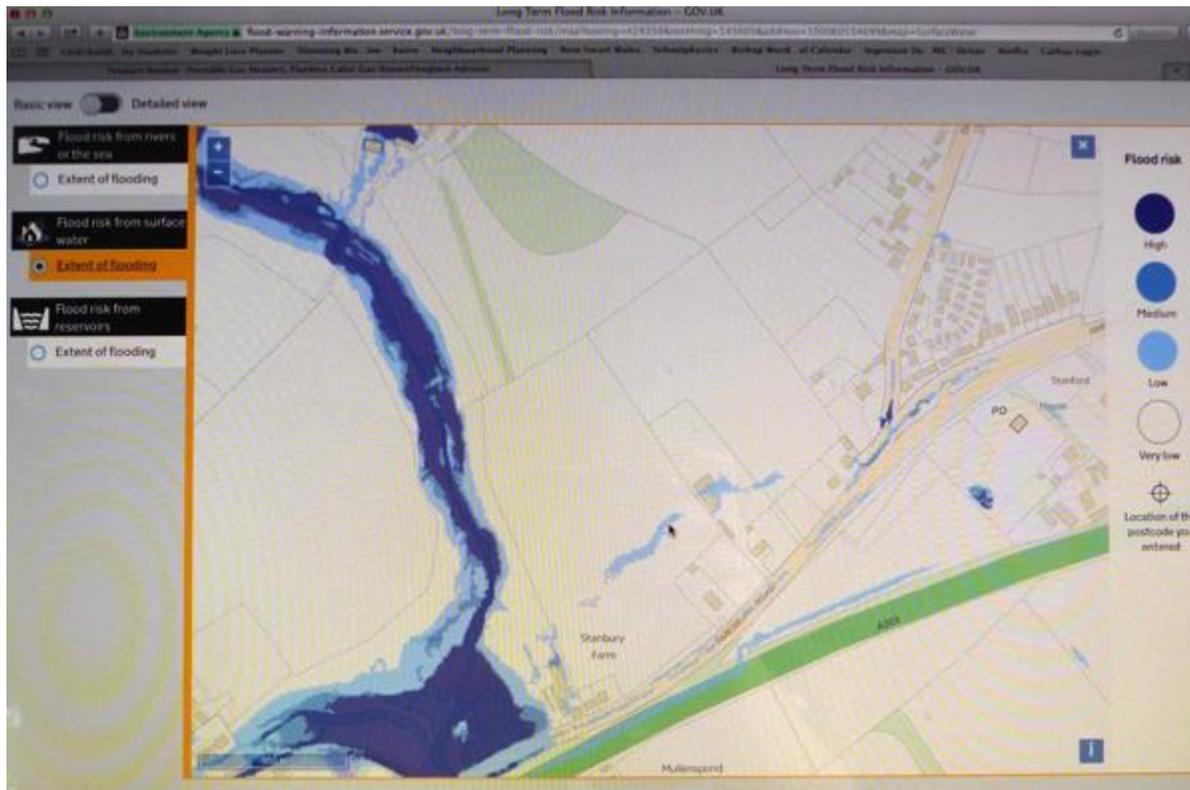
## Groundwater

The area to the east falls within a groundwater protection zone (see map)



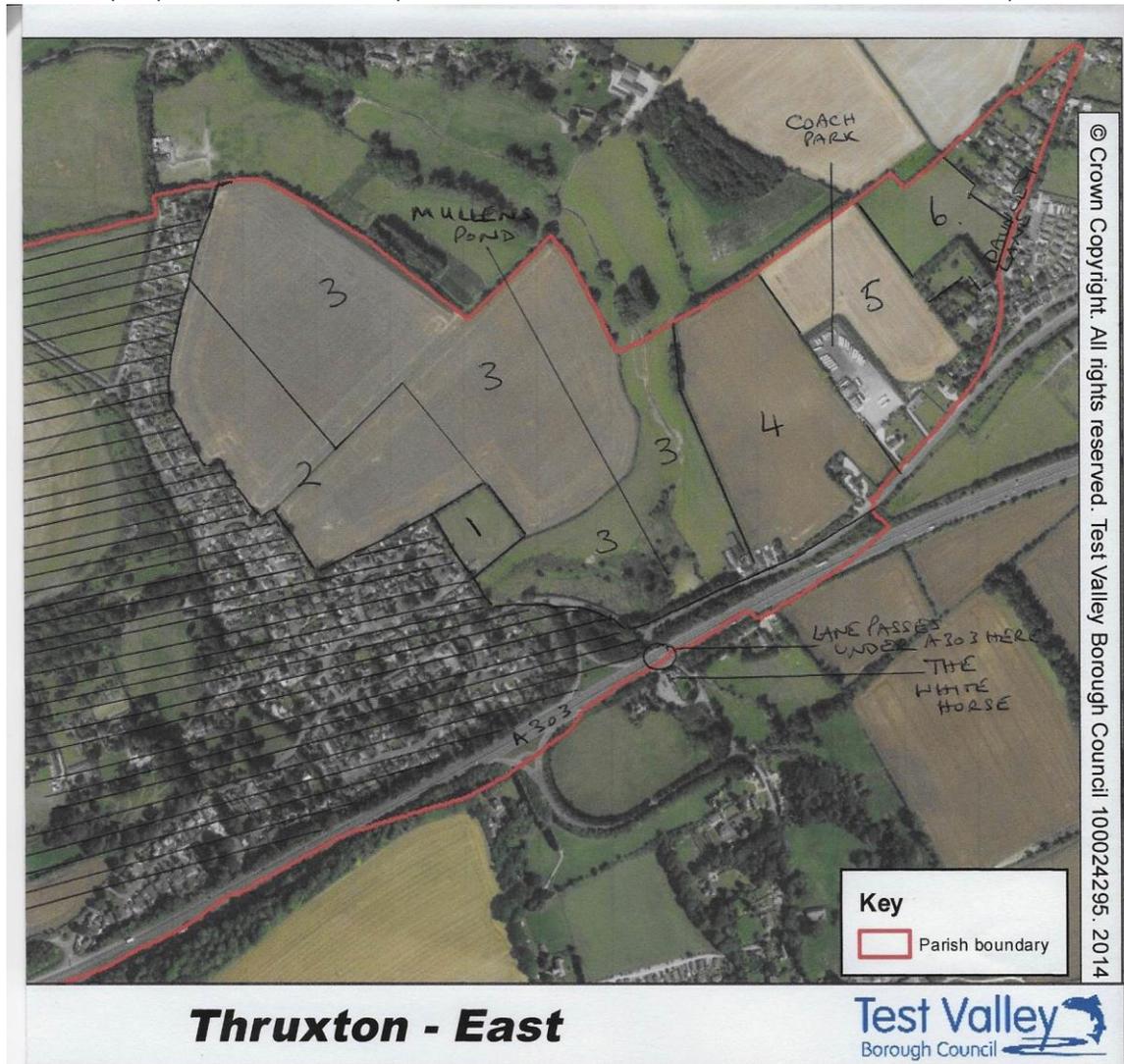
## Flood Risk Area

The map below is taken from the Environment Agency Flood risk pages. The O.S. map of 1909 (above) notes that the same area was 'liable to floods'.



### Analysis of Land in Subject Area.

For the purposes of this analysis the area has been divided into ownership areas.



**Area 1.**

- a. This is a small square field of grass of approximately 2 acres. It is bordered by a hedge, some of which is Leylandii. The field is on a slope up from the road through the village. the field is adjacent to the settlement boundary.
- b. Previous historical planning applications were refused.
- c. It is known that the owner wishes to develop the land.
- d. The land is outside the Thruxton village settlement boundary.
- e. There is good access via a wide gate from Lambourne Way.
- f. The land has no individual features (e.g. historical significance etc but forms part of the overall landscape creating the setting for the village.

**Area 2.**

- a. This land is currently set to arable use and is farmed together with part of the land in area 3 . There is no boundary between the two parts. It is understood that the land was bought in the 1970s from the main landowner in the area, and in early 2016 an option to purchase was sold to a development company.
- b. One of the footpaths in the Parish cross this land and are a well used and valued amenity.
- c. The land is open and extends over the brow of the hill.
- d. The land can be accessed from Stanbury Close.
- e. The land is outside of the settlement boundary for the Village.
- f. The land contains the Iron Age enclosure identified above.
- g. The area is adjacent to the settlement boundary.

**Area 3.**

- a. This is a large area of land which divides into two parts – most is set to arable use but with pasture around Mullenspond and along the Pillhill brook towards Fyfield. This is clearly shown.
- b. The land includes Mullenspond and the wet land adjacent to the pond and the brook. Mullenspond was identified as a feature important to Parishioners in the survey and all of the land in this area creates the rural setting and character that is important to village residents.
- c. Mullenspond is important for wildlife and contains waterfowl that are important to parishioners.
- d. The arable land is open and merges into area 2 (above). The area is farmed as one.
- e. The area around Mullenspond and along the stream is identified as at risk of flooding.
- f. The area around Mullenspond is very tranquil, interesting and attractive at all times of the year and very rural in nature. Consultations have shown strong support for Mullens pond to be protected and, if possible, for better access to it to appreciate it and to view wildlife.



Mullenspond (2 images)



Sheep grazing next to stream



Looking across field just below brow of hill.



Looking across fields to village



Looking across field towards top of Stanbury Hill (areas 2 and 3)



Footpath towards Stanbury Close (Areas 2 and 3).  
**Area 4.**



Looking across 'Dunnings Field' towards the village



Footpath towards Fyfield Church



- a. This is a large field of arable land on the slope up from the valley bottom. Together with the other agricultural land around the eastern side of the village, it creates the setting for the village within the landscape.
- b. The footpath towards Fyfield Church (and around to Stanbury Close (see footpath map above)) is on the western edge of this field, and has significant amenity value to residents of the Parish.
- c. The land has been put forward to TVBC as SHLAA (2014) 247 and 265 (30 or 5-6 houses (247 incorporates site 265) within 5 years). The agent states that [the owners] 'would collectively consider it being used for some type of development and at the time (2014 on the basis you have the timings to hand) residential was seen as the preferred route but should not mean that other forms wouldn't also be considered'. He states that the land is category 3 or 4 agricultural and (depending on which register referred to).
- d. There is direct access to the field from Amesbury Road.
- e. The land borders a flood risk area and falls within the Mineral Consultation area.
- f. The northern hedge boundary contains mature native trees.

**Area 5.**

Looking west towards the coachpark from the footpath at the top of the hill.

- a. This land constitutes both brownfield (the coachpark) and the adjacent field which is arable land. A coach business and also coach sales are conducted from the coachpark. The coaching business is a successful business and provides good quality employment to local people.
- b. The coachpark is well screened, to the east and west (and probably the north) by planted bunding and is not visible from the road.
- c. A footpath runs along the eastern boundary of the field towards Fyfield.
- d. The site of the Roman Villa referred to above appears to be on this land.

- e. The owners have put forward this area (with some adjacent gardens) to TVBC (as sites 301 and 309 (which incorporates site 301) of the SHLAA) for up to 90 houses within 15 years. The site is noted as being available and achievable. The SHLAA record is at appendix 4.
- f. A recent planning application was successful and a further application has been made (April 2017).

### Area 6.



The 'Daisy field' adjacent to Dancy House on Dauntsey Lane.

- a. This is an area of pasture, currently used for grazing horses/ponies. In the spring when the photograph above was taken, the field was covered in daisies and very beautiful.
- b. The field creates a very rural feel and separates Dancy House and gardens from the other houses in Dauntsey Lane.
- c. The owners have stated that they have no immediate plans for the house or land.

- d. The land can be accessed directly from Dauntsey Lane.
- e. The land has been put forward by the owners to TVBC under the SHLAA (Site 244, 70 houses).

### Greenspace

The land in this area was analysed to consider whether the criteria for considering designation of any part of it as Local Green Space were met, and the results set out in table below. Please note that this appraisal was completed prior to the consultation exercise with the village in relation to Greenspace.

LGS nomination reference	Site	Close proximity to community	Publicly accessible	Beauty	History	Recreation	Tranquillity	Wildlife	Extensive tract of land alone?	Extensive tract of land in combination with other nominations?	Consider Designation?	Comment
	Mullen’s Pond and surrounding fields ( part of area 3 on land map)	y	n	Y	n	n	y	y	n	Y/n?	y	This is a significant site for wildlife, is important to the community and can be enjoyed from both the public highway and footpath. The pond and surrounding area is attractive at all times of the year. Consultation within the Parish has indicated a desire to have access to the area – possibly by way of a walkway and platform to view. This area should be considered for designation either alone or as part of the land between the coach park and the village.
	‘Daisy Field’ at Dauntsey Lane. (part of Area 6 on land map)	y	n	Y	n	n	n	n	n	n	n	The field is, itself, very attractive, especially when seen covered in daisies. It does not appear to have any particular significance to those living around it and was not cited as important in consultations.

	Land between coach park and Dauntsey Lane (Area 5 on land map)	y	y	N	n	y	n	n	n	n	n	One of the few footpaths in the parish runs alongside this field; this would be the only argument to seek designation as the path appears to be well used.
	Land between the coach park and the village. (Areas 1, 2 3 and 4.)	y	y	Y	y	y	y	y	?	?	y	This area abuts the eastern side of Thruxton village and includes Mullenspond. This landscape together creates the setting for Thruxton village from the east and identifies it as a rural community. The view from the road over this land towards the village is beautiful. One of the three footpaths within the parish runs through this land and creates part of a 'loop' which is very well used, particularly for a community that has its access to open countryside very restricted by the A303. . This area was identified as significant within consultation. The area of this possible green space is significant but it is clearly defined in every direction and limited to the area necessary to provide the rural setting and amenity.

Appendix 1  
East of Thruxton Village – SHLAA promoted sites

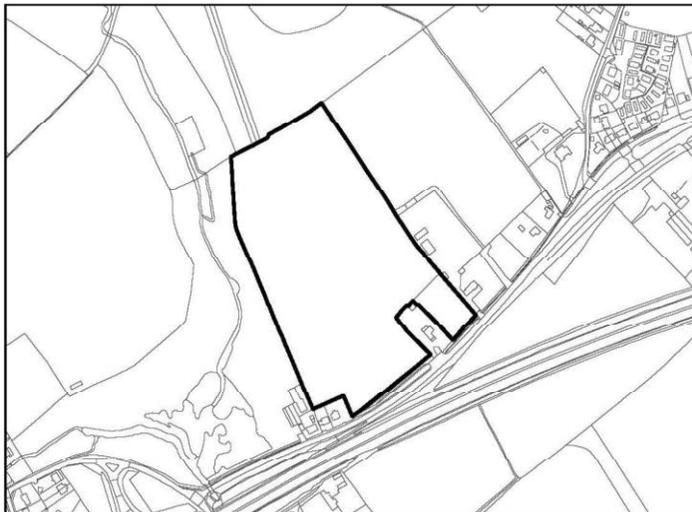
Site	Eastfield House, Amesbury Road		Site Reference	309
Site Use	Mixed commercial and residential		Site Area (approx.)	9.65 ha
Availability	The site is promoted for development by the landowner and is therefore considered available.			
Suitability	The site is located in the countryside outside of the settlement of Thrupton, with close proximity to the village facilities and to the nearby A303. The site lies adjacent to the proposed settlement boundary for Weyhill. The site is currently used as a Coach Yard therefore providing an employment use. To the west of the site is SHLAA site 247. The site has had two planning applications, TVN 945/7 for change of use to mixed commercial & residential was granted. A planning application for two dwellings (ref 14/00738/FULLN) was refused and is now the subject of an appeal.			
Achievability	The site is considered available and achievable.			
Deliverability / Developability	The site is available now, subject to change of use and removal of existing facilities, the site should deliver 90 dwellings within the next 15 years.			
Constraints / Actions	<ul style="list-style-type: none"> <li>- Mineral Consultation Area</li> <li>- Existing employment use</li> <li>- Groundwater protection zone</li> </ul>			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	<b>TOTAL</b>
	2	30	58	<b>90</b>
Site Location Plan				
				
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Site	Land rear of Eastfield House, Weyhill		301	
Site Use	Coach Yard	Site Area (approx.)	3.6 ha	
Availability	The site is promoted for residential use and is therefore considered available.			
Suitability	The site is located in the countryside outside of the settlement of Thruxton, with close proximity to the village facilities and to the nearby A303. The site lies adjacent to the proposed settlement boundary for Weyhill. The site is currently used as a Coach Yard therefore providing an employment use. To the west of the site is SHLAA site 247. The site has had two planning applications, TVN 945/7 for change of use to mixed commercial & residential was granted. A planning application for two dwellings (ref 14/00738/FULLN) was refused and is now the subject of an appeal.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is considered available and achievable.			
Constraints / Actions	<ul style="list-style-type: none"> <li>- Mineral Consultation Area</li> <li>- Existing employment use</li> <li>- Groundwater protection zone</li> </ul>			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	<b>TOTAL</b>
	30*			<b>30*</b>
Site Location Plan				
				
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Test Valley Borough Council SHLAA (July 2014): Appendix 6

Site	Land west of Weyhill, Weyhill	Site Reference	247	
Site Use	Agricultural land	Site Area (approx.)	1.7 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site is to the north of Amesbury Road with a long frontage. It bounds low density frontage development to the east. However it is separated from the main built up area. The site is in a countryside location.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is considered available and achievable.			
Constraints / Actions	<ul style="list-style-type: none"> <li>- Borders flood risk area</li> <li>- Right of Way borders site</li> <li>- Mineral consultation area</li> </ul>			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	30	-	-	30

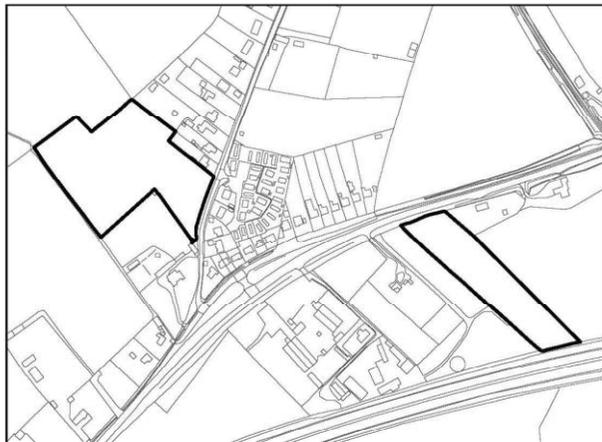
Site Location Plan (not to scale)



Test Valley Borough Council SHLAA (July 2014): Appendix 6

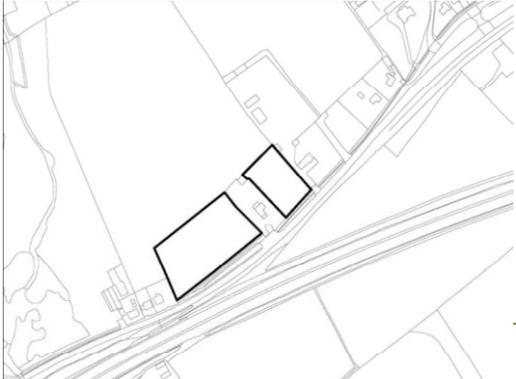
Site	Land west of Dauntsey Lane, Weyhill	Site Reference	244	
Site Use	Paddock	Site Area (approx.)	4.5 ha	
Availability	The site is promoted for residential development by the landowner and is therefore considered available.			
Suitability	The site fronts the Dauntsey Lane and borders low density development to the north and south. The site is in a countryside location.			
Achievability	The site is promoted and development is considered achievable.			
Deliverability / Developability	The site is adjacent to the built up area and is considered available and achievable.			
Constraints / Actions	- Ground Water Protection Zone - Right of Way bounds site			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	70	-	-	70

Site Location Plan (not to scale)



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Test Valley Borough Council SHLAA (July 2014): Appendix 6

Site	Land north of Amesbury Road, Weyhill			265
Site Use	Agricultural	Site Area (approx.)	1.01 ha	
Availability	Two sites are promoted collectively for residential development by the landowner and is therefore considered available.			
Suitability	The sites are in a rural location outside of Thruxton's built up area. The sites have immediate access onto Amesbury Road. Both sites are bounded by individual residential plots to their east and west. The sites are in a countryside location.			
Achievability	Housing development is considered achievable should the site be considered appropriate. The landowner states that delivery of housing could be provided within 5 years.			
Deliverability / Developability	The site is considered available and achievable.			
Constraints / Actions	- Mineral consultation area			
Estimated Housing Numbers (net)	First 5 years	5-10 years	10-15 years	TOTAL
	5 - 6			5 - 6
Site Location Plan				
				
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