

LAND APPRAISAL

Thruxton Village -Conservation Area

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Introduction

The purpose of this document is to appraise the Conservation Area in Thruxton Parish. It should be read with reference to the maps of Thruxton Conservation Area, found at Figs 1+2 below, and the map of Thruxton Village in its Parish setting at Fig 3.

A Conservation Area is an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance (Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act). In 1985, after a period of public consultation, Test Valley Borough Council (TVBC) designated a Conservation Area within the Village of Thruxton (See Appendix 94 TVBC Fyfield Kimpton Thruxton Conservation Policy, for further details). This means that permitted development rights are restricted within this area in order to support efforts to preserve and enhance it. There has been no TVBC review of the Conservation Area since its designation in 1985 and there is no published current date for its review.

This Appraisal should also be read in conjunction with the Place Check document that was drawn up in respect of the same area, found at Appendix 3.

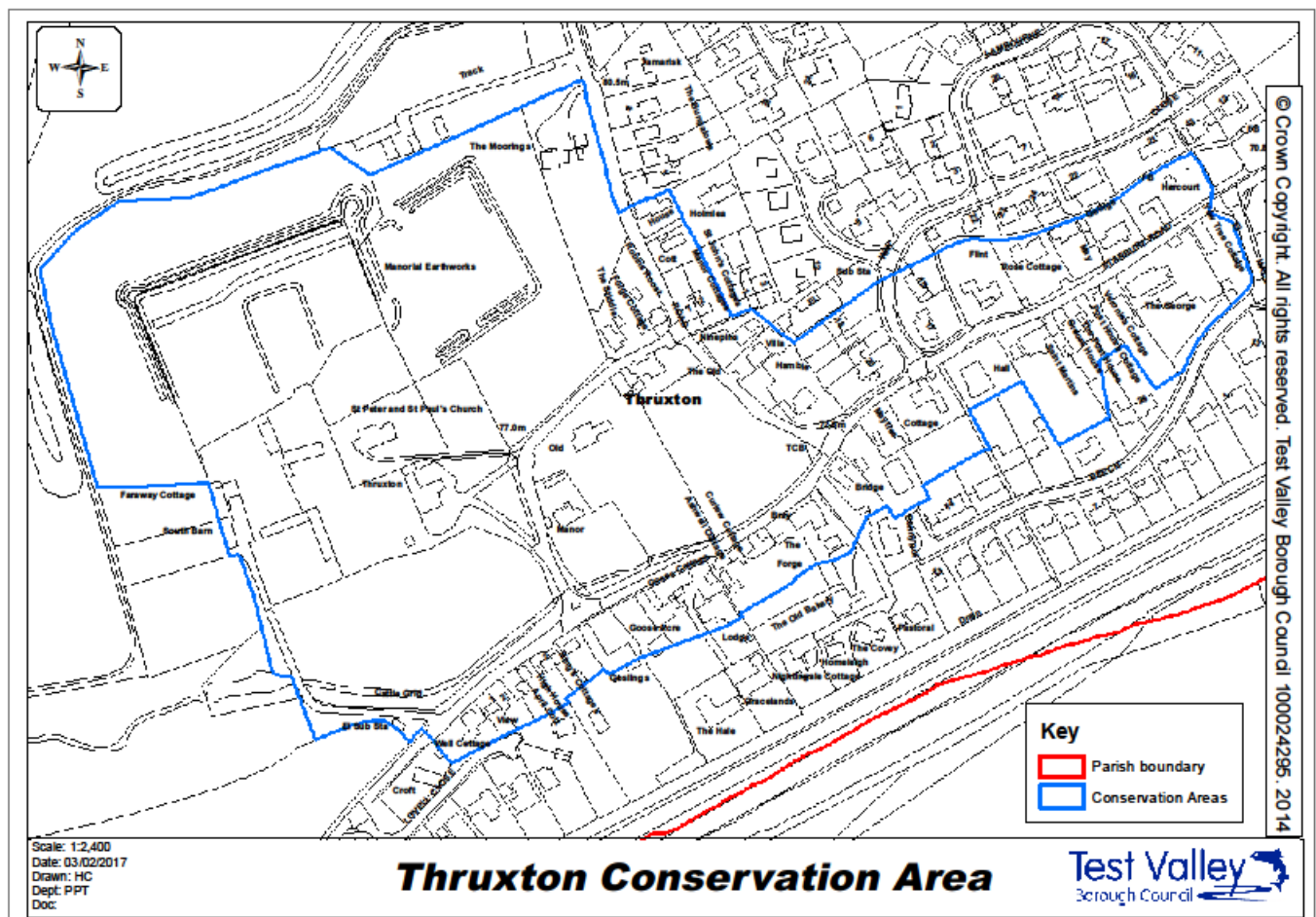


Figure 1 – Map of Conservation Area



Figure 2 – Aerial View of Conservation Area

Method

Information was sought from various agencies and will be further referred to. Any reports or letters from these agencies can be found as appendices to this document.

One member of the Neighbourhood Development Plan Steering Group was allocated the Conservation Area of the Parish to research, with help gratefully received from another Parishioner with interest in local history.

Where appropriate, landowners have been approached to obtain information and personal views of their land within the Conservation Area.

Landscape

Thruxton Village nestles into the landscape, almost shielded from view by the slope of the land and trees, at the eastern end of the Parish. The old village developed in the valley bottom, following the path of the winterbourne, and it is this broad area that is now designated as a Conservation Area - Fig 1. Our parish boundary is likely to have evolved from the boundary of the Manor (this building and its surrounding lands are a major feature of the Conservation Area) in to the long configuration of today allowing a mix of upland pastures and water meadows with well drained slopes suitable for arable farming to provide well for the community it served and for those that worked the land – see Fig 3.

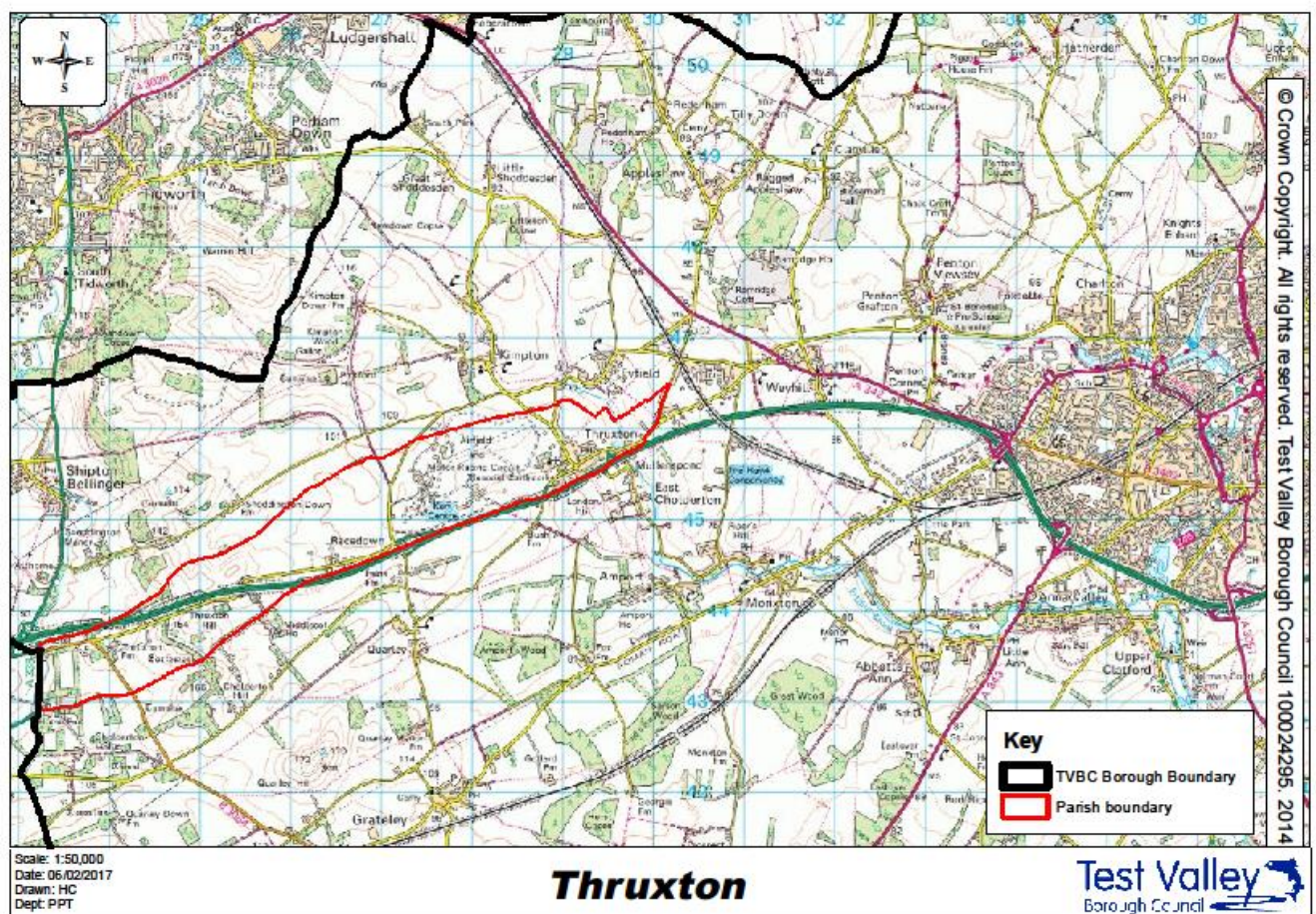


Figure 3 – Map of Thruxton Village within its Parish Setting.

Land Usage

The majority of the land in the Conservation Area is laid to notable green spaces with sizeable areas covered with trees and woods/copses. A significant area is residential housing, many being period and listed properties, with the Church and the Memorial Hall both serving the community needs of the Parish. The George Inn, the site of an Inn in the Village since the early 1700s, has now closed and its site holds an uncertain future. There are few roads, with Village Street traveling east to west across the Conservation Area and Stanbury Road travelling north at the sharp corner intersection opposite Hamble House. Church Lane encircles Manor Cottage, the Rectory, the School House and the Green. Pillhill brook flows west to east as a winterbourne along the southern edge of the Conservation Area.

History and Historic Buildings, AHAP, Monuments and Find Spots

The Conservation Area delineates the older part of the Village that has evolved over 100s, if not 1000s of years. The area has been settled from the Late Bronze Age. A Roman pavement found near Mullenspond is now housed in the British Museum. The settlement was called Anne at the time of the Domesday Survey but then became known as Turkilleston by the 12th Century. From the 11th Century a manor existed here with hutted dwellings by the stream. The foundations of what is thought to be the original Manor (burnt down in the 18th Century) can still be seen just to the north of the present Manor. A Church in the village has always been closely associated with the Manor in some form for over 1000 years. Now a Grade I listed building, the church contains many treasures e.g. from late 12th Century tombstones, Thomas Willement Victorian stained glass windows, and the Church Bells, the earliest of which was rung in 1588 to warn the Villagers of the approaching Armada. The churchyard encircles the Church. The Rectory across the road is now privately owned. The Old School House next door was originally built in 1836, but was closed in 1966 as its 2 roomed building with bucket toilets was not deemed fit for purpose. Other privately owned homes in the Conservation Area have local stories attached to them and their names and positions shed light on the part they played in the Parish in years gone by. The village blacksmith lived and worked in the Old Forge and his son started his own similar business at Forge Cottage next to Robin's Roost. The village carpenter worked from Veronica Cottage, making coffins amongst many other items, and it was members of this Borrett family that made the notice boards at the Memorial Hall and the Roll of Honour in the Church. Bray Cottage was once part of the Bray family's small holding, bakery and village shop whilst Clovelly housed the butcher's and Bridge Cottage was the cobbler's. A Post Office was run from Village Street since the 1850s, certainly operating from The Post House from 1891 until the year 2000. Rose Cottage's orchard and tennis court were sold off to give rise to the Lambourne developments. Although many of the old black and white, cob walled and thatched properties date from the 15th Century, newer homes have

been built in the Conservation Area, but have been generally rendered in the black and white style and complement the other buildings within it.

Water is a natural resource in the village. From the winterbourne, known as the Pillhill Brook, to the wells and the springs that arise from the ground when the water table is high, the roads and building development have followed the lines of the water. Stanbury Road now goes over what was once a ford, opposite Hamble house, with the winterbourne now directed to flow under the road through a culvert. Well Cottage still has its functioning well outside.

The Village Green – Fig 4 - is now officially registered as such, having been bought by the Village Association in 1978, and the deeds transferred to the Parish Council who is now responsible for its upkeep. It was once a paddock for the Old Rectory and was known as the Glebe Field, before being sold by the Winchester Diocese.



Figure 4 – Thruxton Village Green

It is the site of the annual fete and the Union flag is hoisted here daily, flies half-mast when a villager dies, and flies the large Union flag on high days and holidays. Mandy's Garden, in the northwest corner, commemorates a well-loved past member of the Hall Committee and Chairman of the Parish Council. The Green is an open space, open to all for play, rest, dog walking and reflection. The red phone box – Fig 5 - at its entrance is now a Listed Building and is a surprisingly well loved and used local library – even a horse and rider were recently seen peering through the box's small casements seeing what literary treasures lurked within. The Diocese and the owners of the Old Rectory still hold a Covenant over the Village Green. This still dictates some of the activities that may or may not take place on the Green. This Covenant was invoked in the early 2000s when it was postulated by the Village Association that a play area be sited here. After much debate amongst Parishioners, the Diocese invoked the Covenant and declined to give permission for this to occur.



Figure 5 – The listed telephone box at the entrance to the Village Green.

With the widening and rerouting of the A303 in 1984, the old “T shaped” Village is maintained with three principal roads radiating out from the corner where Village Street meets Stanbury Road and the winterbourne. The Conservation Area is generally quiet but can have unwelcome visits from large HGVs, “sat nav lost” on their way to the Industrial Estate or A303. These lost giants cause considerable damage to the village infrastructure, including verges, salt boxes, wooden fencing and road surfaces. There are few pavements and little street lighting in the Conservation Area in keeping with its traditional village feel.

Thruxton Memorial Hall and The George Inn are places for locals to meet. Once a Wesleyan Methodist

Chapel, it became the Thruxton War Memorial in Oct 1945 and is now managed by a board of Trustees for the benefit of Thruxton Parish residents after significant restoration in the early 2000s. From ballet to cinema, and the now annual Remembrance Day Lunch, there is something for everyone to enjoy here. There has been a George Inn for centuries in the Village. Recent frequent changes in landlords have seen The George struggle and a recently rejected planning proposal seem to have precipitated its closure. A recent failure to sell at auction left it empty, but after agreement to “change of use” by TVBC, the property has been purchased as a family home.

The very early beginnings of a settlement in what is now Thruxton is likely to date from the late Bronze Age. I understand from the current owner of Thruxton Manor, that mesolithic worked flints are frequently turned up by moles in their hills around the Manor. They are particularly found on a flat platform of land to the north side of the Pilhill brook, that would have provided early settlers a site free from flooding but close to water nonetheless. The manorial earthwork field, in the north west corner of the Conservation Area, is thought to have originally been the site of a Roman marching camp or villa, as indicated on the 1896-7 Epoch Map of the Village, Appendix 3a-c.

With a background like this, it is not surprising that nearly all the Conservation Area is designated an Area of High Archaeological Potential (AHAP)– a term used to identify parts of the country where it is known that buried archaeology is likely to survive. The field with the Manorial Earthworks at the northwest corner of the Conservation Area is a designated Scheduled Monument (Test Valley SM 265

Appendix 191a-b- 23165) – Fig 6. Much of the interpretation of the site is based on William-Freeman's book of 1915¹. He describes the area indicating the remains of "... the Defended Manor House, enclosures mostly rectangular, partaking of the form of homestead moats defended in stronger defensive works – ramparted and fossed and in some instances provided with outworks". Today, earthworks remain on the north and west sides with the remains of a corner bastion located in the north east corner.



Figure 6 – The field containing the Scheduled Monument.

Looking at the land and buildings of the Conservation Area in an evolutionary context from Saxon times, the Village and the Manor would have formed an integrated unit based on the feudal system. The Domesday Book mentions the manor being held by "Saxi". The Church would have been integral to this wider social and economic structure. The current Grade 1 listed Church of St Peter and St Paul dates in part from the 13th Century. There are also two ancient stone ledger slabs², one of which is circa 1200 making claim to being the oldest military effigy in Britain, the other with an engraved foliate cross suggestive of 13th Century date. This would indicate an earlier foundation of the Church. There is also some debate as to the cause of the change of axis between the nave and chancel; it is likely due to alterations to the fabric in early medieval times when the east-west alignment was recalculated, and could likely indicate presence of a much earlier church dating from Saxon times³. Coming to the present day, the proposed siting and building of a lavatory adjacent to the Church for congregational use will involve a geophysical survey of part of the graveyard to see if water and waste pipes can be safely laid

¹ J P Williams-Freeman, M.D. 1915: An Introduction to Field Archaeology as illustrated by Hampshire. London: MacMillan and Co.

² Michael Bullen 2010: Hampshire: Winchester and the North (The Buildings of England) Yale University Press.

³ Current Archaeology Issues 254 and 255

across this land. The results of its findings could shed further light on the Church's early history and location next to a Scheduled Monument.

There are 26 Listed Structures within the Conservation Area – Appendix 194a-d. These include the Grade 1 listed Church, 3 Grade II listed walls, a Grade II listed phone box and many other important buildings from days gone by. This collective group is tightly built around the Conservation Area's historic centre and brook and provides its special character as a traditional Hampshire Village. Many of the other buildings in the Conservation Area, although not listed, are seen as having historical interest. Please refer to Appendix 15 for further details. Many of these buildings are now privately owned residences, but their names indicate the once significant part they played in working village life, and include Forge Cottage, the Old Forge, the Manor.



Figure 10 - A 1946 view of the Green and surrounding housing from what is now A303



Figure 7 – a 2017 view of the same aspect, taken from the same vantage point.



Figure 8 – a 2016 view of a line of listed buildings in the heart of Thruxton Conservation Area.



Figure 9 – a 1906 local artist's interpretation of the same view.

The current Manor house is likely to have stood on its current site from at least 1756, built outside the boundaries of the old earthworks. Wessex Archaeology⁴ dated the earliest part of the current building to be from the 17th Century with further extensions in the 18th Century. The original medieval manor site remains unclear (burnt down in the 18th Century); perhaps it was situated in what is now known as the “nut field” by the current Manor owners, and related to the Scheduled Monument described above. The current Manor kitchen garden is of unusual shape and is referenced in Appendix 191a-b (entry number 51295) as having the remains of a medieval scone. There is a well outside the current study and a borehole in the garden. A fine medieval tithe barn survived here until it was destroyed by fire in 1974.

The Rectory was completed in 1837 and is now privately owned. The Old School House was built in 1836 by the incumbent, Donald Baynes. It was closed as a school in 1966, when the new one with far superior facilities was opened situated on the Parish and Village boundary serving all the surrounding villages. Veronica Cottage was the home of the carpenter and members of this Borrett family still live in the Village today. The Bray family were the village bakers and sold their bread as well as produce from their smallholding from their shop at what is now Bray Cottage. The shop shut in 1976. The orchard and tennis court belonging to Rose Cottage were sold for development and allowed for the building of Lambourne Close and Way from 1973, with Planners and the Parish Council insisting on a more traditional design of housing here.

Indeed, the four houses built later in 1976 at the entrance to Lambourne Way are within the Conservation area and were sympathetically built and rendered in the



Figure 11 – “Cottagey style homes built at the entrance to Lambourne Way.

⁴ Wessex Archaeology 2004: Thruxton Manor, Thruxton, Hampshire Building Recording.

black and white style to give a more cottagey feel to fit in with the older houses – Fig 11. Many of the individual properties within the Conservation Area form regular rows, but with “squarish” plots, rather than the more classic narrow strips. There remains the potential for further archaeological finds in all areas.

Thruxton was a Wesleyan stronghold in the 1800's, hence the building of the Wesleyan Chapel. At one time the Chapel had its own school and graveyard and also served as a refuge for homeless families. Now the Thruxton Memorial Hall, run by its trustees, it serves as a Village Hall and centre for community activity.

Thruxton lies in an area of chalk and flint downland. Early houses were made of local materials that were cheap and easily available, hence many cob walled and thatched properties. The earliest timber framed houses had panels filled with wattle and daub, covered in a lime wash plaster. The wood may well have come from hazel (early records mention the collection of wood from Ampot, Thruxton and Sarson coppices and the Manor still has an area of old hazel coppice). The Old Forge and Bridge Cottage are examples of this building style in the Conservation Area. After 1650, considerable use of local materials meant that chalk cottages with a “good hat (thatch) and a good pair of shoes (a foundation of flint and later brick)” were built. Still standing and a testament to this craftsmanship, Robins Roost and Well Cottage are fine examples seen here today. As technology advanced, house building and farming practices changed, with Thruxton still providing evidence of this evolution in its buildings in both fabric and locations. Open field farming systems saw farm buildings sited on Village Street itself, with Yew Tree Cottage and, what was once, George Inn Barn (demolished 2014 due to disrepair) being such examples. Flint use in building evolved in the late 16th century. From the 1780's brick would be filled out with flint in alternating bands, as seen in Gooseacre – Fig 12. Knapped flint (flint split across and used in walls with the split face showing) can be seen in Harcourt – Fig 13.



Figure 13 – Harcourt – knapped flint wall.



Figure 12 – Gooseacre – use of flint and brick

Thatch was the traditional roof covering here for many centuries. This light roofing material was very suitable for local soft chalk walls. Old records indicate the local growing of suitable reeds for thatching. Many of the listed buildings here in the Conservation Area still keep their thatch hats. Slate roofs became available in the early 19th century and this allowed a less steep pitch of a roof to be built. Please see Parish Appraisal 1981 for further details of local buildings and their history.

Although now a Conservation Area, change has occurred. Figures 7-10 illustrate some enduring features as well as landscape changes in the last century. More recently, in addition to the protection a Conservation Area designation gives to an area, the Thruxton Village Design Statement was developed by Thruxton villagers and adopted by the Parish Council in February 2005. This aims to highlight the salient features of the Village (an example seen in Fig 14) so that future planning decisions can be tailored to maintain its characteristics. (Appendix 193)

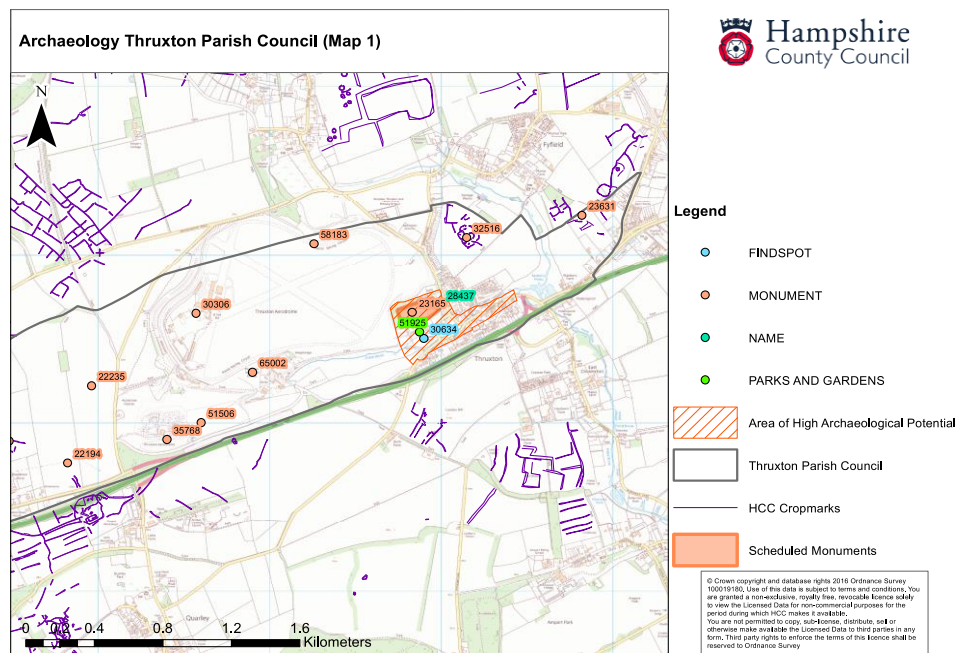


Figure 14 – A row of thatched, listed houses along Village Street, Thruxton, built following the line of Pillhill Brook.

Further details of the local Archaeology are set out in the Archaeology and Historic Buildings Record (AHBR). The relevant excerpts from the AHBR are at Appendix 191a-b. Further local history notes can be found from the Village Appraisals of 2009, 1997 and 1981.

Of note there has been one documented Find spot at Thruxton Manor in the Conservation Area. It is the base of a green glass glazed pitcher. Further details can be found at Appendix 194a-d number 30634 and is Figure 12 below, highlights the find.

**Figure 15 – HCC
Archaeology
Thruxton Parish**



Use of Land for Leisure Activities

Within the Conservation Area, the Village Green (Fig 16) is the main area of outside space that is used for leisure activities. Benches and a picnic tables are available for all to use at any time. There is a small memorial garden in one corner of the Green. The Memorial Hall (Fig 18) is sited in the Conservation Area and is location for many local activities – local cinema, community lunches, ballet, singing, exercise classes etc. The George Inn (Fig 17), further along Village Street and within the Conservation Area, was until recently the Village Pub.



Figure 16 – The Village Green.



Figure 17 – The George Inn, before closure.



Figure 18 – The War Memorial Hall

Cultivation

None of the land within the Conservation Area is now formally cultivated.

Habitat and Wildlife

Please see Appendix 192a-e for detailed ecology reports. These indicate the presence of notable and protected species including skylark, kingfisher, stone curlews, little egrets, yellowhammer, red kite and brambling in the Conservation Area. Grey wagtail, house sparrow, starling, redwing, lapwing and fieldfare have also been sited. The west European hedgehog continues to inhabit the area as do bat species. Plants including eyebright, stinking hellebore, field pepperwort, tormentil, wild pansy and early meadow grass also grow.

Locals report frequent fox and plentiful rabbit sitings, especially in the North West corner of the Conservation Area. Owls are known to nest in gardens of the houses here too. The stream is an abundant source of wildlife where a resident water vole lives in a burrow in its bank. Mallard ducks nest here each year. Water mint grows well along the Winterbourne bank and Good King Henry erupts through the water iris – Fig 20. *Apium nodiflorum* or fool's-water-cress grows vigorously along the stream bottom during the summer months and can clog the winterbourne in this area. Common frogs are seen at certain times of the year in and around the stream and toads live in the flower beds in gardens near the stream – Fig 19.

Invasive, non-native species are found too. Such plants include *alchemilla molis*, *buddleja davidii*, *geranium endressii* and *versicolor*, *crococsmia paniculata*.



Figure 20 – Fool's watercress, Good King Henry and water iris – Pillhill Brook, Thruxton Conservation Area 2016.



Figure 19 – frogspawn in Pillhill Brook, Thruxton Conservation Area 2017

Hedgerows and trees

The Thruxton Conservation Area has many mature trees, mostly native species - lime, horse chestnut, oak, maple, silver birch, ash, sycamore, beech, weeping ash and willow as well as a variety of fruit trees. They are supported by a soil type of

underlying chalk, capable of supporting a variety of copse and trees. Trees in this Conservation Area are generally subject to review from TVBC before any work is done on them. Please see Fyfield, Kimptom, Thruxton Conservation Policy at Appendix 94 for specific details of this with main exemptions. Some trees have specific Tree Preservation Orders (TPO) against them and specifically the trees within the Manor lands have a blanket TPO attached to them – see Appendix 9a-b for map of TPOs within the Parish. The Manor has a hazel coppice, the origin of which likely dates back centuries. The current Manor owner states the hazel wood from the hazel coppice has been used over centuries to provide charcoal and also materials used for old house building and the thatching processes. This wooded area is deemed a Priority Habitat⁵.

Other areas of "significant trees" are highlighted on the Conservation Area map (Appendix 2a), seen specifically in the northwest corner of the AHAP, around the Scheduled Monument to the south of the Moorings, and along the southern and eastern edge of the Manor Grounds.

The Village Green holds a significant collection of mature and newly planted trees within the Conservation Area. Horse chestnuts, sycamores, a weeping willow and oak all grow well here. They frame the Green and help provide a tranquil and rural ambience to the Conservation Area.

The graveyard has many mature trees: yew, lime, flowering fruit trees etc. A particular feature is the weeping beech to the right of the approach. A row of lime trees line the churchyard path. It has a more recently planted boundary hedge that flourishes. This was planted as a memorial to a Parishioner and ecologists were consulted as to the appropriate plants to include in this hedge. As a result a traditional, locally native hedge including privet, hawthorn, interspersed with fruit trees grows enthusiastically alongside the Manorial Earthwork field – Fig 21.



Figure 21 – St Peter and St Paul Church's graveyard, showing flowering fruit trees and hedge.

⁵ www3.hants.gov.uk/test_valley_biodiversity_action_plan_pdf

Another notable tree is the Lime on the triangular piece of land at the junction of Church Lane and Village Street. The old village milestone nestles at its base (Fig 22) and this grouping has become one of the Conservation Area's iconic images.

Together with wooden and metal fences, residential and boundary hedges are plentiful within the Conservation Area. Some are of traditional nature - beech, hawthorn, privet and laurel varieties interspersed with bramble and more



Figure 22 – The Lime tree and milestone at the Church Lane/Village Street Junction.

mature trees within them. Other more modern conifer hedges are present too. Some of the conifer boundary hedging can appear overgrown.

The very tall Leylandii on the garden side of the western Green boundary wall, have been prone to fall in high winds. Recent lopping of them with TVBC consent will hopefully help prevent further tree loss. The hedging on the corner of Robins Roost is becoming increasingly damaged by traffic going up and down Stanbury Road - a function of narrow roads, no pavements and ever increasing size and volume of traffic, not as a result of a poorly maintained hedge. The Green also has a sizeable boundary hedge along its Stanbury Road edge.

Many of the trees in this area are now mature and some are in need of husbandry. Apart from the trees in the Churchyard and Village Green, costs of tree work are met privately and can be costly. Some of the saplings opportunistically growing along the winterbourne are now outgrowing their plot. Care in managing these trees is required given the damage inappropriate growth could do to the stream banks as well as some of the listed boundary walls.

The map and information in Appendix 192 a-e indicate the designated Priority Habitats in the Conservation Area. They consist of deciduous woodland and the National Forest Inventory categorises them as broadleaved wood⁶ – much broadleaved woodland is thought to have evolved from 'wildwood' that covered Ancient Britain before humans significantly altered the landscape - and are situated in the northwest corner of the Conservation Area. The land to the west of the Conservation Area along the path of the source of the winterbourne is a designated Priority Habitat floodplain grazing marsh.⁷

⁶ www3.hants.gov.uk/test_valley_biodiversity_action_plan_pdf

⁷ www3.hants.gov.uk/test_valley_biodiversity_action_plan_pdf

Commercial usage

Thruxton Conservation area is mainly residential and open green space in nature. In years gone by, the baker, the cobbler, the blacksmith, the carpenter and coffin maker and postmistress lived and worked from their premises in the heart of the Village. These buildings are now all residential properties. There is no longer a shop nor a post office. The Post Office in the Village shut in 2000. The Memorial Hall is now run as a business by a board of trustees providing a centre for Community life, clubs and activities. The George Inn has been a thriving business for many years within the Conservation Area. Recent frequent change of landlord appears to have caused business to falter. The George Inn has now closed and with change of use permission from TVBC, is now a residential property.

Smaller businesses are run from homes within the Conservation Area but further details of these are not known to the author.

Minerals

The area shaded on the Hampshire County Council (HCC) Minerals Plan at Appendix 20 is categorised as a safeguarded site underlain by sand and gravel. The majority of the Conservation Area is within this shaded zone. 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 of Thruxton Conservation Area falls within a groundwater protection zone – Fig 25. The Conservation Area contains a winterbourne that flows through it. Its aquifer source is close by. There are multiple fresh water springs that appear in the area at times of high rainfall and high watertables. During these times of high ground water levels, Southern Water uses tankers to help reduce high levels of groundwater. 2012/2013 saw a high rate of tankering in response to an exceptional wet period. Tankering is currently not occurring, but we are currently in a prolonged dry spell. Southern Water continually monitors groundwater levels and says they work closely with the Environment Agency with weekly conference calls and will react accordingly with recommencement of tankering to protect residents

from excess groundwater levels if circumstances warrant it. (See letter from consultation request Appendix 98.)

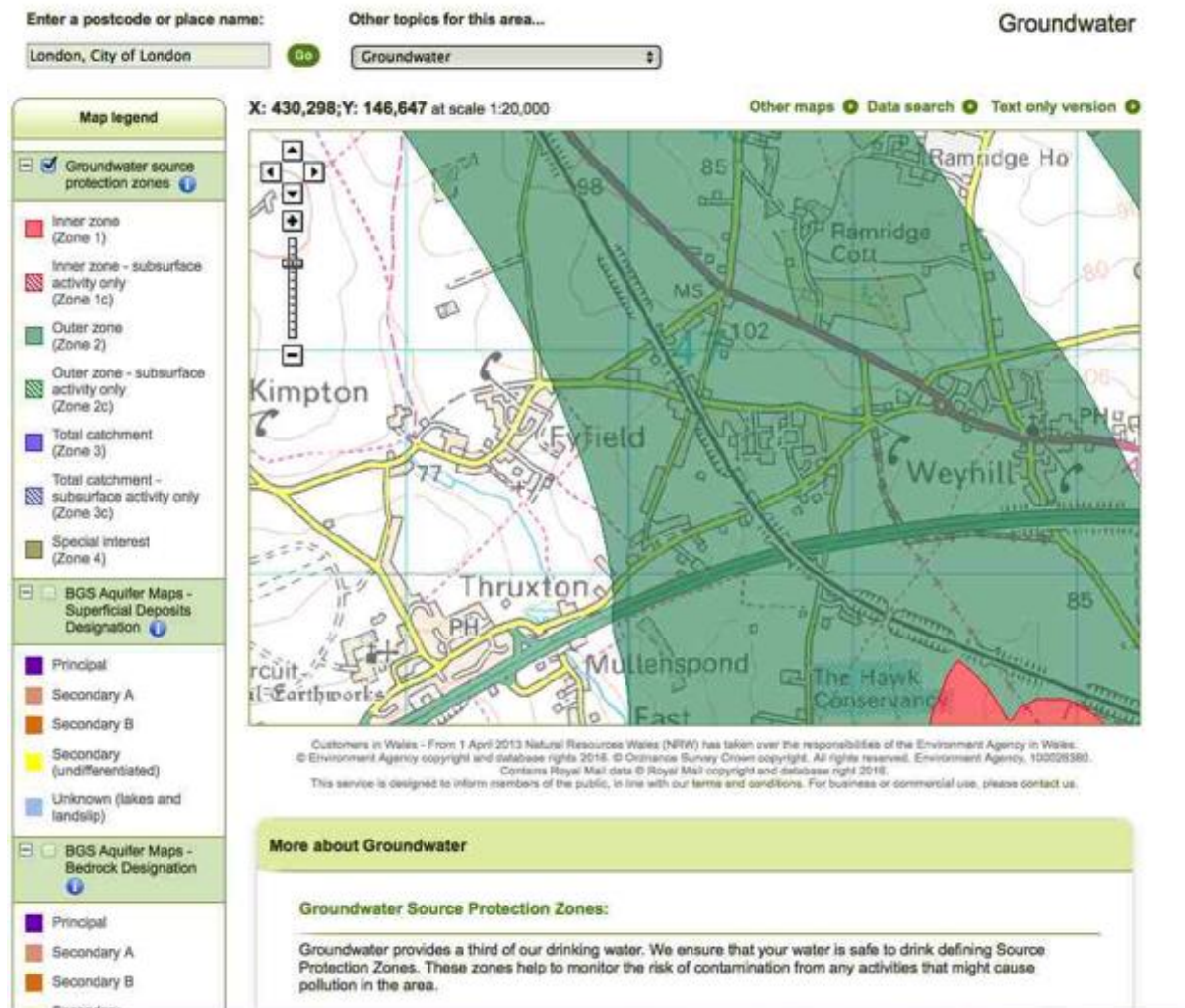


Figure 23 – Groundwater Protection Zone Map.

Sewerage

The mains drainage and sewerage system was laid through the village in 1976. Some houses remain with private cesspits requiring regular self-managed drainage by tankers.

Southern Water, who currently manages the sewerage system, states there are no issues with the management of sewerage in the network, beyond normal planned and reactive maintenance. Due to seasonal groundwater infiltration, Thruxton village has in previous years had sealing work undertaken on selected lengths of sewer, to help relieve the flows draining into Mullens Pond WPS. This work is now completed and there are no other issues within the Parish according to Southern Water. (See letter from consultation request Appendix 98).

Waterways

As mentioned before, Pillhill Brook runs as a winterbourne through the Conservation Area. It is a chalk stream that is fed from a groundwater aquifer arising in a field belonging to the Thruxton Airfield just west of the Conservation Area, but within the Parish boundary. It produces clear waters, but with a fluctuating flow dependent on environmental factors. The owner of the Manor reports that when a spring starts to



Figure 24 The Spring near The Manor

erupt in a pond at the western end of his property, this is the sign that the water will start to flow once more – Fig 26. Many houses used to have their own wells, with Well Cottage supplying water for several houses around it – Fig 27. After the drought in 1921, many wells dried up and a bore hole with pump was set up for local use by Hamble House.



Figure 25 – The Well at Well Cottage.

The water supports a rich diversity of invertebrate life and adds to important game fisheries further down stream. In living memory, brown trout were tickled by customers outside the Bray Cottage bakery. Trout have not been seen in the water for many years now.

The WWF states that England is the home of the majority of the world's iconic chalk streams⁸. They provide a gentle and generous habitat for insects, waterplants and mammals alike and most have headwater winterbournes with unique habitats in variable water flow. Only 12 of the 224 chalk streams in England have protected status and many chalk streams are now facing a multitude of threats from physical modifications, pollution, invasive species, ground and surface water abstraction as well as pressure from a growing population. This winterbourne has no specific protection. The Biodiversity Action Plan for Hampshire 2000⁹ states that it wishes to protect and maintain the characteristic habitats and associated species of chalk rivers in Hampshire, including the winterbourne reaches. DEFRA also designates the

⁸ WWF 2014 The State of England's Chalk Streams

⁹ Biodiversity Action Plan for Hampshire (Vol II) 2000: Habitat Action Plan

area as a countryside stewardship water quality priority area, where incentives are offered to farmers to adopt agricultural practices which will safeguard water quality.

Flood Risk

The Pillhill brook rises just outside the boundary of the Conservation Area, but still within the Parish, and will be mentioned further in the Appraisal of the Circuit and Aerodrome. The brook is a winterbourne and a historical source¹⁰ indicates that the stream would have flowed more strongly and more consistently in the distant past. Undoubtedly this would have been a factor in the initial settlement of Thruxton and the developing importance of the settlement over time. In modern times the frequency and volume of flow of the winterbourne has been variable. In the early 1900s the multiple wells of the village appeared to dry up – bar a few. An 1894 map of the Village indicates the locations of the wells. They generally paralleled, with the housing, the path of the Winterbourne. In 2012 Pillhill brook ran almost continuously over 1 year in response to very heavy rain over a sustained period. There are plenty of unmapped springs in the Conservation Area that appear during times of heavy rainfall and high water tables.

Recent flood prediction and mapping by the Environment Agency now sees the Pillhill brook designated a main river on Flood Maps for Planning as it enters and flows through the Conservation Area. (Appendix 4). The land surrounding the winterbourne has a Flood Zone category of 2 and 3 – indicating risk of flood from surface water is high to medium either side of the course of the winterbourne. Any further development of these areas must make particular note of the potential flood risks and mitigate against them. No specific flood defence measures are employed within the Conservation Area.

The Environment Agency appears to make infrequent visits to inspect the brook and no recent official upkeep of the waterway bank has been done. On direct questioning of riparian landowners, there appears to be little contact with the Environment Agency over water matters. The Chair of the Parish Council reports writing to the Environment Agency with winterbourne concerns but there is either no response or no action. TVBC environmental department did provide some useful practical, on site, advice after a request for help on the management of vigorous water plants. They warned against removal/disruption of water plants in any form as it would disrupt the local ecology and could lead to sterility of the bourne bed. Following the vigorous flow of the brook in 2012/13 there has been some erosion of the stream's banks, especially as it flows along the Village Green. Mr Henry Pelham, owner of the Thruxton Circuit and owner of the land where the winterbourne in question arises, is currently undertaking a programme of flood prevention works, whilst developing certain aspects of the Thruxton Circuit. These works have the

¹⁰ J P Williams-Freeman, M.D. 1915: An Introduction to Field Archaeology as illustrated by Hampshire. London: MacMillan and Co.

agreement and supervision of the Environment Agency – Reference TVBC 16/02571/FULLN. This will allow flooding of surrounding fields in newly made lagoons near the winterbourne water source, in times of exceptional water volumes, regulating excessive flow on to and through the inhabited village areas downstream in the Conservation Area and beyond.

Of note, when the Lambourne development started, the land on which it was built was marshy. Draining of this land occurred to allow house building and the winterbourne course was formalised in this area as it takes a sharp right angled bend before Hazelhurst and runs behind this house, and others, before joining Mullens Pond. There is local thought that a run off of the winterbourne did flow down Village Street to just beyond Harcoort, and this is confirmed by an 1894 map of Thrupton Village. Pillhill Brook now flows under the road through a culvert as Village Street meets the sharp corner of Stanbury Road. This site of the old Village Ford can still be prone to reactive surface water flooding on occasions of heavy rainfall and high winterbourne water flows. The bridge and culvert at the junction of Lambourne Way and Village Street was made at the time of the Lambourne developments in the 1970s. Not a feat of engineering, this junction is also prone to surface waterflooding at times of heavy rainfall, as well as large lorry groundings!

Roads/Highways

The roads of the Conservation Area remain based on the ancient T shaped road structure, following the winterbourne, west to east and then branching northwards at Hamble House and up Stanbury Road, at what was once a ford. Another road branches across the winterbourne north to the Church and Manor. A private track leaves the main road at the far west of the Conservation Area and leads to the Manor and its lands. I have learnt from the current Manor owner that this was once likely to have been the main track leading to the medieval Manor before its destruction by fire in the mid 18th century. See Appendix 3a-c showing old maps with evidence that our current road structure still mirrors the old ones.

Roads and verge edges are in a poor state of repair throughout and in some areas the crumbling road sides are eroding into the stream bank, negatively impacting on the local water ecology – Fig 28. This riparian erosion is hastened by the passage of large lorries through the narrow roads of the Conservation Area, often lost and often at night – Fig 29. Following a recent problem with a large lorry getting stuck in the middle of Village Street, causing some damage to the road, salt box and verges, TVBC have allowed siting of signs at the entrances to the Village and on the A303, indicating that Thrupton Village is not suitable for HGVs.



Figure 26 – Village Street crumbling in to the Winterbourne.



Figure 27 – Winterbourne verge and road edge eroded by vehicle tyres.

There is little off street parking and no pavements in this area of the Village – Figs 30+31. This compounds the problem further as vehicles trying to pass parked cars or pedestrians harm the roads/edges further. There is little street lighting, adding to the village ambience, but not aiding safe passage of vehicles and pedestrians at night. Comments from the Neighbourhood Plan Survey and Objective Consultation exercise highlighted these problems further. Concerns were raised about dangers to pedestrians and other motorists caused by inconsiderate car parking along the roads especially around the Memorial Hall, danger to pedestrians as they walk up or down Stanbury road due to no pavements, narrow and winding roads and volume of speeding traffic and poor visibility at the corner opposite Bridge Cottage, the Green's entrance gate and Hamble House – Fig 32. A recent speed survey of cars in



Figure 28 – Cars, parking, pedestrians and animals on Village Street.

2016 along Stanbury Road recorded thousands of speed incursions within 1 week. There is a 30mph speed limit in place on all roads within the Conservation Area.



Figure 29 – on street parking along Village Street.



Figure 30 – poor visibility at corner junction of Stanbury Road and Village Street.

Noise reduction measures following special resurfacing of the close by A303 has helped reduce noise pollution in the Village. Thruxton Circuit race days bring with them the distinctive hum of motor racing to the surrounding area.

Air and noise pollution from local traffic, racing cars and the A303 are a fact of life for Conservation Area residents.

Public transport provision has significantly reduced in recent years. A bus travels to Andover six times daily during the working week. There are neither weekend nor bank holiday services. Recent local authority canvassing for Villagers' interest on increasing local bus services ended when only 3 local responses from Parishioners were received for increasing the service. The car remains the main method of transport for residents of, and visitors to, the Conservation area.

There is little scope to widen the current roads, or put in further road furniture, due to the fact that the roads are closely bounded by either listed buildings or the winterbourne.

Other considerations

-Large gardens and significant pieces of land

-Landowners' Views/Position

Most household gardens in the Conservation Area are of modest, village sized plots with some notable exceptions. There has been some back garden infill development in the 1970s in to what were once larger gardens or small holdings. These later individual houses are generally tucked back, or behind, the older traditional houses, but can still detract from the general traditional Hampshire village feel of the Conservation Area. E.g. Croftfield and the Old Bakery (Fig 34).



Figure 31 – An infill example – The Old Bakery (a 1970s home). Built behind, but between, two listed buildings, as seen from the Village Green.

Looking at the map of the Conservation Area, a number of homes can be seen to be sited in large garden plots. These will be discussed in turn.

1. The Manor.

This listed building has considerable land and further outbuildings associated with it, including a listed stable block. The land includes a hazel coppice as well as a walled kitchen garden, garden laid to lawn, another block of outbuildings and a number of access tracks. The winterbourne also flows through part of this land. There are multiple mature trees here and the Manor and its land has a blanket TPO placed on all its trees. The current owner is keen to preserve the whole estate as is, but he is under no illusion that future owners may well wish to convert at least 2 of the outbuildings in to homes (including the thatched listed stables – Fig 35), as the layout and separate access down the track at the western end of the Conservation Area would probably allow this to occur, with the relevant permissions in place. The current owner points out that running such a house and its surrounding land and woodland is an expensive



Figure 32 – The Manor Stables.

business, and with the increase in stamp duty, future owners of the Manor, may find developing the area is the only financially viable option to preserving the area in good condition.

2. Manor Cottage.



Figure 33 – Manor Cottage’s listed cob wall.

This listed house is bounded by its listed thatched top cob wall, an iconic feature of the Village – Fig 36. Although of sizeable proportions, any development of this garden with further housing would require better access than currently is in place for the Manor Cottage alone. It is unlikely that Conservation Officers would allow destruction of the listed cob boundary wall to improve access to allow for such development.

3. The Old Rectory.

This handsome Grade II property has a large garden, bounded on one side by the Village Green, on another by the winterbourne, another by the Manor Cottage and the other by Church Lane. It was built on Diocesan farm land in 1837 for the incumbent Rector. When the 5 Villages became one Benefice in 1978, the old Rectory was sold into private hands as the Rector of the Benefice resided in Appleshaw.

The current owner remembers a plan for further development of their stable block into a home in the late 1990s, around the time they purchased the property. Planning permission was applied for and granted on two occasions for this, but on change of ownership, was not pursued and planning permission has lapsed. It is always possible that further development could take place in this area using the old gate to its stable building as separate access to new development. It should be noted that if this were to take place, it would occur in the AHAP and directly opposite a Scheduled Monument.

4. Goose Acre.

This Listed Building has already seen some of its original substantial land sold off to allow for the development of Gracelands, Goslings and the Hale. It still

has a garden extending back towards the A303, some of which is outside the Conservation Area.

5. Goslings.

This home is a mixture of modern bungalow and old stable/store buildings situated adjacent to Goose Acre, in a significant plot of land extending southwards to the A 303, again with some of its land outside the Conservation Area. Lateral development from the west from Lovell Close could be possible. There are a number of trees with TPOs in this garden – Appendix 9a-b.

6. The George Inn – now George House.

Some form of Inn has been present in the heart of the Conservation Area for centuries. The Neighbourhood Development Plan Survey indicated a high level of support for an ongoing Pub presence here in the Parish. Unfortunately, market forces contributed to the Inn's closure. The old Inn, its garden and carpark make up a significant and focal piece of land in the Conservation Area. This plot's future is now as a private single residence following its change of use, agreed by TVBC.

7. Strip of land between the back of the George Inn's garden and Beech Close.

This small strip of land is currently privately owned by ex-villagers. It is currently laid to grass. It is interesting in its location and potential to provide access to Beech Close from the old George Inn site, rather than access from the old George Inn site directly on to Village Street.

8. The Moorings.

This substantial house from the 1930s is situated adjacent to the Manorial Earthwork Field and Scheduled Monument and is within the boundary of the Conservation Area. Its garden is partially wooded.

Green Space and Potential Green Space Designation.

Green space is an important part of the Conservation Area.

The most obvious publicly accessed Green Space is the Village Green. Once the Glebe field, this area only became an open space for recreation in 1978 when it was acquired by the villagers from Winchester Diocese. In 1983 the deeds were transferred to the Parish Council who is now responsible for its upkeep. It is now officially registered as a Village Green – Fig 38.

It is a beautiful open space at the centre of the Village and Conservation Area. It is a site of recreational value open to all. The annual village fete is held here Fig 39. The flag pole, presented to the Village by the Racing Circuit on the occasion of the Millennium, is raised here by our resident "Flagmaster" daily, with the flag flown at half-mast on the occasion of deaths of local residents and the large Union Flag flown on high days and holidays! The winterbourne runs along its southern edge. It is a chalk stream and is an abundant source of wildlife. There are plenty of trees here,

a hedge, as well as rather overgrown hedgerows in part along the far western edge of the Green at the entrance of the Pillhill brook onto the southern aspect of the Green. Trees have been planted on the Green more recently to mark the Queen's Jubilee and also to remember worthy locals. A small section has been landscaped and dedicated to the memory of another hard working member of the Parish. It is already designated an area of important open space in Thrupton Conservation Area. A Diocesan Covenant still regulates activities occurring on The Green.



Figure 35 – The Village Green.



Figure 34 – The Village Green and Fete in the 1950s

Discussing once again the manorial earthwork field, probably the site of a Roman Marching Camp and later the original Thrupton Manor (one of 3 large fortified

Manors in Hampshire); it is a site of archaeological and historic interest – Fig 40. It is currently privately owned and is used as field for horse grazing. It is rich in wildlife with deer, fox and rabbits frequently spotted here. It provides a beautiful, open and tranquil space to that corner of Thruxton Village, adjoining the Church, churchyard and current Manor gardens. Its view can be enjoyed by all from the corner of Church Lane. It is already recognised as an important open area in the Thruxton Conservation Area Draft Map as at Appendix 94. Adjacent to this field in the south eastern corner and north western are wooded areas. Discussed earlier, they are recognised as areas containing important trees and priority habitats. The current owner of the Rectory recalls that in the late 1990s, there was an aborted plan to build 3 properties on this land. Unfortunately, I can find no remaining written evidence of this.



Figure 36 – The Scheduled Monument.

Locally known as the “snowdrop field” (in the early spring it is particularly noted for its abundance of snowdrops – Fig 41) this space, rising gradually up from the banks of the winterbourne at the far western corner of the Conservation Area, is privately owned by the residents of the Manor. It can be easily viewed by the public driving or walking along Village Street or Church Lane at the western end of the Conservation Area.



Figure 38 – the snowdrop field

The Thruxton Appraisal 2009 states there are foundations here of a yet unidentified building belonging to the old Manor complex. It therefore likely holds some historic significance and archaeological potential. Its southern flank is bounded by a wide and shaded stretch of the winterbourne – Fig 42. The trees providing the shade over the water are already recognised as “important” according to the

Thruxton Conservation Area draft map and have a blanket TPO on them. The current owner of the Manor reports that locals have



Figure 37 – Pillhill Brook running along southern flank of the “snowdrop field”.



Figure 39 – Entrance to Thruxton Manor, with a view of the “snowdrop field”.

told him that no snowdrops grew on this field until after World War II. During the war, the field was used for food cultivation, and it appears that after cessation of crop growing the snowdrops moved in! This area is already recognised as an important open space in the Conservation Area – Fig 43.

The current Manor House was built outside the old earthworks in the first half of the 18th Century and it has extensive gardens and wooded areas already discussed in this document. These include important green spaces, although not open to the public.

The Church and its encircling churchyard have been present in some form on this site for centuries, with the lower churchyard added circa 1930. It is a site of historical significance is consecrated ground and an open green space open to all and held with affection by Parishioners. It has many mature trees and hedges, as discussed in previous paragraphs – Fig 44.



Figure 40 – View of the Churchyard, looking towards the Church

Local and Neighbourhood Plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

The green area identified has to meet the criteria in Para 77 of NPPF:

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- Where the green space is in reasonably close proximity to the community it serves;
- where the green space is demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

Where the green area concerned is local in character and is not an extensive tract of land.

With this in mind, areas of Green Space in the Conservation Area that could be considered for designation to Local Green Space are:

- A) The Village Green,
- B) The Manorial Earthwork field,
- C) The "snowdrop field" ,
- D) The hazel coppice that is part of Thrupton Manor,
- E) The Churchyard.

Other privately owned Manor House lands cannot be noted to be demonstrably special to the local community, but could have some historic significance. Of note in the Neighbourhood Plan Survey, Parishioners were keen on having a pub continue, serving as a focus for Parish recreational life. Therefore, by default, the Inn and its green space garden could be demonstrated to be special to the local community. It is also in close proximity to the community it serves and is seen as attractive, especially when taken to include the vista of a line of black and white buildings from the 19th Century flanking Village Street. Potentially it could be seen as a local green space under para 77 of NPPF.

Another green space in the Conservation Area is the strip of land between The George Inn and Beech Close. This area could not be categorised as a Local Green Space for these purposes.

Please see the separate Local Green Space designation paper in relation to the Conservation Area and included as part of the Neighbourhood Development Plan evidence, for further details on this aspect - Appendix 85.

Tree Protection Measures.

Many of the trees within the Conservation Area are already subject to Tree Preservation Orders or blanket Tree Preservation Orders. All trees within the Conservation Area are subject to formal review by TVBC before work is done to them. There is a hazel coppice in the Manor Grounds and is designated a Protected Habitat.

**APPENDIX – as numbered to refer to Thruxton
Neighbourhood Development Plan Dropbox documents.**

Appendix 193 Thruxton Village Design Statement
Appendix 122 Place Check (Conservation Area)
Appendix 98 – Southern Water relevant letters from
Agencies
Appendix 94 TVBC Fyfield, Kimpton, Thruxton Conservation
Policy and draft map.
Appendix 191a-b AHBR Archaeology
Appendix 194a-d Listed Buildings
Appendix 192a-b Ecology
Appendix 9a-b Map of TPOs
Appendix 2a Conservation Area Map
Appendix 97 HCC Minerals Map
Appendix 4 Flood Maps
Appendix 85 Local Green Space Designation Document
Appendix 3a-c Historical Maps Thruxton

