

THRUXTON CONSERVATION AREA

POTENTIAL LOCAL GREEN SPACE ALLOCATION MAY 2017

This document proposes land within Thrupton Conservation Area to be considered for Local Green Space allocation under the terms of paragraph 77 of the National Planning Policy Framework (NPPF). It should be read in conjunction with the Thrupton Conservation Area Land Appraisal that discusses the lands proposed in detail, including how they were identified and any special characteristics associated with them.

The first table indicates includes all green space identified potentially suitable for designation within this area. In tabulated form, its suitability for designation against the paragraph 77 NPPF criteria is indicated. This table was displayed at the public consultation, together with aerial and ground photographs of the areas concerned. Following public consultation with Thrupton Parishioners in May 2017 on Local Green Space designation, and with public comments noted, the second table indicates the revised Conservation Area Local Green Spaces that are to be put forward to South Downs NPA for independent review.

Table 1

<i>LGS nomination reference</i>	Grid Reference	Site	Close proximity to community	Publicly accessible	Beauty	History	Recreation	Tranquillity	Wildlife	Extensive tract of land alone?	Extensive tract of land in combination	Designate	Comments
<i>LGS1</i>		George Inn Garden	yes	yes	no	no	yes	no	no	no	no	NO	This is a green space in the centre of Thruxton Village that acts as the garden for the Village pub. The Thruxton Parish Neighbourhood Plan survey indicated that the Parishioners are keen on having the pub continue and serve as a focus for Parish recreational life. Although the Inn and, by default, its land has been demonstrated to be special to the local community and so could be considered for local green space designation under para 77 of NPPF, the Inn has now closed due to financial unviability. The current future of the Inn and its surrounding land is undecided. There has been one rejected planning application for housing in 2016 on this land and the Inn then failed to sell at auction at the end of 2016.

LGS2		Strip of land behind George Inn	yes	no	This strip of land is owned privately. Currently it is a green space with no building and acts as a green barrier to traffic movement from the George Inn carpark and Village street on to Beech Close.								
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LG33		The Green	yes	no	no	Yes	<p>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. 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. 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 the southern edge. It is a chalk stream and is an abundant source of wildlife. 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 can provide an oasis of calm. It is already designated an area of important open space in Thruxton Conservation Area.</p>						
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LGS4		Field with Manorial Earthworks and adjacent wood	yes	no	yes	yes	no	yes	yes	?no	no	Yes	<p>Once the site of the original Thruxton Manor (one of 3 historical large fortified Manors in Hampshire), it is a site of archaeological interest and is of historic significance – potentially dating back to Roman times. The area is already designated as a Scheduled Monument. It is currently privately owned and is used as a 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. Although there is no public access, it is open to view in full extent for all from the Church Lane. It is already recognised as an important open area in the Thruxton Conservation Area. Adjacent to this field is a wooded area. This is recognised as an area containing important trees, according to the Thruxton Conservation Area map.</p>
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5557		Snowdrop field	yes	no	yes	yes	no	yes	yes	no	?yes	Yes	<p>Privately owned by the owners of the Manor, this green space contains the buried foundations of a yet unidentified building belonging to the old Manor complex. It therefore holds some potential historic significance. In the early spring it is particularly noted for its abundance of snowdrops. Its southern flank is bounded by a wide and shaded stretch of the winterbourne – a chalk stream with a unique habitat for wildlife. The trees providing the shade over the water are already recognised as “important” according to the Thrupton Conservation Area map and are part of a blanket TPO covering the Manor and its lands. Although not publically accessible, anyone can view the beauty and stillness of the area by walking or driving along Village Street or Church Lane. It is already recognised as an important open area in the Thrupton Conservation Area.</p>
9556		Manor House Lands with field and wood	yes	no	yes	yes	no	yes	yes	Yes?	Yes?	Yes	<p>The current Manor House was built outside the old earthworks in the first half of the 18th Century. It has extensive gardens and wooded areas, including a hazel coppice in the Manor Grounds and this is designated a Protected Habitat. All trees in this property are protected by a blanket TPO.</p>

LGS7		Churchyard	yes	yes	yes	yes	no	yes	yes	no	no	?Yes	The Church and its churchyard have been present in some form on this site for centuries. The Church is a Grade I listed building and the graveyard is in close proximity to the neighbouring Scheduled Monument of manorial earthworks. It is a site of historical significance, has many mature trees within it and is the home of many rabbits and nesting birds. It is a tranquil corner of the Conservation Area.
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Public comments received at Local Green Space consultation exercise, Thrupton May 2017 and noted down verbatim:

1. The George Inn Garden

- A) Probably a good site for low cost housing.
- B) Hope houses won't be built here.
- C) Of no interest.
- D) Agree it should be included as designated space. But in relation and consideration of pub/building/plot what it might become? Entire plot currently looks run down.
- E) Should not be designated as green space.
- F) The George Inn garden is not particularly beautiful, have a richness of wildlife nor tranquil. Therefore, I would not object to it being used for another purpose as long as the hedgehogs are re-homed safely.
- G) An awful location to build houses. Whatever happens the The George (an inn on this site since early 18th C, poss earlier, and the building is, I'm sure, essentially 18th C), it must be done very carefully so as not to change the character of this considerable site in the village, which is in the Conservation Area.
- H) Keep George Inn open to preserve Village Life, having recreational value.
- I) With the current status, the pub should not be designated.
- J) Should be built on – 2 homes – no more. We no longer need 2 pubs.
- K) No interest.

- L) No designation.
- M) Future use dictates that this should NOT be designated.
- N) Don't care.
- O) Don't designate
- P) Recreational value. Would like village pub. Current building has historical significance.
- Q) At heart of village. Recreational value of pub and garden. Place of calm.

2. Strip of Land behind the George Inn

- A) Future use dictates that this should NOT be designated.
- B) Should be built on.
- C) Not necessary to designate.
- D) Probably a good site for low cost housing.
- E) No interest.
- F) Must be kept green.
- G) No designation.
- H) A lovely wild strip – great for natural habitat – and a wonderful barrier. It's brilliant that the owners had the sense/foresight to purchase it.
- I) Essential to separate Beech Close from main village and support these [designation]

3. The Green

- A) Already designated as a Village Green. If it serves the purpose of the NDP – designate.
- B) Yes definitely designate a key central feature of the Village.
- C) Very popular for fete and recreation, would mean too much infilling if houses here.
- D) The Green MUST be kept as central point for villagers to meet – otherwise no community heart.
- E) Village Green has huge significance for village, a place of beauty which provides recreational value and place of tranquillity.
- F) Under no circumstance should The Green be considered for development. It adds so much to the community and has outstanding beauty. The river is also a central part of the Village and removing the Green would devalue the beauty of it.
- G) Yes – beauty/community value/gives village a heart/fete and function/rural feel.
- H) Very important – heart of the village – great for family.

- I) Beauty, recreation, tranquil. It is used for fetes and other village activities.
- J) A facility that draws people together.
- K) Stream along southern edge has endangered flora and fauna as well as more common ones e.g. water vole, water mint, several endangered nymphs.
- L) Yes, Green must be designated. Centre of village, atmosphere, ecology, history, village centre.
- M) Vital to keep, centre of Village and Conservation Area. Open to all. NO CHANGE PLEASE.
- N) The Green must be a designated green space. 3,4,5,6,7 – Together these areas provide a buffer between the airfield and the Village centre. Historically they are important linking through Bronze, Iron, Roman and Medieval time to the modern era. Beautiful, historical, provide a recreational walk around Church Close. Tranquil (when there is no racing!) and abundant in wildlife as undisturbed. The context of Church, Rectory, Manor and Green are unique.
- O) Beautiful. Important to community. Fete held here and other community events. Leisure. Keep Green.
- P) Village Green must be kept green and continue to be used e.g. fete etc.
- Q) Must continue to be fully protected.
- R) Must be kept green.
- S) The Green – must be kept as central point for village to meet – otherwise no community heart.
- T) This gives the village its ‘village character’. Heart of the community – fete, dog walkers, tranquil place, sit and contemplation, place for children to play, Therefore tranquillity and rec. value are huge.
- U) [3,4,6,7] To be kept [green]. The core green areas for the village. Areas of beauty and wildlife.
- V) The Green is fundamental to life in the village. It is used for various important activities throughout the year and MUST be designated.
- W) Exemplifies the heart and soul of the character of the village. Beauty and recreational value.
- X) It would be a disaster if this were lost.

4. Manorial Earthwork Field.

- A) An area of beauty with unusual wildlife, therefore designate.
- B) Manorial earthworks listed as such but only in the past. Top end not designated but bottom end protected.
- C) Adds a relaxing feel to the Church, adds to the open feel of the area.
- D) BEAUTY – visually attractive to dog walkers + TRANQUILITY.
- E) Beauty and rural feel. Imp history but not sure about designation.

- F) Richness of wildlife, many varieties of animal incl. pheasants, hares, rabbit, fox +.
- G) Should be opened to all.
- H) Historical significance = manorial remains.
- I) Scheduled Monument open space complements graveyard and sense of space and should be protected.
- J) This field is beautiful with lots of oak trees and wildlife and should not be built on ever.
- K) Beauty, historical, tranquillity.
- L) Beauty, historical significance and richness of wildlife.
- M) The history and archaeology and the natural aspects must continue to be protected.
- N) Historically invaluable.
- O) Designate the field with manorial earthworks and the adjacent wood as Green Space to protect it.
- P) Must be kept green.
- Q) Should all be kept for historical reasons – let's not obliterate all our heritage.
- R) 3,4,5,6,7 – Together these areas provide a buffer between the airfield and the Village centre. Historically they are important linking through Bronze, Iron, Roman and Medieval time to the modern era. Beautiful, historical, provide a recreational walk around Church Close. Tranquil (when there is no racing!) and abundant in wildlife as undisturbed. The context of Church, Rectory, Manor and Green are unique.

5. Snowdrop Field.

- A) I look forward to driving past or when walk thro' the Village.
- B) Beauty, ancient, tranquillity +++, richness of diverse wildlife and NB as part of winterbourne and flood plain.
- C) A beautiful village setting with beech trees and wildlife.
- D) Yes agree to designating snowdrop field. Link to river/sight lines, visual and ecology.
- E) Tranquil, peaceful with winterbourne flowing through it. Trees. Adds to Conservation Area. NO BUILDING PLEASE.
- F) It is visually attractive and contributes to the landscape. It would be a shame for the beauty to be lost due to development. As the river runs through it and the river is such a central and important part of the village.
- G) Must keep – area of beauty and tranquillity.
- H) Beauty, tranquillity, wildlife, local.
- I) Beautiful, important – part of the character of our village.
- J) Area of outstanding beauty must be designated.
- K) Historically invaluable.

- L) Must be kept green.
- M) Within the village envelope. Scenically attractive but 'if' it continues to deteriorate it would become a non-designateable site.
- N) Lovely rural feel. Tranquility. Lovely trees and stream. Yes.
- O) Should all be kept for historical reasons – let's not obliterate all our heritage.
- P) 3,4,5,6,7 – Together these areas provide a buffer between the airfield and the Village centre. Historically they are important linking through Bronze, Iron, Roman and Medieval time to the modern era. Beautiful, historical, provide a recreational walk around Church Close. Tranquil (when there is no racing!) and abundant in wildlife as undisturbed. The context of Church, Rectory, Manor and Green are unique.

6. Manor House land with field and wood.

- A) Lots of old trees and wildlife – a beautiful place.
- B) A wonderful area for conservation adding again to the open feel to our village.
- C) Protect the trees. Good husbandry of trees throughout conservation area.
- D) Beauty, recreational, wildlife.
- E) Important hazel coppice – beauty, historical significance and richness of wildlife.
- F) The history and archaeology and the natural aspects must continue to be protected.
- G) Yes, designate. An area of historic importance with unusual tree features which act as a buffer between village and race circuit.
- H) Historically invaluable.
- I) The curtilage of the Manor is not a long term asset. The 2 or 3 acres immediately surrounding could be designated.
- J) Designate the field with manorial earthworks and the adjacent wood as Green Space to protect it.
- K) Should all be kept for historical reasons – let's not obliterate all our heritage.
- L) 3,4,5,6,7 – Together these areas provide a buffer between the airfield and the Village centre. Historically they are important linking through Bronze, Iron, Roman and Medieval time to the modern era. Beautiful, historical, provide a recreational walk around Church Close. Tranquil (when there is no racing!) and abundant in wildlife as undisturbed. The context of Church, Rectory, Manor and Green are unique.
- M) Must be kept green.
- N) Keep as natural.

7. The Churchyard.

- A) The churchyard is part of the integrity of the Church itself. It must be preserved in its entirety and consideration given to future expansion as available space is limited.

- B) Yes designate. An area at the heart of the village community.
- C) Church and Churchyard of massive historical importance. Limited by Diocese as to what is done. A place of calm and peace for anyone from far and wide.
- D) Protect. Special to all. Likely to be ancient. Lovely open space in environment with Manor and Scheduled Monument.
- E) Forms part of Grade 1 curtilage and should be designated in this edition of NDP? long term future.
- F) People visit the Church every day from village and miles away to put flowers on grave, look at church also. We need places like this.
- G) The Churchyard is a VERY important feature of the Village and MUST be a designated green space.
- H) The Churchyard is key to the tranquillity of the Church.
- I) A wonderful centre to preserve as often walk the area to sit and relax.
- J) Historical. NB Beauty. Must be protected. Consecrated land but then so was the carp park by the Mem Hall. We don't want a repeat.
- K) I would object to losing the churchyard, such a peaceful place.
- L) A lovely peaceful place.
- M) Please do not build on this – shame been here 40 years and I am sure shall finish there!
- N) Must be kept green.
- O) Should all be kept for historical reasons – let's not obliterate all our heritage.
- P) Yes designate. An area at the heart of the village community.
- Q) 3,4,5,6,7 – Together these areas provide a buffer between the airfield and the Village centre. Historically they are important linking through Bronze, Iron, Roman and Medieval time to the modern era. Beautiful, historical, provide a recreational walk around Church Close. Tranquil (when there is no racing!) and abundant in wildlife as undisturbed. The context of Church, Rectory, Manor and Green are unique.
- R) The churchyard is absolutely sacrosanct to the village. It must be designated as a very important piece of land that must be protected.
- S) It would be a disaster if this was lost.
- T)

OTHER COMMENTS

- A) All suggested spaces valuable to village life.
- B) I think the historical significance of the village is of tremendous importance and should not be overlooked.
- C) Please conserve all of it.
- D) All areas identified should be preserved.

- E) All Conservation Green Space required protection forever.
- F) Well done, I believe you have covered all the concerns superbly.
- G) Hope all these areas remain even the privately owned ones.
- H) Any open space within the village itself should be protected from any development, and as many trees protected as well.
- I) The whole exhibition is superb and it is difficult to make comment, as you have covered everything. Good luck and well done.
- J) Garden and verges adjacent to the brook (either side of Lambourne Way) should be designated green space to maintain the village feel and wildlife and flora.
- K) We need to retain all of our green areas. The council have not allocated houses for Thrupton, which means that it is landowners who are after making large amounts of money. No housing estates in Thrupton – only fill in.
- L) The George Inn must be kept as a village pub. The Council should be proactively trying to find a group of village buyers. [Interested in being apart].

Following the comments from the public at the Consultation exercise, the following table indicates the revised list of lands proposed for Local Green Space designation to be put forward to South Downs NPA consultants for independent review.

Five sites are put forward for consideration ;

LGS3. The Green.

LGS4. Field with Manorial Earthworks and adjacent wood

LGS5. The Snowdrop Field.

LGS6. Manor House hazel coppice wooded area.

LGS7. The Churchyard.

Table 2

LGS nomination reference
Grid 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?
Designate
Comments

LGS3		The Green	yes	no	no	Yes	<p>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.</p> <p>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. 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!</p> <p>The winterbourne runs along the southern edge. It is a chalk stream and is an abundant source of wildlife. 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 can provide an oasis of calm. It is already designated an area of important open space in Thruxton Conservation Area.</p> <p>It is an area well-loved and used by Parishioners. Local consultation indicates a strong level of support for it to remain a green space and designated as such, being in the heart of the Community, open to all for recreation, appreciation of its beauty, tranquillity and wildlife.</p>						
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LG54	Field with Manorial Earthworks and adjacent wood	yes	no	yes	yes	no	yes	yes	?no	?yes	Yes	<p>Once the site of the original Thruxton Manor (one of 3 historical large fortified Manors in Hampshire), it is a site of archaeological interest and is of historic significance – potentially dating back to Roman times. The area is already designated as a Scheduled Monument. It is currently privately owned and is used as a 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. Although there is no public access, it is open to view in full extent for all from the Church Lane. It is already recognised as an important open area in the Thruxton Conservation Area. Adjacent to this field is a wooded area. This is recognised as an area containing important trees, according to the Thruxton Conservation Area map.</p> <p>Local consultation indicated an appreciation of the tranquillity and rural feel this area gives to the Conservation Area, especially within the unique context of the Manor/Church/Rectory/Glebe Field historical grouping. Its abundance of wildlife was also appreciated.</p> <p>It could be considered an extensive tract of land if considered with the other nominations of the Churchyard and Manor wood.</p>
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LGSS		Snowdrop field	yes	no	yes	yes	no	yes	yes	no	?yes	Yes	<p>Privately owned by the owners of the Manor, in the early spring it is particularly noted for its abundance of snowdrops. Its southern flank is bounded by a wide and shaded stretch of the winterbourne – a chalk stream with a unique habitat for wildlife. The trees providing the shade over the water are already recognised as “important” according to the Thrupton Conservation Area map and are part of a blanket TPO covering the Manor and its lands. Mesolithic flints are frequently turned up by moles in this field on a flat platform of land to the north side of the winterbourne, which would have provided early settlers a site free from flooding but close to water nonetheless. It therefore holds some potential historic significance. Although not publically accessible, anyone can view the beauty and stillness of the area by walking or driving along Village Street or Church Lane. It is already recognised as an important open area in the Thrupton Conservation Area.</p> <p>Local consultation indicated a great appreciation of the tranquillity, beauty and rural feel this area gives to Parishioners, as well as it being a source of abundant wildlife. Although not publically accessible, it is easily seen by all at various points along public roads and provides an historic country setting for Conservation area.</p> <p>It could be considered an extensive tract of land if considered with the other nominations of the Churchyard and Manor wood.</p>
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LGS6		Manor House hazel coppice wooded area.	yes	no	yes	yes	no	yes	yes	Yes ?	Yes?	Yes	<p>The current Manor House was built outside the old earthworks in the first half of the 18th Century. It has extensive gardens and wooded areas, including a hazel coppice in the Manor Grounds and this is designated a Protected Habitat. All trees in this property are protected by a blanket TPO.</p> <p>From public consultation, it should be made clear by mapping exactly what piece of the Manor Lands this is referring to. It should include the hazel coppice woodland only, as seen on the aerial photo at public consultation. It would not include the Manor Gardens. The woodland is special for its historical and wildlife potential.</p> <p>It could be seen as major tract of land when considered with the other nominations of the Churchyard and Manorial earthwork field.</p>
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LGS7		Churchyard	yes	yes	yes	yes	no	yes	yes	no	? yes	?Yes	<p>The Church and its churchyard have been present in some form on this site for centuries. The Church is a Grade I listed building and the graveyard is in close proximity to the neighbouring Scheduled Monument of manorial earthworks. It is a site of historical significance, has many mature trees within it and is the home of many rabbits and nesting birds. It is a tranquil corner of the Conservation Area.</p> <p>Public consultation indicated a strong feeling of protection for this area due to its tranquillity, wildlife, history and its special and unique connection with Parishioners and those further afield.</p> <p>It could be considered an extensive tract of land if considered with the other nominations of the Manorial earthwork field and Manor wood.</p>
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