

LAND APPRAISAL THRUPTON VILLAGE (NON CONSERVATION AREA)

April 2017

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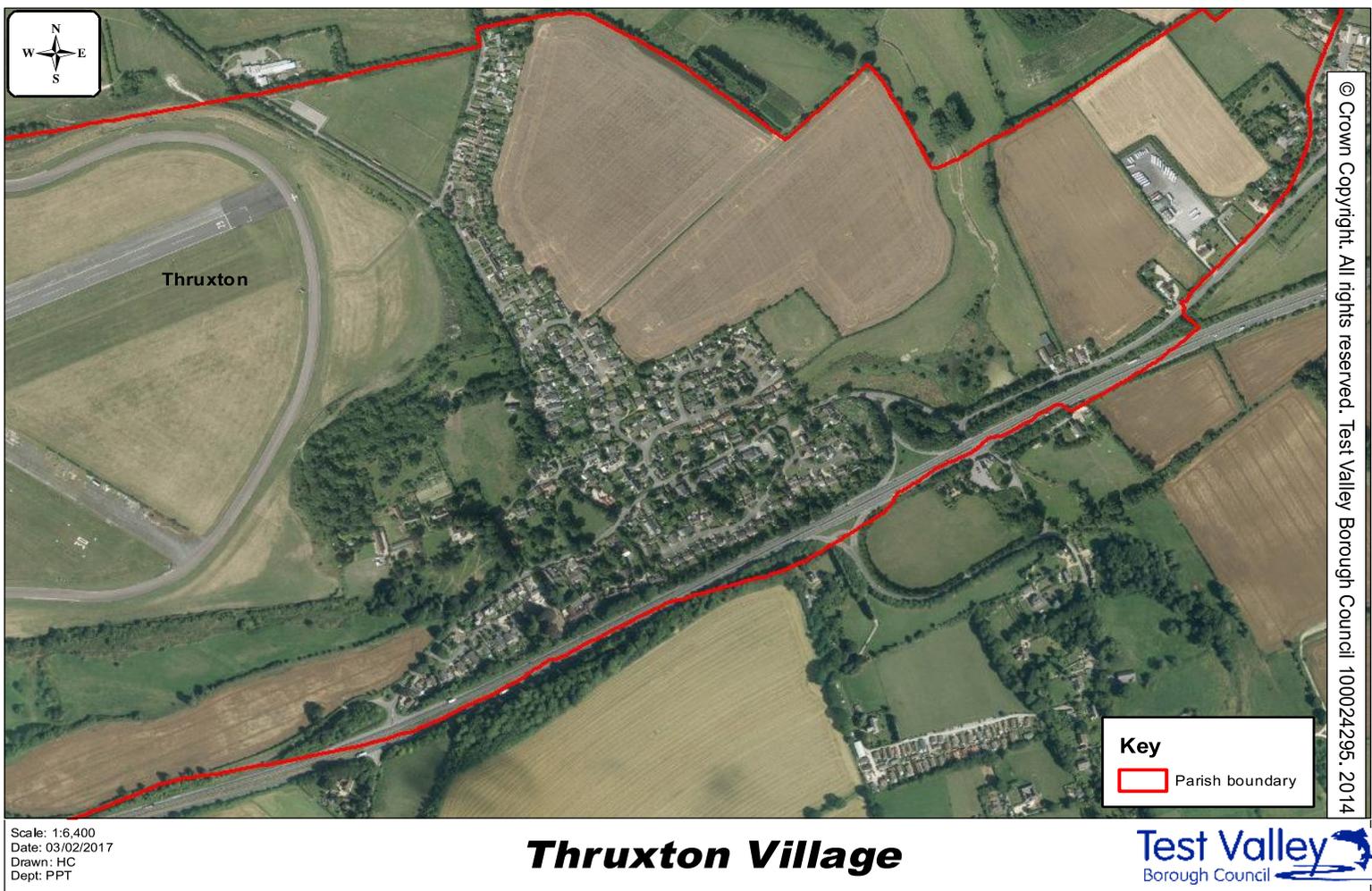
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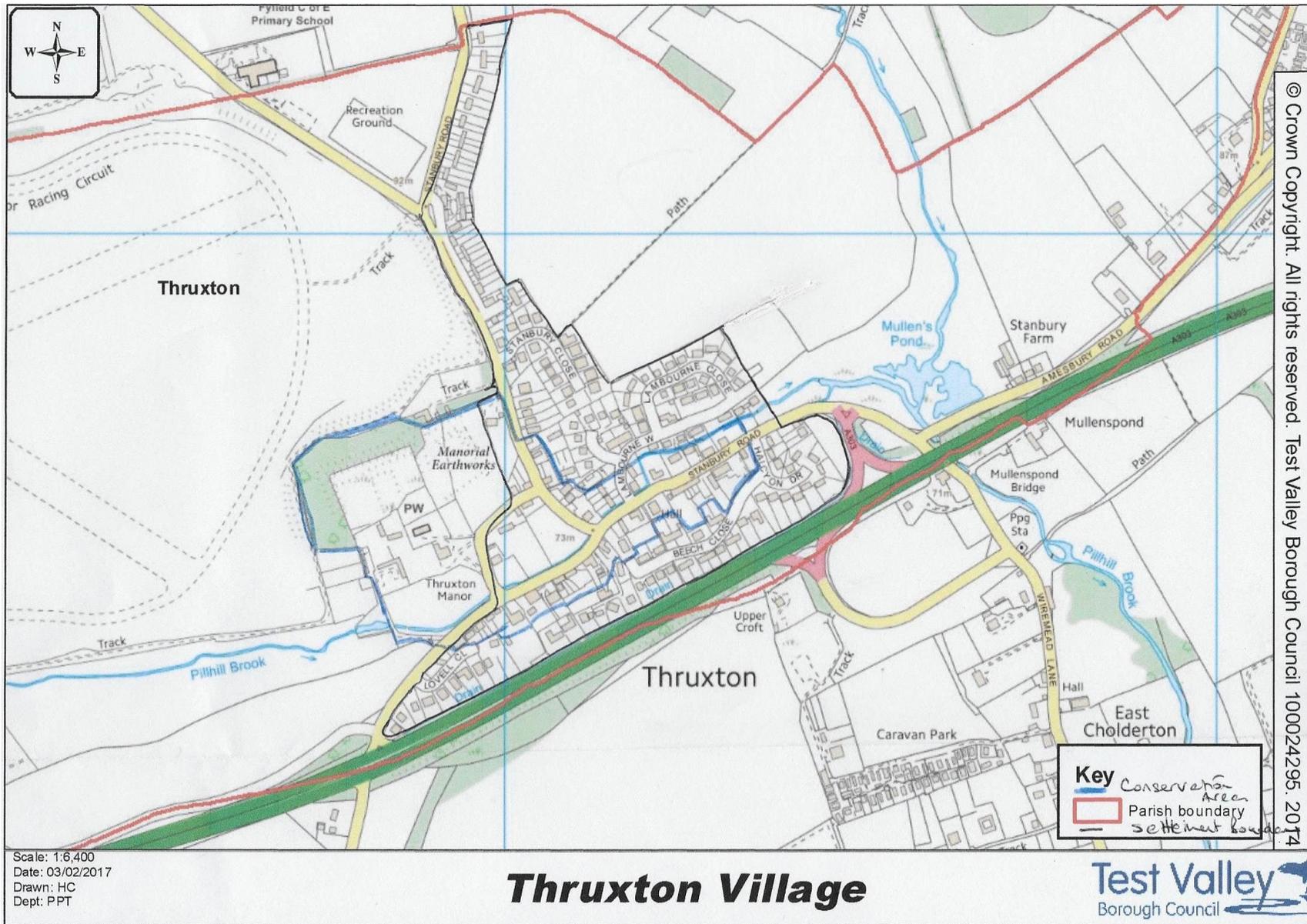
Introduction

The purpose of the document is to appraise the non-built land within Thrupton village that lies outside of the Conservation Area (and which is considered separately).

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

Maps





Landscape

Thrupton Village nestles into the landscape, almost shielded from the surrounding countryside by the slope of the land or trees. The old village was largely located in the valley bottom, although development during the 20th 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 Conservation Area has been considered separately. This appraisal considers the remaining part of the village, where all but one house was built within the last 100 years, and most of which was built in a significant expansion of the village from just post war through the 1970s. The development splits into 2 parts: Local Authority commissioned housing (much now privately owned) at the top of Stanbury Road, and detached, spacious houses and bungalows which are found lower down Stanbury Road and in the heart of the village.

The village is bounded to the south by the A303 (a major dual carriageway). The A303 is both a recognised benefit (in terms of easy access to employment etc.) and also one of the recognised negatives of living in the village (noise and pollution). It significantly limits the ability of villagers to access the countryside to the south by foot or cycle, as the only access is via Wiremead Lane, which is busy, narrow and historically has been poorly maintained and liable to flooding when wet.

The landscape of this area is not as traditionally rural as within the conservation area. The '1970s' development was in the form of small developments of similar houses - around 10-15 in each 'Close', although the characteristics of those houses were varied and some were very 'modern' in design. More information in respect of housing styles is contained in the village design statement. What these houses do have in common is that they are detached, reasonably spacious and have gardens and parking.

The original Local Authority housing consists of smaller houses and bungalows that are detached or semi-detached. Most of the houses are on generous plots and, where the topography is suitable, many of the front gardens now provide off road parking space. In some places the slope of the bank has prevented this and cars there are parked on the side of the road (albeit that this is off of the main Stanbury Road). The bungalows are easily accessible and are generally well maintained and appear to be used by the elderly (for whom they were built).

The remaining housing outside of the conservation area consists of about 5 1930s detached bungalows on generous plots that have been extended over the years, and one house at the eastern end of the village that dates back to the 1700s. All have off road parking.

Land Usage

There is little non-built land (other than gardens) within this area, the large areas being the sports field and the allotments. There is a narrow strip of land between Stanbury Road and the circuit, and some farmland to the west of the village – albeit outside of the settlement boundary.

Many of the houses in the village have good-sized plots. Most of the gardens are inaccessible from a public road/right of way but may be accessible if a group of residents worked together to create access.

The following table sets out the non-built land areas:

	GridRef	Description	Notes
1	289455	Strip of land at Western end of village to North of Village Street	Some years ago, at a TVBC meeting held in Thrupton to identify possible places for Affordable Housing, this strip was offered by the PC. It was rejected by TVBC as it had no identifiable boundaries to it.
2	295457	Allotments	This land belongs to the Church and we pay a fee to rent it on an annual basis. Some years ago the Church proposed to apply for Planning Permission for housing which was turned down
3	296457	Triangle of land between A303 and	This is privately owned, the owner living in

		Wiremead Lane	Australia/New Zealand. It would be totally unsuitable for development as it has no acceptable access.
5		Land at the East end of Lambourne Close.	This parcel of land is considered in a separate appraisal but is considered of special significance, as there is significant village interest in it; it is immediately adjacent to the village and is accessible via Lambourne Way. Planning Permission has been refused at least twice before. The field is outside of the settlement boundary.
6	292456	Small parcel of land in Lambourne Way with Post Box and Notice Board	Land left over when Dunnings built Lambourne Way in 1967/8. It was too small for a building plot with the sub-station immediately behind. It was subsequently 'acquired' by the Parish Council (15+ years ago) who is now the registered owner.
8	288 463	Playing Field	This field was originally owned by Tony Balding, whose racing stables were in Fyfield, as a training field complete with jumps. When the Baldings moved to their new premises to the North of the airfield, the land was bought by the owner of the circuit and is now leased to the Parish Council and sub-leased to the 3 Villages Sports Trust for a peppercorn rent. The field also contains a play area for younger children and is adjacent to the primary

			school. The small car park is well used by both those using the field and also as additional parking/drop off at school times when the traffic along the road is very heavy. It has been identified in consultations as an important amenity within the village. The playing field is outside of the settlement boundary.
9	289 458	Land opposite Stanbury Close to the West of Stanbury Road.	This is believed to be owned by the owner of the circuit but have no record either of the exact dimensions or where the boundary is between the land and the airfield. It is outside of the settlement boundary but does have access via a track from Stanbury Road.

All Grid Refs are ORDNANCE SURVEY Sheet 185, designated **SU**

History

There are no listed buildings within the area under consideration.

The area outside of the conservation area was field s/gardens until the development in the last century.

The attached photograph was taken from behind Bray Cottage (immediately south of the Village Green) in 1949. Note the beginnings of the development of the local authority housing at the top of the hill opposite.





O.S. Map from 1909

Habitat and Wildlife.

This area contains no noticeable habitats of significance although the gardens will be useful habitats for birds etc. as many contain ponds/ cover for nesting etc.

Hedgerows and trees

There are few trees of significance in this area other than smaller species planted within domestic gardens. The exception to this is the line of predominantly Beech trees (with some conifer) that line the northern boundary of the A303 and provide a visual buffer between the properties on the southern fringe of the village and the increasing levels of traffic on the trunk road.



Trees between the south side of Beech Close and the A303

Other considerations

The flight path for easterly approaches to the Airfield crosses the northly part of the area. It is understood that the unusual flat roofs of the properties at the top of Stanbury Road (opposite the Sports Field) were built in recognition of the impact of the flight path and it is uncertain as to whether modern planning rules would allow construction in these circumstances.

A single field creates a rural space between Thrupton village and the neighbouring villages of Fyfield. Consultations have shown that there is strong support to maintain this separation.

Commercial usage

There are no commercial sites in this area. There is no brownfield land.

Groundwater

Thrupton Village does not fall within a groundwater protection zone .

Flood Risk Area

The winterbourne that flows through the village is susceptible to flooding. In the past impacted property was within the Conservation Area. All of the subject area is (at least) on a slight rise from the lowest lying part of the village adjacent to the winterbourne.

Footpaths and Leisure

There are limited leisure facilities in the village. The village hall is central, but the pub has recently closed. The sportsfield and allotments are two important facilities for the village and contribute to the leisure and wellbeing of residents.



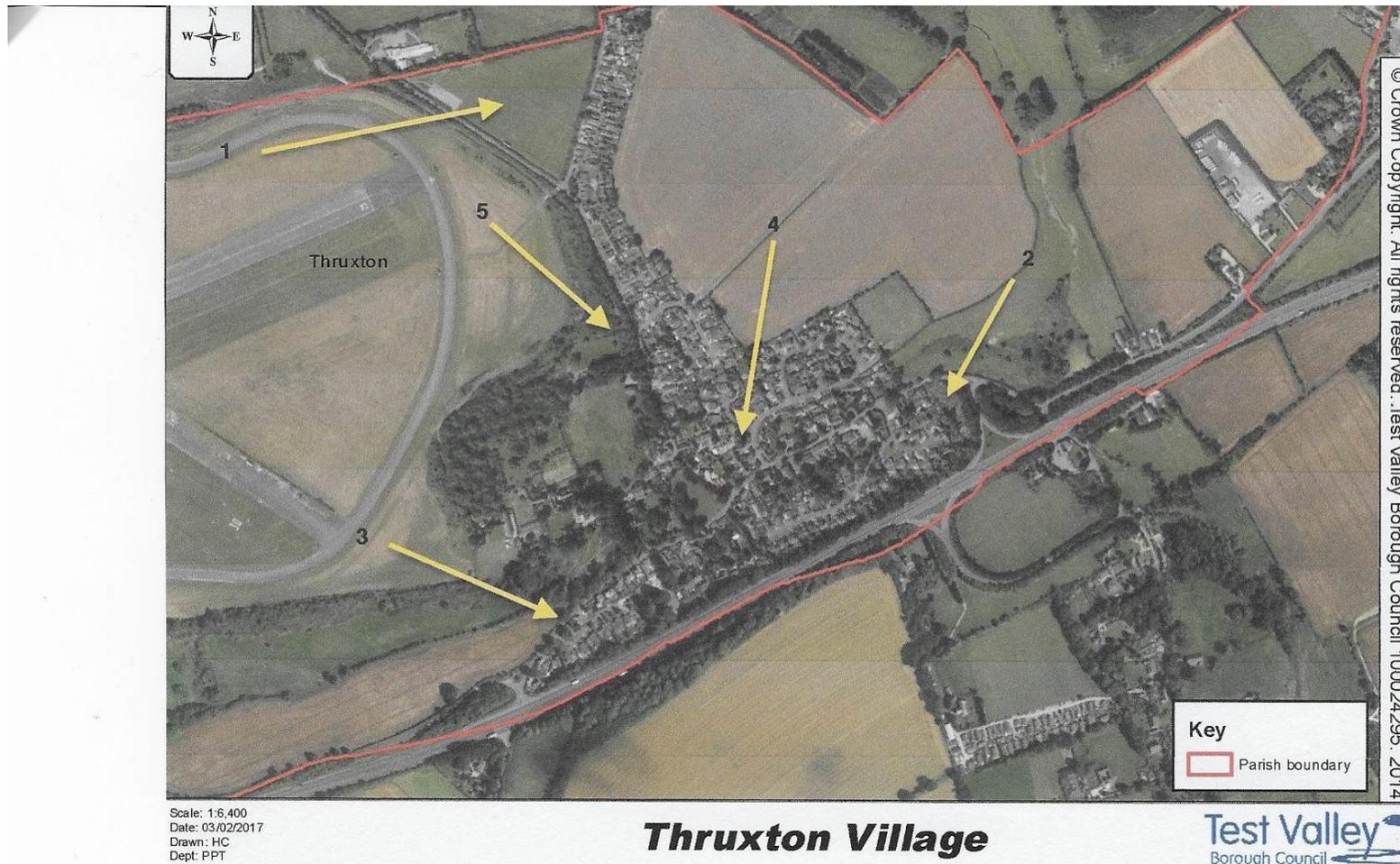
Allotments

There are very limited footpaths within the village – one connects the Village Street to the A303 (the theoretical crossing is now very rarely used due to the increased traffic on the A303 which makes crossing dangerous) and the other connects Lambourne Way to St Johns Lane by going around the substation. The combined length of both of these footpaths is in the region of 150 meters. The footpaths are shown on the attached excerpt from the HCC definitive map with the footpaths shown in pink.



Green Space

An analysis of areas that may be appropriate for designation as Local Green Space is set out below. A map shows the location of the various sites and the table considers the criteria.



Reference	Site	Close proximity to community	Publicly accessible	Beauty	History	Recreation	Tranquillity	Wildlife	Extensive tract of land alone?	Extensive tract of land in combination	Consider Designation?	Comment
1	Sports Field	y	y	N	n	y	n	n	n	n	y	The Sports field is an important local recreational facility. It contains a play area for young children and is well used by the schoolchildren from the adjacent primary school. The small car park at the sports field eases the difficult traffic situation at the beginning and end of the school day. A local football team uses the football pitch and the field is used by local residents for exercise. It is cited as important in consultation. The land leased to the Parish Council and sub-leased to the 3 Villages Sports Trust for a peppercorn rent.
2	Allotments	y	y	N	n	y	n	n	n	n	y	The allotments are an important and valued local facility. All are used. The setting is very pleasant and, if not for the road noise from the adjacent A303, would be restful/tranquil in nature. The land belongs to the Church and the Parish pays a fee to rent it on an annual basis. Some years ago the Church proposed to apply for Planning Permission for housing which was turned down

3	Strip of land at Western end of village to North of Village Street	y	y	N	n	n	n	n	n	n	n	Some years ago, at a TVBC meeting held in Thrupton to identify possible places for Affordable Housing, this strip was offered by the PC. It was rejected by TVBC as it had no identifiable boundaries to it.
4	Small parcel of land in Lambourne Way with Post Box and Notice Board	y	y	N	n	n	y	n	n	n	?	Land left over when Dunnings built Lambourne Way in 1967/8. It was too small for a building plot with the sub-station immediately behind. It was subsequently 'acquired' by the Parish Council (15+ years ago) who is now the registered owner. It contains a post box and a village notice board and is planted with flowering cherries which are very attractive in the spring. The value of this parcel of land is that it creates public green space in a built up part of the village and creates the rural sense of space.
5	Land opposite Stanbury Close to the West of Stanbury Road and north of The Moorings.	y	n	N	n	n	n	n	n	n	n	This is a buffer between the circuit and the village. It is outside of the settlement boundary but has access from Stanbury Road.

Conclusion

The part of Thrupton Village that is outside of the conservation area has developed since the Second World War, with the village more than doubling in size since then. The green space within this part of the village is accessible to villagers and well utilised. It is proposed that some areas of green space are considered for designation.

The housing in this area is generally on good sized plots and some of the houses have large gardens but are limited in terms of access. Consultation within the village has supported infill rather than the use of Greenfield sites for future building.

