

Copythorne Parish Council Meeting – December 13th 2022

Item 13 - To receive and note a report on the latest Forest North East Conservation Area Character Appraisal Review Meeting held on 7th October 2022 and the suggested way ahead for Copythorne Parish

Introduction

The second Forest North East Conservation Area Update Appraisal meeting took place in Netley Marsh Parish Hall on 7th October 2022. Present were members of Netley Marsh and Copythorne Parish Councils along with representatives of the National Park. Please see attached e-mail from Emily Dee (NFNPA Building and Conservation Officer) giving brief details of what was agreed at the meeting (appendix 1).

What is involved in the Review

The initial approach will be to have a “light touch” as it’s believed by the NPA that little has changed since the previous review published in 2009. The survey work will consider: - Local listing, Trees/Hedgerows, and the Conservation Area Boundary. The survey work will culminate in an addendum to the Conservation Area Character Appraisal. To support this survey, work the NPA will run walkabouts with representatives of Netley Marsh and Copythorne parishes to demonstrate the sorts of features/characteristics to look out for during the survey work. The NPA will also give a presentation setting out the scope and strategy of the work to the Netley Marsh /Copythorne Parish Councils early in the New Year.

Attached is a paper listing the key characteristics of a conservation area (appendix 2) and also a paper listing other issues affecting the conservation area (appendix 3).

An extract from the Local Listing report for “Hazelmere” Southampton Road prepared by the NPA in support of its application for local listing, is attached as an example of the criteria required for a local listing (appendix 4).

For our part as your representatives Cllrs. Chillcott, Goodwin and Wiggins suggestion is that our approach to the survey work is to divide up Copythorne Parish into its 6 villages, starting with Bartley. Then using a map showing the current conservation area, listed buildings, ancient monuments and locally listed non heritage assets, overlay on this the assets we believe should be added to the non heritage assets list and at the same time noting any possible changes to the conservation area boundary.

For information I have also attached a list of Listed Buildings and Scheduled Ancient Monuments (appendix 5) and a paper listing current Local Non-designated Heritage Assets (appendix 6). (NOTE: Both cover the Parish and not just the Forest North East Conservation Area)

Next steps

1. To ask the NPA to make a presentation to Council early in the new year on the scope and strategy of the work
2. To have a preliminary walk round Bartley to familiarize ourselves with the layout of the land.
3. To undertake a walkabout with the NPA to better understand the features and characteristics to look out for
4. Undertake a survey of Bartley noting assets that we believe should be added to the non designated assets list and any suggested changes to the conservation area boundary

Cllr. Graham Chillcott
15th November 2022

Appendix 1

From: Emily Dee (NFNPA)

Sent: 12 October 2022 15:16

To: Copythorne Parish Clerk; Netley Marsh Parish Clerk

Cc: David Illsley (NFNPA); Sally Knott (NFNPA); Helen Wallbridge (NFNPA); Emily Dee (NFNPA)

Subject: FNE Conservation Area Review meeting actions

Dear All,

Thank you for meeting us on Thursday evening last week to discuss moving the Conservation Area Review work forward.

Below is a quick summary of what was agreed:

The overall approach to the review is to be light touch, as there has been limited change in the area and many of the problems discussed at the meeting were picked up in the original Appraisal.

Work will begin with each parish looking through the key characteristics of and issues facing the Forest North East Conservation Area (see attached documents) taken from the existing appraisal. They will use the comments and track changes functions to identify whether there are things that have changed, been missed, new challenges, or if the existing characteristics and challenges are still accurate.

Following this the parishes will start some survey work individually to refresh and add to the appraisal. To support this the NPA will run walkabouts with the individual parishes to demonstrate the sorts of features/characteristics to look out for during the survey work. The NPA will also give a presentation to the Copythorne Parish Council, setting out the scope and strategy of the work (this can also be done for Netley marsh if requested).

The survey work will consider: Local listing, Trees/Hedgerows, and the Conservation Area Boundary. Copythorne plans to undertake a survey of the area village by village as a way of breaking up the work. Netley Marsh it yet to decide on a strategy for breaking up the survey work. The NPA will provide maps to aid the survey work.

This work will culminate in an addendum to the Conservation Area Character Appraisal. Formal public consultation would only be triggered if there were fundamental changes to the Conservation Area, such as the boundary changing. However informal public engagement is important and encouraged as part of the review process; Parish Councils and news letters are a useful way to communicate with residents the scope and progress of the work.

So as a first point of action, as discussed at the meeting, please can I ask that the Parish Councillors involved in the project provided us with suitable contact email address each for more direct communication.

Please can you also have a look at the attached documents and comment/track change as appropriate. If you have any trouble accessing the documents, please let me know.

Once I have heard back from you, I will be in touch to organise a suitable date for a walk around your parishes.

Best Wishes,

Emily Dee
Building Design & Conservation Officer
National Park Authority

Appendix 2

Key characteristics of the conservation area

- Historically most of the land was outside the Royal Forest.
- Consists of a number of enclosures of medieval, post medieval, 18th and 19th century date.
- Site of medieval manor and estates in the north of the area.
- The majority of the historic development is represented by isolated farmsteads or small cottages.
- 19th century development is generally linear in nature, forming areas of ribbon development along roadsides.
- More modern development has consolidated areas of ribbon development.
- Hedge and tree field boundaries.
- Copses of trees and small areas of woodland.
- Individual specimen trees.
- Important archaeological features – Bronze Age barrows, Iron Age hill fort and Roman road.
- Irregular medieval field systems.
- Regular 19th century parliamentary field systems.
- Historic funnels on to the Forest edge to the south.
- Generally restricted views through, in and out of the conservation area.
- Most buildings are in residential use, some with supporting agricultural or equestrian outbuildings.
- A small number of higher status properties are dotted around the area and were often the original farmhouses or 19th century small country houses, with associated gardens and parkland.
- There are fifteen listed buildings or structures within the boundary, which are all listed Grade II.
- Of the listed structures a number include historic farmhouses.
- There are 158 buildings of local, vernacular or cultural interest within the conservation area boundary.
- The majority of older houses were originally small and either of single storey or of one and a half storeys in scale.
- There are a number of unconverted important agricultural buildings surviving within the conservation area.
- All the 16th and 17th century buildings have timber-frame origins.
- A small number of 18th century brick buildings with clay tile roofs survive.
- The majority of cottages and small houses date from the mid-19th and early 20th century and are generally of brick and slate in construction, facing onto the adjacent road.
- Modern development does not generally follow traditional detailing.
- Boundaries to plots are formed by hedgerows, picket fencing or simple low timber post fencing.
- Major key buildings: Church of St Mary at Copythorne, Copythorne School, By barrow, Dell Farm, Kent's Farm, James' Farm, Copied Hall Farm, Martins Farm, Winsor Mission, Tatchbury Manor, Bartley Grange, The Old Farmhouse, St. Matthew's Church at Netley, Bartley Lodge Hotel, Bartley Manor, Beechwood House and Beechwood Lodge, Martins Farm.
- Other key manmade features: banked enclosures, implement shed on Rossiters Lane, the War Memorial at Netley Marsh.

Appendix 3

Other issues affecting the conservation area

- Modern development has taken place but the intrinsic character of the conservation area and its historic character have not been significantly affected. Most of the new development has been the infilling of vacant plots within the existing plan form of the settlements. The most significant larger scale areas of development have taken the form of small groups of houses grafted onto the edge of some of the historic dispersed linear settlements. The repeat of such an approach to modern development would not be encouraged.
- The survival of the historic plan form of the settlements in the conservation area means that the capacity for new development within the boundaries of the settlements is minimal and significant new development would be detrimental to the intrinsic historic character and plan form.
- The majority of modern properties in the area are of a standard form which does not reflect the special characteristics of the earlier and more rural buildings in the area. There is the opportunity in the future for scale, massing, design and use of materials to be more carefully considered.
- The use of modern building materials and the pressures of meeting current building regulations, as reflected in the requirement for insulation and the associated use of double glazing and PVCu. This has become noticeable in the area. Type, design and profile of any replacement windows needs careful consideration if the special character of buildings in the area is to be retained.
- The requirement for new domestic outbuildings such as garages and sheds etc. can have a significant cumulative impact on an historic area. Such outbuildings can be of traditional design and materials and so make a positive contribution to the area.
- The existence of complexes of historic farm buildings may give rise to pressure for conversion of agricultural buildings to modern uses, whether commercial or domestic. It is important that any conversion scheme respects the intrinsic agricultural character of these historic buildings. These complexes of buildings are often prominent within the landscape and have a great historic relevance to the development of the conservation area.
- It is anticipated that there will be future pressure for the re-use of any previously developed land within or on the edge of the conservation area. The retention of any existing historic buildings in these areas is a key aim.
- Hedgerows and traditional rural boundaries are an important feature of the area. Their piecemeal loss has occurred and offers opportunity for reinstatement.
- Cars can dominate the landscape and detract from traditional rural character. The need for such transport in rural areas will of course continue in the future. The provision of off-road parking without the loss of boundary treatments, such as traditional walls or hedgerows, needs careful consideration.
- It is important that development on the edge or immediately outside of the conservation area boundary does not have a detrimental impact on views into and out of the conservation area.
- Two large modern caravan parks exist just outside the boundary of the conservation area and management of effective screening of these two areas from views into and out of the conservation area is important.
- Overhead wires are an unfortunate feature in the historic landscape, especially noticeable in parts of the area such as Netley Marsh, Winsor and Woodlands.

Appendix 4

Assessment criteria for inclusion on the Local List Criteria Description

1. Age An asset that displays national or local trends/practices/way of life that is representative of a historic period or changes over time. Broadly speaking the older the asset is, the rarer it is likely to be.
2. Rarity/Representativity An asset that is characteristic of the New Forest. Or a rare survival of an asset type less commonly found in the New Forest e.g., encroachment cottage or a commemorative monument.
3. Architectural/Artistic Interest The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics. This could be an example of outstanding modern design.
4. Group value Multiple assets meeting the criteria that are linked by design or historic association. Related or designed landscapes that directly contribute to the setting of other assets should also be included under these criteria e.g., boundary walls or railings, or groups of estate buildings, terraces of cottages etc. Planning Committee 15 November 2022 PC 410/22 Local List Update 2
5. Archaeological Interest The potential for evidence of past human activity above or below ground or in the wider landscape to add archaeological knowledge e.g., Barrows, WW2 military remains etc.
6. Historic Interest The asset has links to nationally or locally notable people, events, economic trends, or social/cultural history e.g., architects such as Heywood Sumner, or Arthur Hugh Clough, munition works, or Jubilee/Millennial commemorations.
7. Landmark Status An asset that is recognised as a landmark or a communal gathering point in the local area e.g., a village green, railway station, clock tower or memorial etc.
8. Community/Social Value An asset that creates a sense of belonging and/or shared identity and is valued by its local community or other interested communities. This could be because of the history, the spiritual association or how it is/was used within the community e.g., village hall or meeting room.

Appendix 5.

LISTED BUILDINGS & SCHEDULED ANCIENT MONUMENTS – COPYTHORNE PARISH

GRADE I

NONE

GRADE II*

NONE

GRADE II

WAR MEMORIAL, ROMSEY ROAD

THE HOE, WINSOR ROAD

BYBARROW, BARROW HILL ROAD

GRANARY 50 METRES NORTH EAST OF HOME FARMHOUSE, BRICKY LAKE LANE

WHITMARSH FARMHOUSE, WINSOR LANE

BYRE 60 METRES EAST OF HOME FARMHOUSE, BRICKY LAKE LANE

BARN 90 METRES NORTH-EAST OF HOME FARMHOUSE, BRICKY LAKE LANE

SIR JOHN BARLEYCORN INN, OLD ROMSEY ROAD

HOME FARM COTTAGE, BRICKY LAKE LANE

STABLES 50 METRES NORTH EAST OF HOME FARMHOUSE, BRICKY LAKE LANE

HOME FARMHOUSE, BRICKY LAKE LANE

12 AND 13 ROMSEY ROAD

KENTS FARMHOUSE, WINSOR ROAD

COPIED HALL FARMHOUSE, WINSOR ROAD

STORAGE BUILDING 100 METRES EAST OF HOME FARMHOUSE, BRICKY LAKE LANE

BRICK KILN SOUTH OF STRETTONS, WHINWHISTLE LANE

BEECHWOOD LODGE, BEECHWOOD ROAD

TATCHBURY FARMHOUSE, TATCHBURY LANE

BARTLEY CLOSE, BROCKISHILL ROAD

DELL FARMHOUSE, VICARAGE LANE

BRIDGE ON DRIVE SOUTH EAST OF HOUSE SITE, PAULTON'S PARK

JAMES' FARMHOUSE, WINSOR ROAD

WIGLEY MANOR

SAWMILL NORTH OF PAULTON HOUSE, PAULTON'S PARK

BARTLEY LODGE HOTEL, LYNDHURST ROAD

BRIDGE ON DRIVE WEST OF HOUSE SITE, PAULTON'S PARK

BEECHWOOD HOUSE, BEECHWOOD ROAD

CHURCH OF ST MARY, ROMSEY ROAD

BARTLEY MANOR, BROCKISHILL ROAD

BARN AT MANOR FARM, WINSOR LANE

SCHEDULED ANCIENT MONUMENT

MONEY HILLS ROUND BARROWS, BARROW HILL ROAD

Appendix 6

LOCAL LIST OF NON-DESIGNATED HERITAGE ASSETS – FEB 2021 – COPYTHORNE PARISH

1 BELLE VILLAS, OLD ROMSEY ROAD, CADNAM
1 BROOKSBANK COTTAGES, BARROW HILL ROAD, COPYTHORNE, SO40 2PJ
1 CADNAM LODGE COTTAGES, CADNAM LANE, CADNAM, SO40 2NS
1 CORONATION VILLAS, OLD ROMSEY ROAD, CADNAM, SO40 2NP
1 HAREWOOD COTTAGES, WINSOR ROAD, WINSOR, SO40 2HN
1 MOULANDS COTTAGES, WINSOR ROAD, WINSOR, SO40 2HN
1 ROCKRAM COTTAGES, SOUTHAMPTON ROAD, CADNAM, SO40 2NQ
1 THATCHED COTTAGE, WINSOR ROAD, WINSOR, SO40 2HR

2 BELLE VILLAS, OLD ROMSEY ROAD, CADNAM
2 BROOKSBANK COTTAGES, BARROW HILL ROAD, COPYTHORNE, SO40 2PJ
2 CADNAM LODGE COTTAGES, CADNAM LANE, CADNAM, SO40 2NS
2 CORONATION VILLAS, OLD ROMSEY ROAD, CADNAM, SO40 2NP
2 HAREWOOD COTTAGES, WINSOR ROAD, WINSOR, SO40 2HN
2 MOULANDS COTTAGES, WINSOR ROAD, WINSOR, SO40 2HN
2 ROCKRAM COTTAGES, SOUTHAMPTON ROAD, CADNAM, SO40 2NQ

ANIMAL SHELTER OPPOSITE, MARSH FARM, CADNAM LANE, CADNAM, SO40 2NU
ASHTON COTTAGE, KEWLAKELANE, CADNAM, SO40 2NT

BARN TATCHBURY MANOR FARM, TATCHBURY LANE, WINSOR, SO40 2HA
BARN, NEWLANDS FARM, WINSOR ROAD, WINSOR, SO40 2HE
BARTLEY MOUNT HOUSE, SHEPHERDS ROAD, BARTLEY, SO40 2LH
BEECH COTTAGE, ROMSEY ROAD, COPYTHORNE, SO40 2PB
BIBURY VILLA, CADNAM LANE, CADNAM, SO40 2NU
BIDDLECOMBE FARM, CADNAM LANE, CADNAM, SO40 2NU
BRAMBLE COTTAGE, OLD ROMSEY ROAD, CADNAM, SO40 2NP
BRAMBLE HILL VIEW, WINSOR ROAD, WINSOR, SO40 2HP
BRAMBLEDOWN COTTAGE, WINSOR ROAD, WINSOR, SO40 2HP
BRICK BUILDING OPPOSITE HARTLEY FARM HOUSE, BARROW HILL ROAD, COPYTHORNE, SO40 2PH
BRIDGE COTTAGE, OLD ROMSEY ROAD, CADNAM, SO40 2NP
BRITANNIA COTTAGE, WINSOR ROAD, WINSOR, SO40 2HE
BROOK COTTAGE, NEWBRIDGE, CADNAM, SO40 2NW
BROOKLYN, BROCKISHILL ROAD, BARTLEY, SO40 2LN
BROOKVIEW, NEWBRIDGE ROAD, CADNAM, SO40 2NX
BUDDS FARM HOUSE, WINSOR ROAD, WINSOR, SO40 2HN
BUSHFRIARS, WINSOR ROAD, WINSOR, SO40 2HF

CADENHAM COURT, CADNAM LANE, CADNAM, SO40 2NS
CADENHAM GRANGE, CADNAM LANE, CADNAM, SO40 2NS
CADNAM LODGE, CADNAM LANE, CADNAM, SO40 2NS
CANASERAGA, WINSOR ROAD, WINSOR, SO40 2HJ
CART SHED MANOR FARM, WINSOR LANE, WINSOR, SO40 2HG
CART SHED, SPRINGERS FARM, KEWLAKELANE, CADNAM, SO40 2NT
CHERRY TREE COTTAGE, COPYTHORNE CRESCENT, COPYTHORNE, SO40 2PE
COLLAPSED COTTAGE OPPOSITE NAROOH HILL NURSERY, BARROW HILL ROAD
COMPASS INN, WINSOR ROAD, WINSOR, SO40 2HE
COOMBE LATCH, CHINHAM ROAD, BARTLEY, SO40 2LF

MANOR FARM, KEWLAKE LANE, CADNAM, SO40 2NT
MARIEHOLME, CHINHAM ROAD, BARTLEY, SO40 2LF
MARSH FARM, CADNAM LANE, CADNAM, SO40 2NU
MEADOW OAK VIEW, WINSOR ROAD, WINSOR, SO40 2HP
METHODIST CHURCH, OLD ROMSEY ROAD, CADNAM
METHVEN, CHINHAM ROAD, BARTLEY, SO40 2LF
MILESTONE, SOUTHAMPTON ROAD, CADNAM
MOORLANDS, ROMSEY ROAD, COPYTHORNE, SO40 2PB
MOORLEA, NEWBRIDGE ROAD, CADNAM, SO40 2NX
MOORVIEW COTTAGE, WINSOR ROAD, WINSOR, SO40 2HP
MYRTLE COTTAGE, BARROW HILL ROAD, COPYTHORNE, SO40 2PJ

NEWBRIDGE COTTAGE, NEWBRIDGE ROAD, CADNAM, SO40 2NW
NEWLANDS FARM, WINSOR ROAD, WINSOR, SO40 2HE
NORWOOD COTTAGE, WINSOR ROAD, WINSOR, SO40 2HN
NYEWOOD, SOUTHAMPTON ROAD, BARTLEY, SO40 2NA

OAK COTTAGE, WINSOR ROAD, WINSOR, SO40 2HP
OAKAPPLE COTTAGE, BEECHWOOD ROAD, BARTLEY, SO40 2LP
OAKLEE, NEWBRIDGE, CADNAM, SO40 2NW
OAKLEY, CHINHAM ROAD, BARTLEY, SO40 2LF
OLD GROVE FARM, CHINHAM ROAD, BARTLEY, SO40 2LF
OLD POLLARDS MOOR, NEWBRIDGE ROAD, CADNAM, SO40 2NX
ONE OAK, WINSOR LANE, WINSOR, SO40 2HG
OUTBUILDING HURSTBOURNE VILLA, COPYTHORNE CRESCENT, SO40 2PE
OUTBUILDING, CADNAM LODGE, CADNAM LANE, CADNAM, SO40 2NS
OUTBUILDING, HOLLY FARM, POUND LANE, COPYTHORNE, SO40 2PD
OUTBUILDING, POONA LODGE, OLD ROMSEY ROAD, CADNAM, SO40 2NP
OUTBUILDING, SPRINGERS FARM, KEWLAKE LANE, CADNAM, SO40 2NT
OUTBUILDINGS, ROBINSBROOK FARM, NEWBRIDGE, CADNAM, SO40 2NW
OVERMOOR, VICARAGE LANE, COPYTHORNE, SO40 2PA
OWLS HOOT, NEWBRIDGE, CADNAM, SO40 2NW

PETHERTON, NEWBRIDGE, CADNAM, SO40 2NW
POONA COTTAGE, OLD ROMSEY ROAD, CADNAM, SO40 2NP
POONA LODGE OUTBUILDING, OLD ROMSEY ROAD, CADNAM, SO40 2NP
PROVIDENCE HOUSE, COPYTHORNE CRESCENT, COPYTHORNE, SO40 2PE

RENFIELD, NEWBRIDGE ROAD CADNAM, SO40 2NX
ROBINSBROOK FARM, NEWBRIDGE, CADNAM, SO40 2NW
ROSE COTTAGE (2 THATCHED COTTAGE), WINSOR ROAD, WINSOR, SO40 2HR
ROSE COTTAGE, BARROW HILL ROAD, COPYTHORNE, SO40 2PH
ROSE COTTAGE, CHINHAM ROAD, BARTLEY, SO40 2LF

SALISBURY LODGE, SALISBURY ROAD, OWER, SO51 6AN
SPRING COTTAGE, WINSOR ROAD, WINSOR, SO40 2HP
SPRINGERS FARM, KEWLAKE LANE, CADNAM, SO40 2NT
SQUIRREL GATE, BEECHWOOD ROAD, BARTLEY, SO40 2LP
ST JACQUES COTTAGE, OLD ROMSEY ROAD, CADNAM, SO40 2NP
STABLE, MANOR FARM, WINSOR LANE, WINSOR, SO40 2HG

STANLEY COTTAGE, WINSOR ROAD, WINSOR, SO40 2HP
STANLEYS OWN SCOUT HUTS, CHARLES KING HALL, ROMSEY ROAD, COPYTHORNE, SO40 2PB
STORMS FARM OUTBUILDINGS, KEWLAKE LANE, CADNAM, SO40 2NT
STORMS FARM, KEWLAKE LANE, CADNAM, SO40 2NT
STOWE, WINSOR ROAD, WINSOR, SO40 2HE
SUNDAY SCHOOL WINSOR MISSION, WINSOR ROAD, WINSOR
SUNNYMEAD, NEWBRIDGE, CADNAM, SO40 2NW
SWINFORD, ROMSEY ROAD, COPYTHORNE, SO40 2PF
SYDNEY COTTAGE, WINSOR ROAD, WINSOR, SO40 2HP

TACKABERRY COTTAGE, OLD ROMSEY ROAD, CADNAM, SO40 2NP
THE BARN, OLD ROMSEY ROAD, CADNAM, SO40 2NP
THE COACH HOUSE BARTLEY HOUSE, BROCKISHILL ROAD, BARTLEY, SO40 2LN
THE GLEN, WINSOR ROAD, WINSOR, SO40 2HE
THE MOORINGS, BARROW HILL ROAD, COPYTHORNE, SO40 2PJ
THE OLD FARM HOUSE, WINSOR LANE, WINSOR, SO40 2HG
THE OLD FORGE, OLD ROMSEY ROAD, CADNAM, SO40 2NP
THE RED HOUSE, ROMSEY ROAD, COPYTHORNE, SO40 2PB
THE RETREAT, ROMSEY ROAD, COPYTHORNE, SO40 2PF
THE YEWES, WINSOR ROAD, WINSOR, O40 2HE
THIMBLE THATCH, WINSOR ROAD, WINSOR, SO40 2HP
TINTAGEL, NEWBRIDGE ROAD, CADNAM, SO40 2NX

VICTORIA COTTAGE, WINSOR ROAD, WINSOR, SO40 2HP
VIOLET COTTAGE, NEWBRIDGE, CADNAM, SO40 2NW

WESTERN BUILDING MOULANDS FARM, WINSOR ROAD, WINSOR, SO40 2HN
WHITE GATES, OLD ROMSEY ROAD, CADNAM, SO40 2NP
WHITE HART INN OUTBUILDING, OLD ROMSEY ROAD, CADNAM, SO40 2NP
WHITE HART INN, OLD ROMSEY ROAD, CADNAM, SO40 2NP
WINGFIELD FARM, SOUTHAMPTON ROAD, CADNAM, SO40 2NQ
WINSOR MISSION HALL, WINSOR ROAD, WINSOR
WITHERS FARM, CADNAM LANE, CADNAM, SO40 2NU

YEW TREE COTTAGE, CHINHAM ROAD, BARTLEY, SO40 2LF
YEW TREE COTTAGE, WINSOR ROAD, WINSOR, SO40 2HE