

# *Long Sutton*

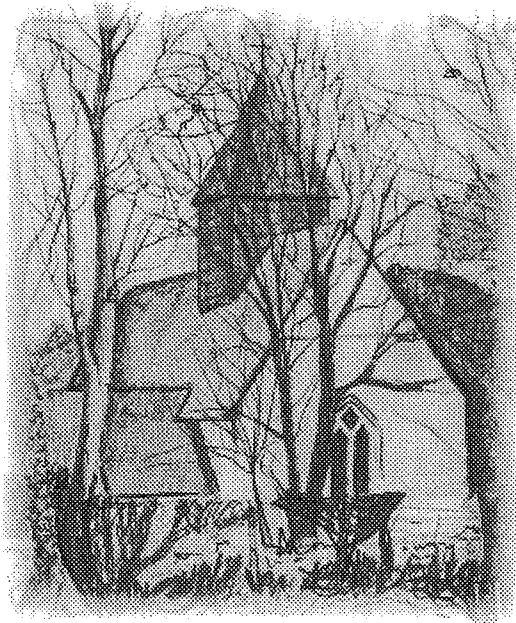
Hart District Council



CONSERVATION AREA  
PROPOSAL STATEMENT

# ***Long Sutton***

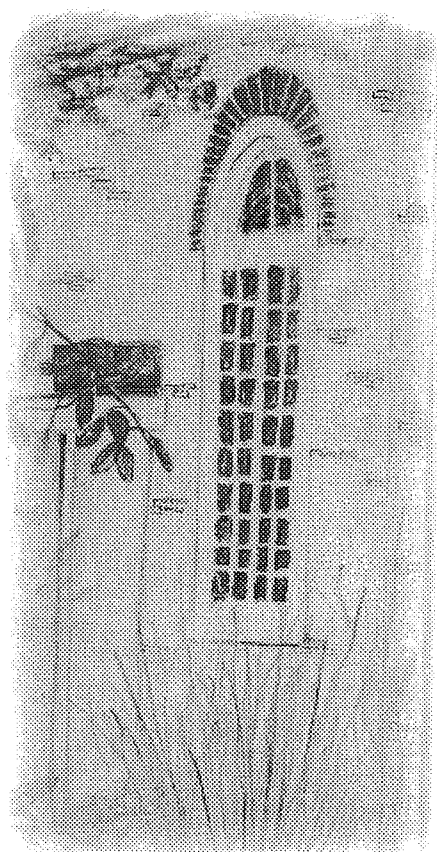
## **CONSERVATION AREA PROPOSAL STATEMENT**



**Hart District Council**

## Preface

HART DISTRICT COUNCIL has agreed to adopt a comprehensive strategy for the conservation of its towns and villages which will harness the various powers, organisations and resources available, as well as to positively promote conservation for the benefit of the District.



To meet the above aims, the Council has prepared this appraisal and proposals document in respect of the Long Sutton Conservation Area. The document was approved on 23rd March 1999 by the Council's Planning and Infrastructure Committee and endorsed by the Council on 29th August 1999.

In January 1998 changes which affect the planning control over dwellings in many of our conservation areas were introduced by Article 4 Directions. These require that many traditional details, which give a lot of the character to these historic areas, are not removed or altered, without prior reference to the District Council as the local planning authority. A separate leaflet detailing these changes is available.



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# 1. Introduction

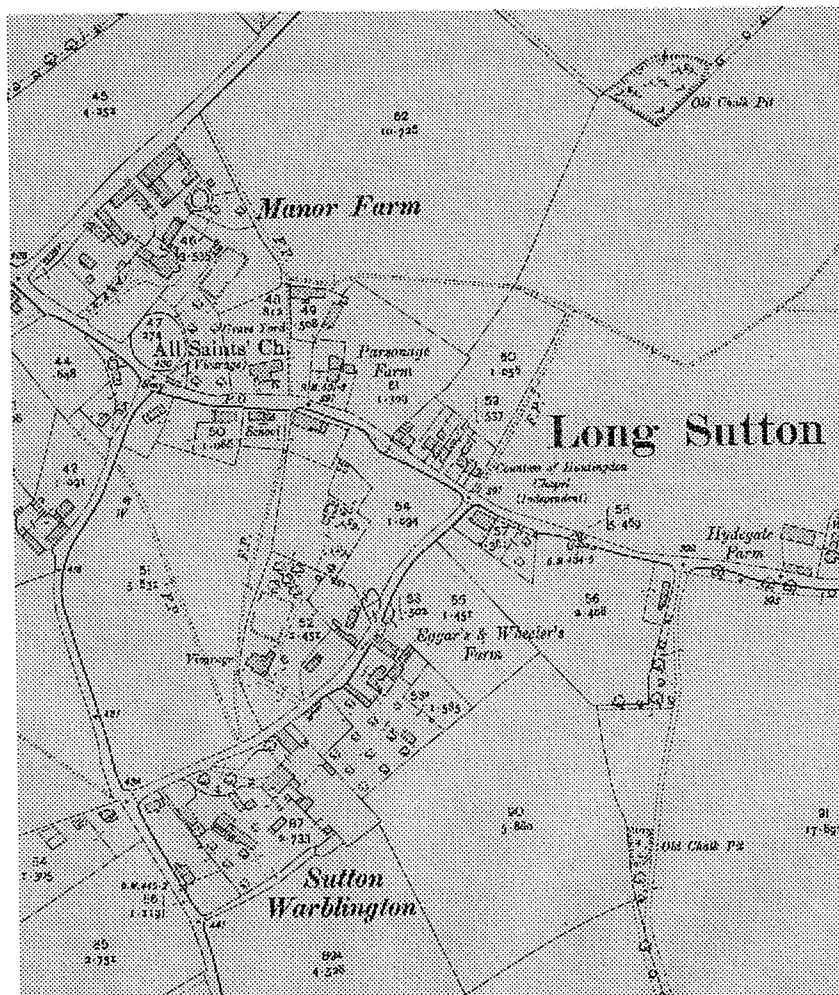
- 1.1 The local planning authority has a duty under section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to formulate and publish proposals for the preservation and enhancement of conservation areas within the district. Special consideration also has to be paid by the local planning authority, in carrying out its planning functions, to the desirability of preserving and enhancing the special character or appearance of its conservation areas. Planning Policy Guidance Note 15, published by the Government in 1994, refers to the need for local planning authorities to prepare detailed assessments of conservation areas which will then be taken into account in determining planning appeals.



- 1.2 It is proposed, therefore, that this document will provide supplementary planning guidance to serve as a reference point when considering planning applications. The statement is based on an appraisal to establish the character of the conservation area to assist owners, occupiers, officers, members and others in understanding just what is special about Long Sutton in architectural and historic terms. It also seeks to identify elements which may be considered to be in need of improvement to better reflect the special nature of the place as a whole. The details included should not, however, be taken as comprehensive and the omission of reference to any particular building, architectural detail, streetscene or view does not necessarily imply that it is of no interest or value to the conservation area.

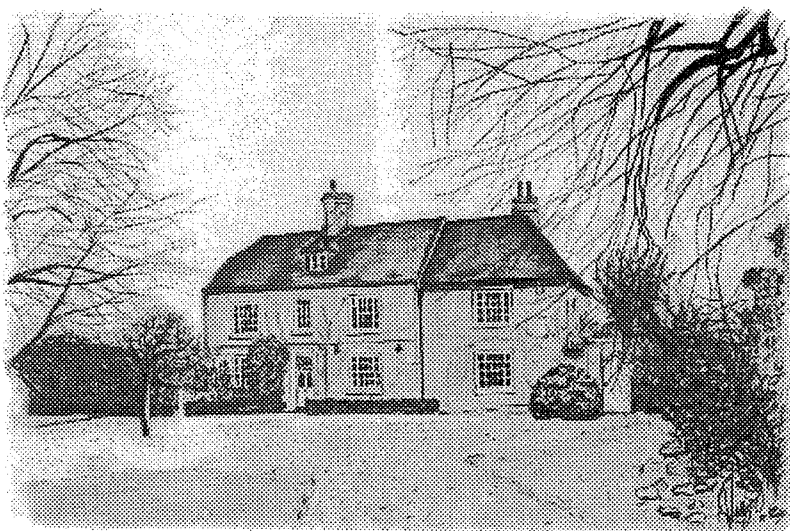
## 2. Location

- 2.1 Long Sutton is a small village some 3 kilometres south of Odiham set in a slight dip in the rolling Hampshire countryside yet still somewhat above most neighbouring parts of the early hundred of Crondall. The village sits on both sides of the ancient highway "Harrow Way" leading from south west England towards Kent. This was part of the Pilgrims' Way to Canterbury following the murder of Thomas Becket in 1170. Where it passes through the village it is known as The Street. The local name of Hayley Lane is now little used for the part west of the village.
- 2.2 The soil is a stiff clay and loam with flint over a subsoil of chalk with several old chalk and flint pits visible in the surrounding Long Sutton Parish. The farmland around the village is generally very open in nature following the loss of many of its field boundary hedgerows and trees as a result of its use for modern mainly arable farming. Fortunately the trend towards loss of field boundaries has been much reduced in recent years and farmers are generally very responsible in caring for and maintaining the character of the countryside. The small compact nature of the developed element of the settlement gives it a relatively isolated feel with long country views available from much of its boundary.



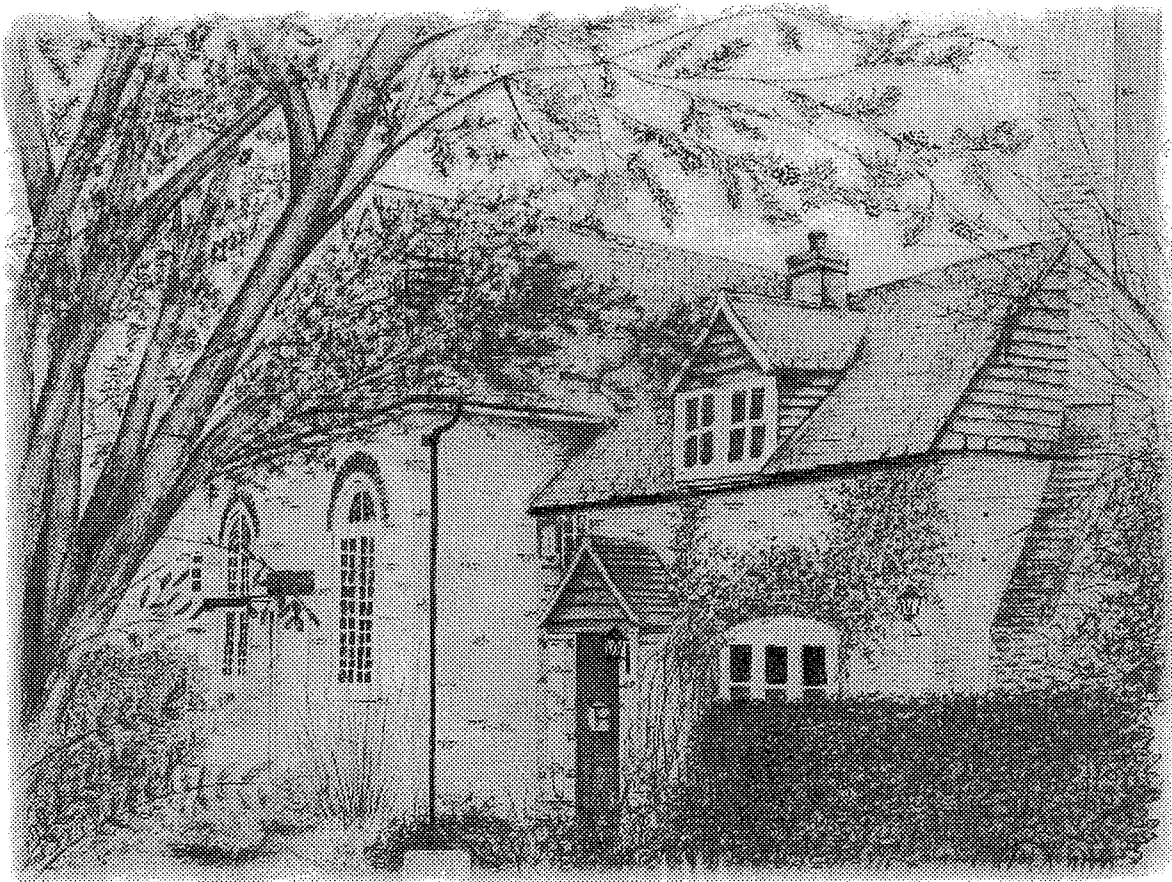
### 3. History and Development

- 3.1 There is record of a grant of land at Long Sutton in AD 979 establishing the Saxon origins. In the Domesday Book Sutton is stated to have had two halls (effectively manor houses) in the sub-manor of Crondall. This division can still be recognised today with Long Sutton Manor, Manor Farm and several C17 timber framed buildings fronting The Street all clearly centred on the church; and the separate distinct southern group of early properties clustered around Sutton Warblington house, which is likely to have been named after a mid 14C landowner called de Warblington. The two medieval manor areas are still separated by the open field, now reduced by later buildings, which is likely to have been part of an area exploited in common by both communities. This field was called "Benhams" but is now known locally as "Big Meadow".
- 3.2 The Tithe map of 1841 shows northern Long Sutton as a typical church, manor and manor farm cluster with several more of the early buildings still existing today. Pond and Corner Cottages, the former Post Office, the Old Parsonage, the Old School House and the Manor (all C17 or earlier) form an agglomeration facing inwards upon the church. Eastwards along The Street C18 and more modern development follows the more linear form of other early buildings. In medieval times the village appears to have been known as "Shepe Sutton" as a reference to the mainstay of its farming through many centuries.
- 3.3 All Saints Church is assumed to be founded on an earlier Saxon building although no evidence remains of this. The present church dates from the early C13 nave and chancel with a slightly later chapel to the south of the nave. The C15 timber framed belfry rises up through the centre of the nave with the present bells, which are chimed rather than rung, dating from circa 1520. In the south chapel is an undecorated chest of massive timber nearly 9 feet long which dates from C13 and is similar to one in the Cathedral library at Winchester. The plain stone font may well



be older still. The Old Parsonage to the east of the church dates from the C16 with C17, C18 and modern additions. The Vicarage (now the Old Vicarage) was built in 1903 on the south east corner of Big Meadow when the land was given by the widowed owner of Sutton Warblington (then known as Warblington Hall).

- 3.4 150 metres from the church along The Street to the east is the C18 Old Chapel. This was owned by a Methodist offshoot known as the "Countess of Huntingdon Connection" but ceased to be used for services in 1909 before being sold to become the village reading room and a place for the men of the village to play billiards. The chapel became a dwelling sometime after 1920 and now incorporates the earlier adjoining tiny cottage whilst retaining its name as the Old Chapel.
- 3.5 Sutton Warblington house was clearly the central feature of the other part of the sub-manor standing in its own yard and accompanied by various agricultural buildings. The 1841 Tithe map shows the then existing Long Sutton Cottages (now replaced by the pumping station and Saulgrove House) to have unusually long rear gardens with their rear boundaries perhaps following an ancient line of demarcation. This line appears to continue today as a right of way past Lord Wandsworth College to the Parish boundary.
- 3.6 The Tithe map also shows the important ponds, two on Big Meadow, one to the rear of Sutton Warblington house and the still existing village pond on The Street. Livestock of the farming community would have watered at these ponds. The village still has in existence today several of the many wells which provided domestic water. The site of a brick kiln has also been discovered to the south-east of Sutton Warblington.

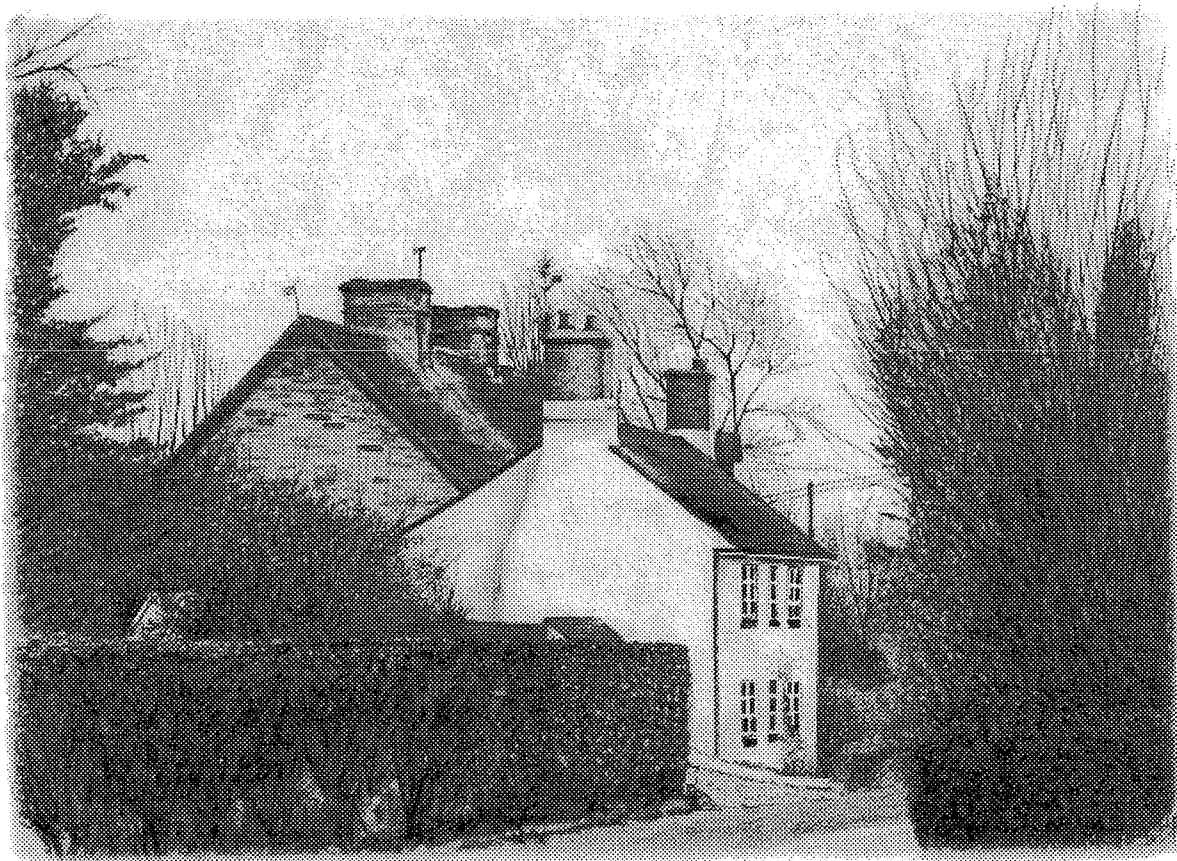




- 3.7 In 1854 a National school was opened with 49 scholars recorded. This was described by a local resident who knew it as a "stout gabled building" and was situated opposite the church on the site of the present Village Hall car park. The schoolmaster lived in what is now known as the Old School House, which he reputedly converted to a home and a shop from two C17 cottages. The old Village Hall, which was demolished 1969, was erected on the old school playground after the new village school was built on land belonging to Lord Wandsworth College.
- 3.8 Nineteenth century census figures show that the population of the whole Parish rose from 311 in 1801 to a peak of 339 in 1851 before falling back to 281 in 1901. At the turn of the century the village was a much more self sufficient community than it is today. The outbreak of the 1914 war, brought with it the conscription of much of the local workforce. This and the coincidental purchase of the two large Sheephouse and Warblington Farms in 1913 by the Lord Wandsworth Trustees, saw the waning of agricultural life and the ascendancy of the Lord Wandsworth College as the major local employer.
- 3.9 The village used to have two shops and a post office. The shoemakers and bakers shop which stood on the corner of Wingate Lane delivered bread by pony and trap and also cured bacon in a shed to the rear. This was closed around 1890 before it burned down in 1933. The post office is now a dwelling which retains the name and there was another shop in the end section of the old schoolmaster's house next to where the village hall stands today.

## 4. Architecture, Historic Character and Townscape

- 4.1 The "specialness" of the Long Sutton Conservation Area does depend to a large degree upon the form, detail and character of its listed buildings, but it is also about the relationship of these and other buildings to each other, the form and layout of the settlement and also the landscape within and without the conservation area. The village sits in the midst of relatively open farmland and, from outside, the built up area is generally glimpsed through trees, hedges and shrub planting which all soften the appearance of the buildings.
- 4.2 As you enter the village from the west there is a distinct sense of having arrived as the road narrows to become The Street with a wide but raised verge on the north side and high hedges above a bank directly edging the carriageway to the south. The narrow and curving nature of the main street and other lanes of the village, with their high enclosing banks and hedges, is a constant feature of the conservation area. The C19 Corner House (formerly a pair of cottages) sits very close behind the hedge on the south side of The Street. Down Woodhill Lane, to the north, Manor Cottage and several early buildings of Manor Farm form a very straight building line with the cottage sitting right on the carriageway edge. These buildings together contain the settlement from the west. There is only a limited section of The Street which has a metalled footpath (the works mostly carried out in the late 1970s) so the very rural nature of the conservation area is generally retained.



- 4.3 The Manor House sits within its well treed and spacious grounds and behind the farm buildings from the west. In contrast, on the other side of The Street, Corner House plus the half timbered Pond Cottage and Corner Cottage are all set very close to the road. The pond and All Saints Church just beyond form a focal point around which this part of the village is gathered. The key buildings here are all listed as being of special architectural or historic interest including Pond Cottage, Corner Cottage and the Old Granary on the corner of Copse Lane; the Church and the Old Parsonage on the north side with the Old Post Office and the Old School House on the south side. These latter two timber framed buildings both stand close to the road separated by the plain 1970s Village Hall. The 1 metre high brick and flint boundary wall to the Church, with its wide half round coping bricks, is a very distinctive and important feature standing close to the road behind a short section of modern tarmac pavement without any green verge.
- 4.4 The narrow nature of The Street continues but now on the south side are modern dwellings set back and up beyond screening hedges and longer front gardens. On the north side the road edge cottages shown on the Tithe map have gone to be replaced, around the turn of the century, with other housing. The white rendered Varndells is still an attractive cottage sitting on the road edge, albeit somewhat altered. Then follows the terrace of three, quite deep-span workers' cottages of local brick, which are set back sufficiently to accommodate front cottage gardens behind low timber fencing. The greater mass of the terrace shows up behind Varndells as you approach from the west. Next on the north side is the Old Chapel, typical of its C18 Methodist origins, standing tall next to its older adjoining cottage. The chapel has distinctive tall round headed windows with small leaded lights either side of the central front doorway. The hipped tiled roof now sports an unfortunate modern top opening dormer window. This building also sits quite close to the road appropriate to the C17 linear form of this end of The Street.
- 4.5 Beyond the Old Chapel to the east some simple modern detached housing of low scale stretches out on the north side, set back behind traditional field hedge boundaries, before the end of the village is marked by the 16C and C17 Hydegate which stands taller and close to the carriageway at right angles. Opposite the Old Chapel, Wingate Lane leads south to Sutton Warblington. Next, on the south side, is a small pumping station before you come to Saulgrove House and the semi-detached pair of Hyde Corner and Whitelands. These three houses mark the influence of the Lord Wandsworth College's architects on the village. Built in 1927 they are quite tall and almost grand properties in their detailing with dark red Flemish bond brickwork incorporating bluish headers, wide eaves and very distinctive large chimneys. The main settlement effectively ends on the south at Whitelands, beyond which is Hyde Road, the lower entrance drive to the College. Only after another 200 metres is the C17 Court found sitting alone close to the south side of the road. Outside the conservation area off Hyde Road is the modern Village Primary School.

- 4.6 The remainder of the early part of the village and the conservation area is south of The Street served by Wingate Lane and Copse Lane. These enclose the roughly triangular Big Meadow to meet sharply at its southern tip.
- 4.7 Wingate Lane leads south-westwards between hedge-topped banks which help to hide several ordinary modern houses on the left. On the right Wingate is a previously modest modern house which has had well considered alterations and additions so that, except for its large overhead garage door, it now fits in well due to its use of traditional form and materials. Then comes a modest circa 1930 house called The Nutshell, which exhibits Flemish bond brickwork with blue headers and retains its unaltered simple charm. Shortly beyond these is a delightful group of four listed buildings. Two on the west side, Ye Old Cottage and Ridgers are respectively 16C and C17 timber framed detached cottages, each of one and a half storeys. Ye Old Cottage still has a long straw thatched roof. On the south east side of the lane are a white painted pair of late C18 brick cottages still retaining their two entrance doors although now converted to one house called Eggars. They also still feature some original iron-framed leaded light windows.
- 4.8 Next on the left is Sutton Warblington itself. The big house is listed as being of late C18 and C19 but it could well be that earlier elements, perhaps of the original medieval manor, have been much altered to form the present building. The property has what appears to be an applied brick symmetrical front in Flemish bond with a brick corbelled parapet gutter, but to the right side of this, low down, is some much older brickwork. Unfortunately very little remains now of the considerable collection of farm buildings and small dwellings that existed around the main house in 1841.

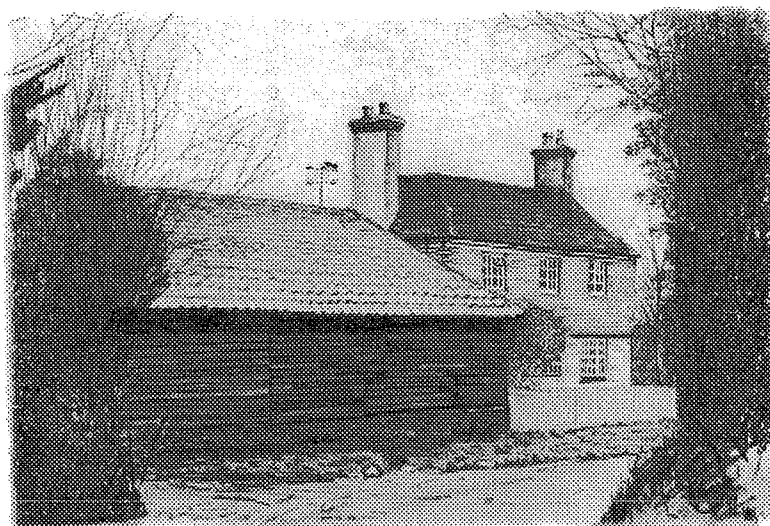




- 4.9 Modern small houses, now fronting the continuation of Copse Lane, sit in the positions of at least three pre 1841 dwellings and serve to mark the form of the early Sutton Warblington settlement. On the opposite side of Copse Lane, one early small dwelling, Box Cottage, does still remain, although very much altered from the original timber framed, probably C17, cottage. One tiny element of timber framing and rendered infill is still visible externally, beside the wide chimney of its early inglenook or range fireplace. The property is not now considered worthy of listing due to its many alterations.
- 4.10 Behind Ridgers, and pretty well hidden from view by its mature treed boundaries and grounds, is the Old Vicarage. This is a quite stark and little altered substantial Edwardian house of palish red brick walls under a slate roof, typical of its era except for its English bond brickwork. It retains its tall heavy double hung sliding sashes to its main rooms with smaller panes to the upper sash elements. This building too is not listed.
- 4.11 To the west of Wingate Lane and behind the Old Vicarage is the Big Meadow which forms a very welcome, albeit privately owned, open space. The field is behind a lot of the older buildings of the village but it nonetheless serves a very important function with a main footpath across it leading out from the church yard, through which the same path also leads north towards the open farmland beyond that side of the village. From the meadow are views of the roofscape formed of many of the early buildings of the church and manor cluster referred to in the history section above. Diana K. Coldicott's "A Long Sutton Miscellany" records how the end of the Great War was celebrated in 1919 on the Big Meadow with a marquee put up by the men of the village led by the Vicar and the Schoolmaster.
- 4.12 The Big Meadow is contained to the north by The Old Post Office, the Village Hall and a rather stark modern house which all front The Street. The remaining western boundary of the field is formed by Copse Lane which is set below it by often over 1 metre. There are considerable gaps in the trees around the western edge of the meadow so that several of the modern houses facing onto Copse Lane from the south-west are rather too prominent even during the summer months. These houses enjoy views over the meadow but appear out of scale with the early village houses.
- 4.13 As Copse Lane turns to lead back down to the pond, you sense you are returning to the old heart of the village as you pass The Old Farm on the left (west). The C18 or early C19 farmhouse, now much extended, is tile hung above Flemish bond brickwork to its main frontage but unfortunately suffers from modern replacement windows and rainwater goods, which detract from its otherwise traditional character. Its small timber clad barn adds more traditional charm and sits very close to the lane edge. It is roofed with interlocking clay tiles which match the pattern of those

known to have been manufactured by Chaundlers of Crondall early this century. These early but much altered buildings are not listed. The lane then rapidly drops down towards the pond with modern dwellings quite open to view on the left before the tiny Old Granary appears. This building, apparently brought by wagon from another village around 1870, has been altered and extended but still retains the clear main form of its original presumed granary use. Once known as "Old Jane's Cottage" after its first resident, Jane Gregory, its wattle and daub panelled walls now have brick infill and the whole is more punctuated by the need to light its conversion to human habitation.

4.14 There is a classic hierarchy in each of the two separate elements of the conservation area with the manor house or later equivalent being the dominant residential building in both Long Sutton and Sutton Warblington in terms of its scale, massing and special design detailing.



All the other early dwellings are subservient to an extent, even the former parsonage and vicarage. The traditional buildings are all of modest scale based on human proportions and the size of natural materials. Thus the houses and cottages generally have narrow roof spans and steep pitches appropriate to the size of timber available locally and to the use of long straw thatch or the local clay roofing tiles.

4.15 Much of the post war development that has sought to fill in the gaps in the core area of the village is of no special design quality adding nothing to the character of the conservation area. In many cases, however, it is partially screened by native hedgerows, or set back from the road, so that it has a neutral impact. These properties occupy part of the early settlements and are included in the conservation area, to protect their future development rather than to preserve the existing.

4.16 For Long Sutton Conservation Area to retain its special character it is essential that the townscape and design features referred to above are properly cared for and that the medieval form of the settlements remains clearly identifiable. The relationship between the early, traditional and important buildings should not be altered by inappropriate new development which should respect the traditional siting, form, detailing and scale of elements and buildings.

## 5. Listed Buildings

5.1 The plan, attached at the end of the document, shows the location of the buildings in the village which are listed by the Department of Culture Media and Sport as being of special architectural or historic interest as below. Full details of the listing descriptions are available separately.

1.	All Saints' Church	C13, C15 and C19	Grade II*
2.	Long Sutton Manor	C16, C17 and C19	Grade II*
3.	The Old Parsonage	C16, C17 and C18	Grade II*
4.	Sutton Warblington House	C18 and C19	Grade II
5.	Pond & Corner Cottages	C17	Grade II
6.	The Old School House	C17 and C18	Grade II
7.	The Old Post Office	C17 and C19	Grade II
8.	Hydegate	C16 and C17	Grade II
9.	Ye Old Cottage	C16 and C18	Grade II
10.	The Old Granary	C17	Grade II
11.	The Old Chapel	C17 and C18	Grade II
12.	Eggars	C18	Grade II
13.	Ridgers Cottage	C17	Grade II
14.	The Court	C17 and C19	Grade II

## 6. Archaeology

- 6.1 The village has considerable archaeological potential with most of the developed part of the conservation area included in Hampshire County Council's Historic Rural Settlement survey as an area of archaeological potential. Three parts are identified as areas of high archaeological potential, namely:
- i) The medieval settlement area of the Church, the Manor, Manor Farm, the Old Parsonage and the C17 buildings and plots on the south side of The Street;
  - ii) The site of the cottages which once aligned the south side of The Street and north-east of Sutton Warblington. These appear on the 1841 Tithe map but their date of construction within linear roadside plots is not known;
  - iii) The whole of the medieval settlement area around Sutton Warblington House as far as Copse Lane, including the house itself, the site of a brick kiln recorded to the south-west of the house and the still existing C16 & C17 buildings on the west side of Wingate Lane.
- 6.2 There are also archaeological records identifying the site of the forge near the pond and the position of several now missing buildings from C16, C17 & C18. Other recorded historic finds include a Bronze Age stone tool found on the Village Hall site and a Mesolithic perforated flint macehead found to the north of the Old Parsonage.



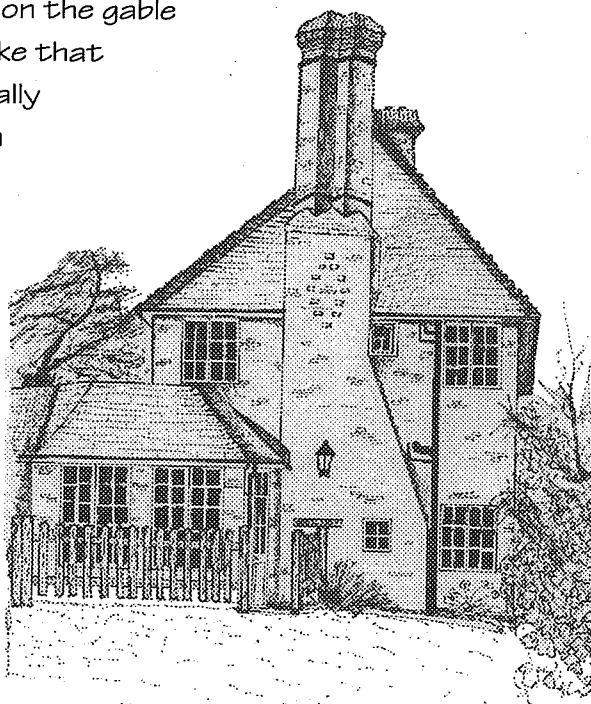
## 7. Materials and Local Building Details

- 7.1 **Brickwork and Walls.** All the early buildings feature the quite bright orange/red soft handmade bricks typical of this part of Hampshire. The timber framed properties have infill brick noggin which is often in modern stretcher bond with hard cement mortar confirming that this is not original but the brick colour is generally well matched. In many cases these bricks will have replaced the wattle and daub infill panels which would have been limewashed. Brick built properties feature the same bricks with the over-burnt blue coloured bricks used often as headers and occasionally to form patterns. Where tile hanging has been added to exposed elevations of early buildings to aid weatherproofing, these tiles are of the bright red/orange colour produced from local clays. The typical tile hanging to the Old School House and Old Farm is very vibrant yet still pleasing to the eye. The white rendering to the new dwellings on the east off Wingate Lane stands out as harsh feature.

Dentil courses of brickwork are common at eaves level such as the very simple detailing to the Manor Cottage above a single projecting course and incorporating the iron splayed gutter brackets. An unusual treatment can be seen at Sutton Warblington with headers on edge forming the dentil course projecting below the corbelled parapet gutter on the main front elevation.

- 7.2 **Chimneys.** The chimneys of the traditional buildings, including those associated with the arrival of Lord Wandsworth College, are generally a very prominent feature of the properties themselves and the street scene. The Manor Houses have large central chimneys but the larger cottages along The Street also have tall chimneys positioned on the gable ends in very prominent public view. Some, like that of Hydegate, have been repaired and partially rebuilt on several occasions but still retain their intrinsic period character. The Old Parsonage has massive Tudor stacks in the centre of the house with a group of three diagonal square flues above.

- 7.3 **Windows and Openings.** As in many of the village conservation areas within Hart District windows are an important feature with the majority of the older buildings still having their original windows or early designs and detailing. These include leaded light iron-framed casements seen at the Manor



House and Eggars, double hung Victorian and Edwardian sashes seen at the Manor House and Old Vicarage respectively, tiny flush framed cottage casements fitted within the timber framing of Ye Old Cottage and the small paned leaded light classical windows of the Old Chapel. Generally windows are of quite modest size in relation to the size of the elevations except for the modern houses which do not relate well to the traditional character of the area. Detailing around windows includes timber framing, gauged brickwork lintels, rounded arches and cambered arches with the use of all blue headers to the original openings at Corner House laid in 2 courses, one of flat headers above one on edge. Fortunately there are only a few older properties which have suffered from the replacement of their windows in modern plastic material.

- 7.4 **Roofs.** Hand made plain clay tiles are the predominant roofing material to the older character properties, other than the shingles to the tower of the Church and the slates of the Old Vicarage. The remains of a tile firing kiln were found in 1979 at Boseley House in nearby Well. It is thought this kiln could have supplied many of the clay tiles for Long Sutton. Just Ye Old Cottage retains its long straw thatched roof and serves as an important example of the roofing that would have been much more dominant in earlier centuries. The eaves are generally formed with exposed rafters and many early buildings retain their cast iron gutters and downpipes with wrought iron support brackets. These features too need to be retained.
- 7.5 **Boundaries.** Hedgerows, often on top of banks, form the majority of property boundaries throughout the conservation area and gaps, where these hedges are missing, tend to stand out as inappropriate. Field type timber five bar gates are the norm and these fit well with the natural boundaries. There is an iron version at Sutton Warblington which also fits in. There are some attractive old walls to Eggars, to the churchyard, to parts of both The Manor and Sutton Warblington and each of these last three have some flint included. Modern walls to several houses on Copse Lane and Wingate Lane appear out of character and the ones to the front and side of the Old Post Office stand out particularly being opposite the church. The few examples of boarded front boundaries in the conservation area are fortunately only about a metre high but would still look better if replaced with hedging.
- 7.6 **Accesses and Driveways.** The use of tarmac as the primary material used in recent times for driveways is unfortunate as the gravelled driveways that do exist stand out as much more sympathetic to the rural and traditional nature of the conservation area.
- 7.7 The traditional materials and building details referred to above are important and any new development needs to fully respect them in order to preserve the special character of the conservation area.

## 8. Landscape and Trees

- 8.1 The contribution made by trees, hedges and green areas is vital to the character of the area as referred to under boundaries above. Major trees are generally confined to the grounds of the largest older houses and to the edge of the Big Meadow. Along The Street smaller trees such as flowering hawthorn, apple trees and ornamental garden trees tend to predominate. There are a number of prominent yew trees in The Street, including a hollow one of massive girth among several in the churchyard, plus several more in the gardens of the Old Post Office and another at Saulgrove House. The relatively young yew hedge to the southern frontage of the Manor is a very appropriate recent boundary treatment. There are several large horse chestnut trees including one outside the Manor and others around Big Meadow. Young trees planted in the garden of the modern house on the eastern corner of Wingate Lane will provide important landscaping and screening in years to come. There is a need for further large species trees to be planted around the Big Meadow if this is to retain its character in the future. The small line of very tall poplars opposite the entrance to the Hyde Road seems somewhat incongruous.
- 8.2 Trees, hedges and large garden shrubs are pronounced in how they break up the built mass of the village. This is particularly so around the outskirts where development is seen through the established landscape. From many external aspects the village appears as a quite heavily treed oasis within the more open surrounding countryside. It is essential that the importance of the structural landscape provided by mature trees and other planting is fully taken into account in considering new development in and around the village. New planting schemes should also relate to the wide variety of traditional species and groupings found in the village.



8.3 Within the village are two important open areas of landscape and amenity importance. The first is Big Meadow which was apparently much used in the past for public events and still provides a vital open space for walking through on an attractive footpath route across the village leading as it does to the Village Hall and the Church. A detour of this path to the south also takes you to the new graveyard behind Copse Lane. The second space is that incorporating the village pond given to the community by the Stratton family in the 1950s. This provides an ideal place to meet or just to sit on the benches provided in memory of past residents. Ducks still inhabit the pond and no doubt now rely on food from their human neighbours and their visitors.



## **9. The setting of the Conservation Area within the wider Landscape**

- 9.1 Long Sutton is a compact pocket of development within an agricultural landscape of large fields of modern mainly arable farming. As such it enjoys open views over its surroundings on all sides and is itself seen from a distance with roads and footpaths radiating north, south, east and west. From the north along Woodhill Lane it appears as a quite tiny settlement of few roofs amidst low woodland in a slight hollow. The modern estate of Leaden Vere contrasts due to its lack of tree screening or enclosure.
- 9.2 From the footpath leading south you see the exposed modern houses on the south-east of Copse Lane. Whilst these houses themselves enjoy views of farmland and woodland beyond they block views out from the main part of the conservation area. Sheephouse Copse, as the woodland to the south-east is known, is an area of some 40 hectares of semi-natural ancient woodland classified as an area of Special Importance for Nature Conservation (SINC). It is one of the richest areas of flora and fauna in Hampshire.
- 9.3 From the west the village is marked by the hard edge boundary formed by the buildings of Manor Farm and the Corner House. On the east side you come upon of the core of the village quite suddenly as you round the bend in the dip beyond The Court, although the views out are more open. The recent planting of a tree belt to the east of Hyde Road will provide a screen in future whilst for the moment the main College buildings form the backdrop if you take a walk out to this side of the village.
- 9.4 The location of some of the many important views and vistas from outside and inside the village as whole are shown on the plan at the end of the document.

## 10. Opportunities for Enhancement

- 10.1 The brick buildings at Manor Farm do contribute to the area as a set of traditionally built and positioned farmstead buildings and even the corrugated iron clad Dutch barn is a neutral feature. The newer concrete block barn, however, is detrimental and provides an unfortunate end to the conservation area. A hedgerow along the roadside field boundary on the opposite side of Woodhill Lane would soften these buildings in views from the west and a more traditional cladding material such as dark timber boarding could perhaps be applied to the concrete blocks where they are particularly visible.
- 10.2 The modern close of new houses at Leaden Vere also fails to contribute to the traditional village character. Although effort has obviously been made to blend them in, by the use of reddish/orange brickwork and tiling, the development is still raw and its form does not relate to the group or linear character found in older development generally in the core of the village. The very wide splayed and open access is a quite alien feature which demonstrates the difficulties of trying to position a modern cul-de-sac in a conservation area. The development dominates the view as you enter or leave the village along Woodhill Lane and would benefit from a substantial, traditional species, hedgerow boundary treatment and tree planting within the site. Tree planting could also help to break up the appearance of the Manor Farm buildings from the north-east.
- 10.3 The Village Hall is a relatively basic building, primarily designed to accommodate its space without particular reference to the scale or form of the two listed cottages to either side, or to its prominent location adjoining The Street and the main footpath through the village. The tarmac carpark could be surfaced in a more rural finishing material. Any extension or replacement building should be better related to the listed cottages either side.
- 10.4 Some of the more recent modern infill housing off Copse Lane and Wingate Lane is out of scale with the early village buildings and several properties stand out starkly with their use of pale render and deep span roofs. Boundary hedging and tree planting is not yet providing sufficient screening.
- 10.5 There are opportunities for owners to plant larger species trees within larger gardens and on boundaries to provide considerable amenity to their own properties and to help maintain the rural settlement character of the conservation area as a whole. Colourful non-indigenous species have their place in major gardens but should not dominate street scenes. The somewhat out of character tall poplars opposite Wingate Lane might be replaced over a period of years with species more typical of the area. Replacement and new planting of larger species trees is needed around the southern and western boundaries of Big Meadow.

## 11. Policies and Proposals

- 11.1 The policy framework for development proposals within this and other conservation areas within Hart is provided by the Hart District Local Plan which at the time of publishing this document is currently in the form of its Second Alteration. These policies are available separately in the most up to date version of the Local Plan. Relevant policy proposals are those covering conservation areas, listed buildings, trees and woodland, boundaries and those covering general development and design criteria.
- 11.2 Place-specific policy, LS1 below helps to emphasise the importance of Big Meadow to the special character of Long Sutton and applies in addition to Local Plan policies.
- 11.3 Conservation area status provides greater protection for the environment and obliges owners and occupiers to accord with greater controls. For example permission must be obtained for the demolition of most buildings and development must preserve or enhance the character of the conservation area. Also written notification must be given to the Council of any proposed works to lop, fell or top trees and these works can only go ahead if either express consent is given or no objection is raised within 6 weeks. Permitted development rights applying to dwellings are reduced in conservation areas and careful regard should be had to the following section on Article 4 Directions.
- LS1 PROPOSALS WHICH WOULD ERODE ANY ELEMENT OF THE BIG MEADOW WHICH IS IDENTIFIED AS IMPORTANT TO THE CHARACTER OF THE CONSERVATION AREA WILL NOT NORMALLY BE PERMITTED.

For the avoidance of doubt, the Big Meadow is clearly shown on the plan and is the open undeveloped area of land within the triangle formed by The Street, Wingate Lane and Copse Lane.

### 11.4 Article 4 Directions

In January 1998 a direction was made under article 4 of the Town and Country Planning ( General Permitted Development ) Order 1995 removing permitted development rights in respect of the following forms of frontage development in the Long Sutton and other conservation areas in the district:-

- a) The erection, alteration or removal of a chimney on a dwelling house, or on a building within the curtilage of a dwelling house (*curtilage is the contained area around the dwelling*);

- b) The enlargement, improvement or other alteration of a dwelling house. *(This includes minor alterations like the replacement of windows or doors and the removal, alteration or replacement of design features like brickwork detailing, carved barge boards, traditional cast iron gutters, etc.);*
- c) The alteration of a dwelling house roof.
- d) The erection, construction or demolition of a porch outside an external door of a dwelling house
- e) The erection, alteration or demolition of a gate, fence, wall or other means of enclosure within the curtilage of dwelling house. *(This covers all built boundary treatments including those of under 1 metre in height);*
- f) The painting of a dwelling house or a building or enclosure within the curtilage of a dwelling house. *(This only applies to either painting parts of the building in a colour scheme that would detract from the character of the area or to the painting of parts of the building not previously painted - the normal repainting/maintenance of previously painted areas is not affected)*

Planning permission is now required for all such works to non-listed dwellings. All chimneys are covered along with all other development as above which would front a highway or open space within the conservation area.

## **12. Deletion and Extensions to the Conservation Area**

- 12.1 Four additional parcels are now included in the conservation area which effectively round it off to include areas of early development within the two manorial settlements. The additions are shown hatched on the plan attached at the end of the document. Three of the sites are indicated as being of significant archaeological potential in Ian Hewitt's 1998 study of the County. The area of the Manor Farm buildings off Woodhill Lane is the site of several buildings shown on the 1841 tithe map some of which still exist. Similarly the area to the south-west of Sutton Warblington is the site of pre-1841 buildings several of which may form the basis of the existing small cottages. Box Cottage, in particular, retains some of its earliest features.
- 12.2 The area north of the Old Farm and the site between The Old Chapel and Hyde Cottage no longer have any early buildings on them but they were clearly part of the original settled areas existing in the early 19th century and are considered to be areas which are important to the overall character and setting of the conservation area. These two areas do not contribute to the character of the area at present but it is important that the character of the conservation area is taken into account in any future development or redevelopment within them.
- 12.3 It is proposed that the article 4 directions referred to in paragraph 11.4 above are extended to include the sites being added to the conservation area.
- 12.4 The Court and the area between this house and the boundary of Hydegate House have been taken out of the conservation area. The building is well detached from the core area of the village. Whilst the house itself is of considerable age and character the land between it and the village does not contribute to the conservation area. The property is listed Grade II in its own right and therefore is already protected from alteration with listed building consent needing to be granted.
- 12.5 Following consultation with the people of Long Sutton, including all owner/occupiers of the areas involved, and a public meeting the Council resolved on 29th August 1999 that the conservation area be extended as shown on the attached map to include the properties and land referred to above.

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Illustrations by Vanya Startin

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Council

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