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South Downs National Park

The boundary and the reasoning for it

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The Countryside Agency

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- **improve the quality of the countryside for everyone.**

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- **high standards of rural services;**
- **vibrant local economies;**
- **all countryside managed sustainably;**
- **recreation infrastructure that's easy to enjoy;**
- **a vibrant and diverse urban fringe providing better quality of life.**

We summarise our role as:

- **statutory champion and watchdog;**
- **influencing and inspiring solutions through our know how and show how;**
- **delivering where we are best placed to add value.**

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**Boundary as shown in the
South Downs National Park (Designation) Order 2002**

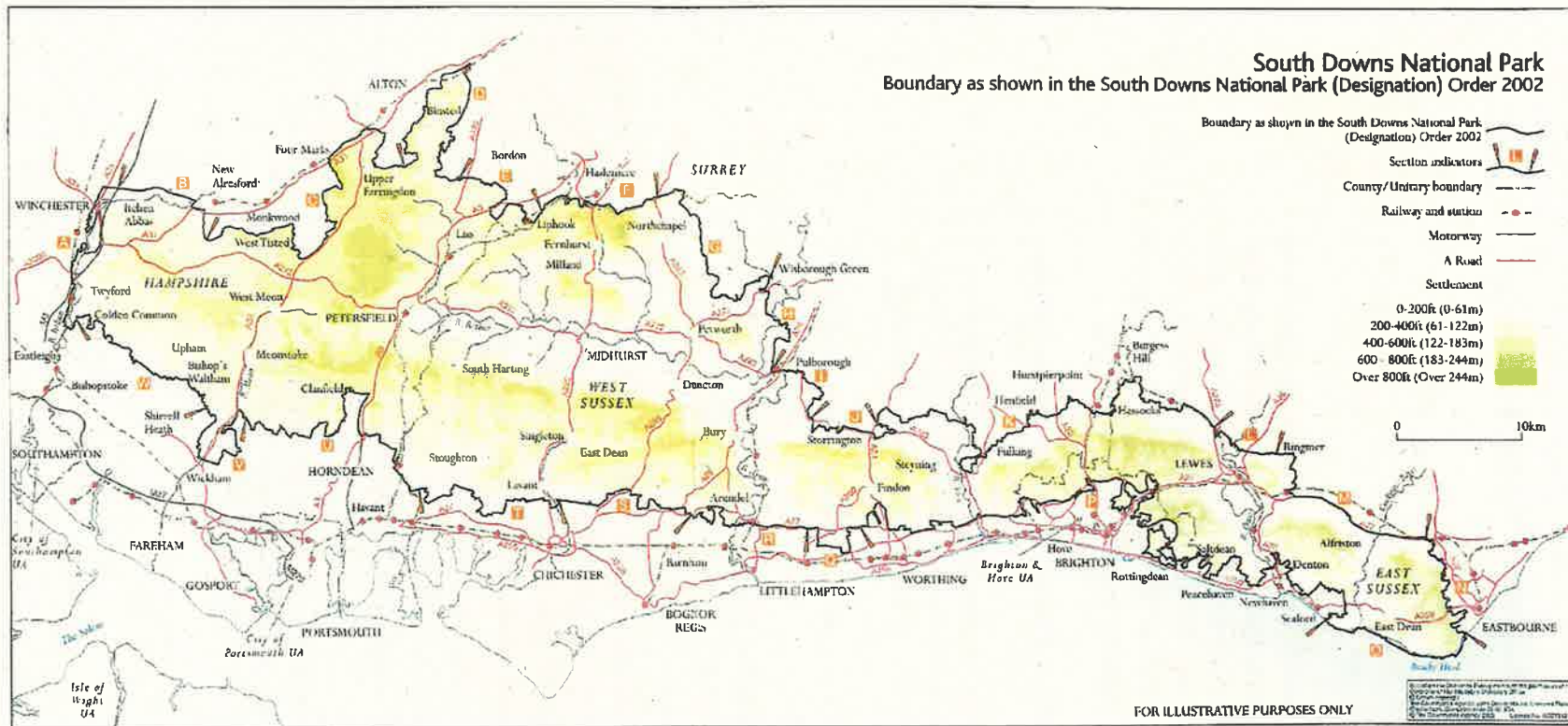


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South Downs National Park

The boundary and the reasoning for it

The table below describes the boundary, included in the South Downs National Park (Designation) Order 2002, and explains the reasoning for it. It should be read in conjunction with the maps included in this document. These maps show the boundary, divided into sections A-W, at the same scale (1:25,000) as that in the South Downs (Designation) Order 2002 and have been reproduced here for information.

An illustrative map showing the whole boundary is also included.

Where the boundary is at the coast it has been drawn to follow the Mean Low Water Mark as shown on Ordnance survey maps. Where the boundary follows a right of way, the right of way is included.

Where it follows a road, embankment or cutting, these are excluded.

Abbreviations used in the table

AONB	Area of Outstanding Natural Beauty
MoD	Ministry of Defence
RIGS	Regionally Important Geological and Geomorphological Site
candidate SAC	candidate site, Special Area of Conservation
SINC	Site of Importance for Nature Conservation
SNCI	Site of Nature Conservation Interest
SPA	Special Protection Area
SSSI	Site of Special Scientific Interest

For an explanation of the terms used see the glossary (page 87) in the Countryside Agency publication "A South Downs National Park - public consultation report" CA89, November 2001.

SECTION A: Margins of Winchester and Itchen Valley (Maps 1, 2)

Boundary section	Natural beauty	Recreation	Key considerations
<p>The boundary runs south along the A335, Brambridge Road, then west until it meets the railway. Here it continues north along the railway and edge of built development (excluding playing fields) to Wharf Bridge in Winchester.</p> <p>From Wharf Bridge the boundary goes south, down the Itchen Way as far as Tun Bridge. Here it heads east along Bull Drove road to the roundabout, where it joins the eastern side of the M3 slip road, then (excluding junctions and the slip road) follows the M3 going north, before extending back into the Itchen Valley and south to include the Winnall Moors Nature Reserve. Again, the boundary within the valley follows the edge of development and playing fields. It then follows the A33 at Abbots Barton as its western boundary before adopting the disused railway line north of Abbots Worthy</p>	<p>Landscape</p> <ul style="list-style-type: none"> • Itchen River Valley character – a typical chalk stream regarded as one of the finest in the world. • Unspoilt, intact and tranquil. • Strong links to dominant chalk valley sides and memorable views. • First view of national park for visitors arriving at Winchester 'gateway'. • Outstanding views of Winchester water meadows from St Catherine's Hill. • Valley floor consists of a complex and intimate mosaic of fen, species-rich meadows and improved meadows and areas of distinctive parkland, e.g. Brambridge Park. • Includes areas of outstanding and classic chalk landscape which form valley sides of Itchen, e.g. around Twyford. <p>Nature conservation/geology</p> <ul style="list-style-type: none"> • River Itchen is designated an SSSI. • Winnall Moors Nature Reserve (Hampshire Wildlife Trust) contains mosaic of grassland types and wetland areas and occupies most of Itchen Valley north of Winchester. • Includes area of Itchen Valley identified as candidate SAC between Shawford Road and Brambridge House, and between Twyford Lodge and Central Winchester (important for water crowfoot, southern damselfly, bullhead etc). • One of the last rivers in Southern England to support viable population of native freshwater crayfish. Also supports protected species such as otters. • Valley floor contains the largest assemblage of species-rich neutral grassland in England. • Includes Magdalen Hill Down Site of Importance for Nature Conservation (SINC) and butterfly reserve. <p>Cultural heritage</p> <ul style="list-style-type: none"> • St Catherine's Hill • Historic water meadows of Winchester • Historic Parks and Gardens – Brambridge, Shawford and Worthy (county register). 	<ul style="list-style-type: none"> • Excellent public access and rights of way network. • River Valley includes the Itchen Way, and King's Way long distance footpaths, and is crossed by the Monarch's Way. • St Catherine's Hill (Iron Age hill fort) has dramatic views across the Itchen Valley watermeadows and Winchester, as well as to the wider Downs. • Shawford Park and House. • Winnall Moors Nature Reserve (tranquil and enclosed wetland landscape with attractive walks and interpretation of the area's flora and fauna). • Excellent links between sustainable modes of transport from Winchester to national park. • Key activities on and along the river include game fishing and walking, in a beautiful and tranquil setting. • Directly accessible from historic centre of Winchester. • Proposals for viaduct which crosses Itchen south of Winchester to be restored and used as footpath/cycle route. • Start/end of South Downs Way long distance footpath. • At Magdalen Hill Down Nature Reserve there is interpretation of the chalk grassland landscape. 	<ul style="list-style-type: none"> • Impact of M3 on recreational experience Some noise and visual intrusion from the M3 but it is regarded as localised and mitigated by the cutting, vegetation and the old viaduct. Does not outweigh the significant benefits of the Itchen Valley north and south of the road where it crosses the valley. Access under the M3 remains good and does not fragment the recreational landscape. However, the boundary has been adjusted to exclude M3 junctions and slip roads to the east of Winchester (including those west of Winnall Cottage Farm). • The splitting of nature conservation designations The SSSI designation associated with the River Itchen runs for many miles south through landscapes that are not regarded as meeting the natural beauty criteria. A logical break point has been identified where the designation is narrow (i.e. along the river only) and where only land that meets the criteria is included. • Development Planning permission given for 'park and ride' site (600 spaces) off Garnier Road, therefore this has been excluded. Winchester North Major Development Area (MDA) potentially includes land to the east of the A272, and north of Abbots Worthy. The majority of the MDA is unlikely to be affected by the national park boundary • Existing settlements reviewed Twyford, Northfields and Abbots Worthy are included. Twyford has a strong vernacular historic core and church landmark and forms an attractive node at the interface between the Itchen Valley and the wider chalk downs. High-quality landscape surrounds the town. Northfields is not distinctive and more recent in character. However, it is relatively small and high quality landscape surrounds and washes over the settlement. Abbots Worthy is regarded as meeting the criteria because of its historic core vernacular architecture and association with Worthy Park. Winchester is excluded from the national park due to the proportion of recent development around the historic core. The Itchen Valley, however, which enters into the heart of the city, is regarded as meeting the statutory criteria. Taking the national park into the heart of the city along the Itchen Valley enables easy access to the national park, assisting Winchester in its important role as an historic gateway. • Playing fields The boundary does not include some formal playing fields along the Itchen Valley floor in Winchester. These areas are regarded as more closely associated with the urban character of Winchester rather than the wider countryside.

see Map 2

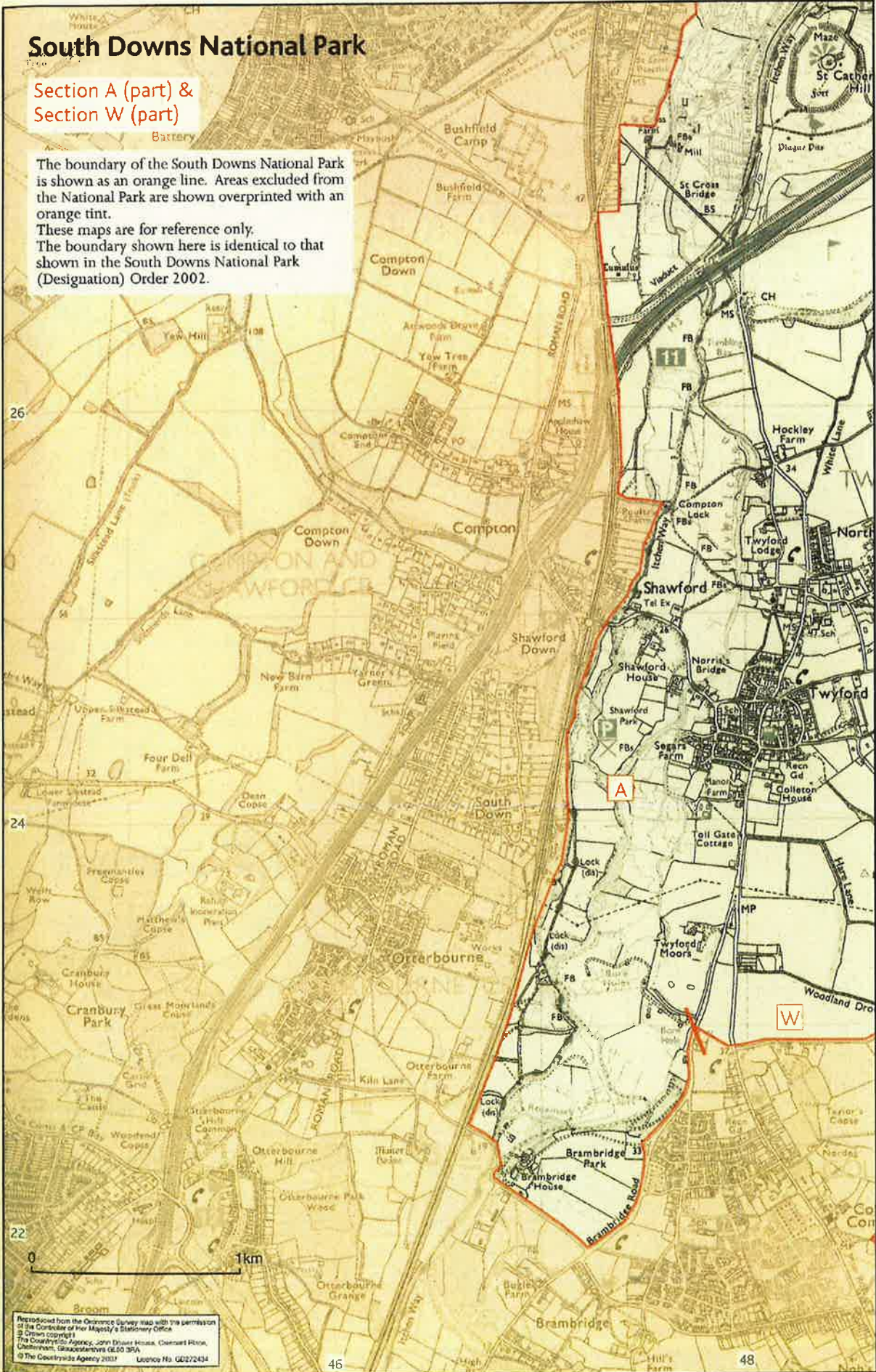
MAP 1

South Downs National Park

Section A (part) & Section W (part)

The boundary of the South Downs National Park is shown as an orange line. Areas excluded from the National Park are shown overprinted with an orange tint.

These maps are for reference only. The boundary shown here is identical to that shown in the South Downs National Park (Designation) Order 2002.

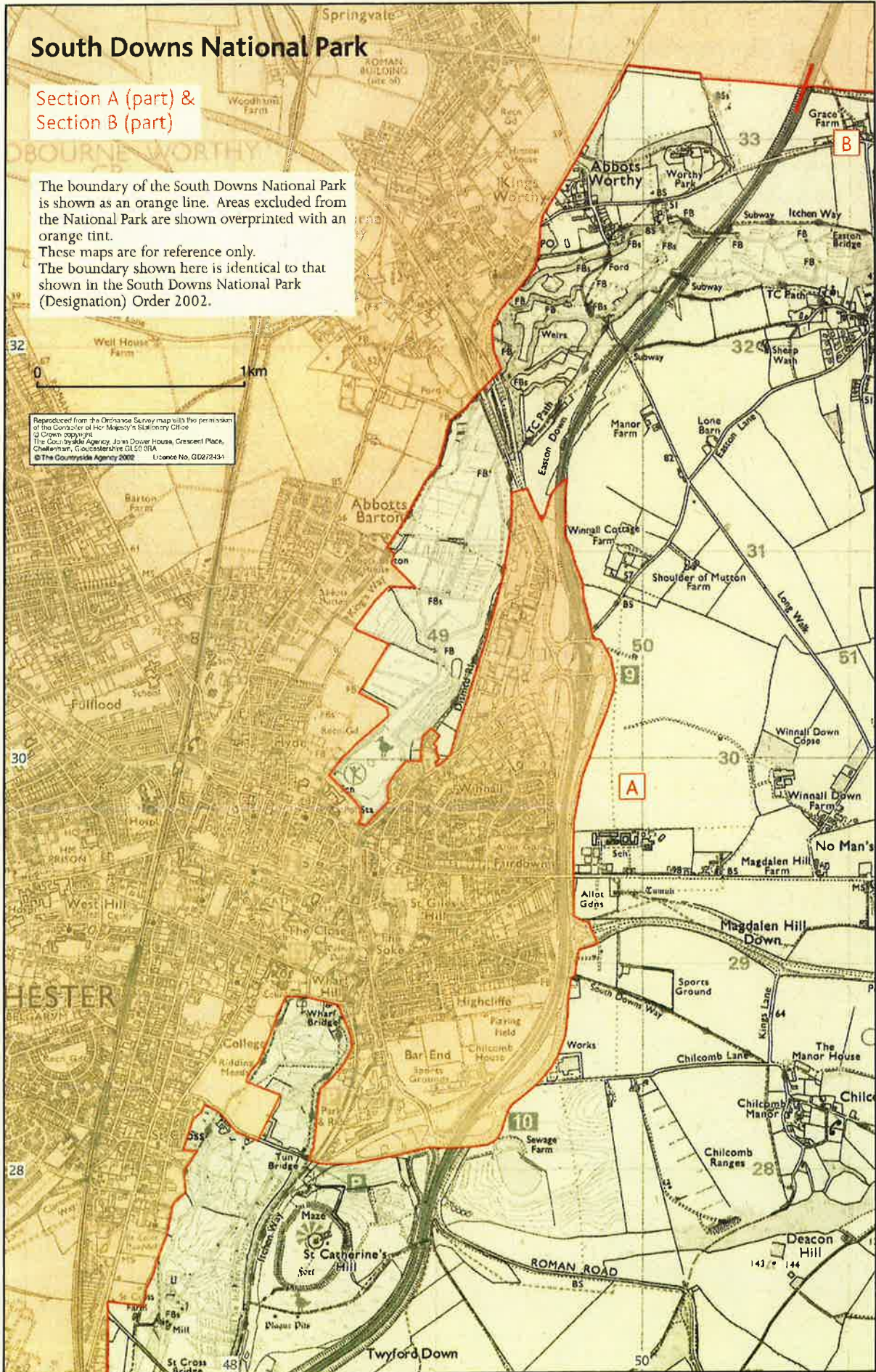


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see Map 49

The boundary as shown in the South Downs National Park (Designation) Order 2002 and the reasoning for it

MAP 2



see Map 3

MAP 3

see Map 1

MAP 3

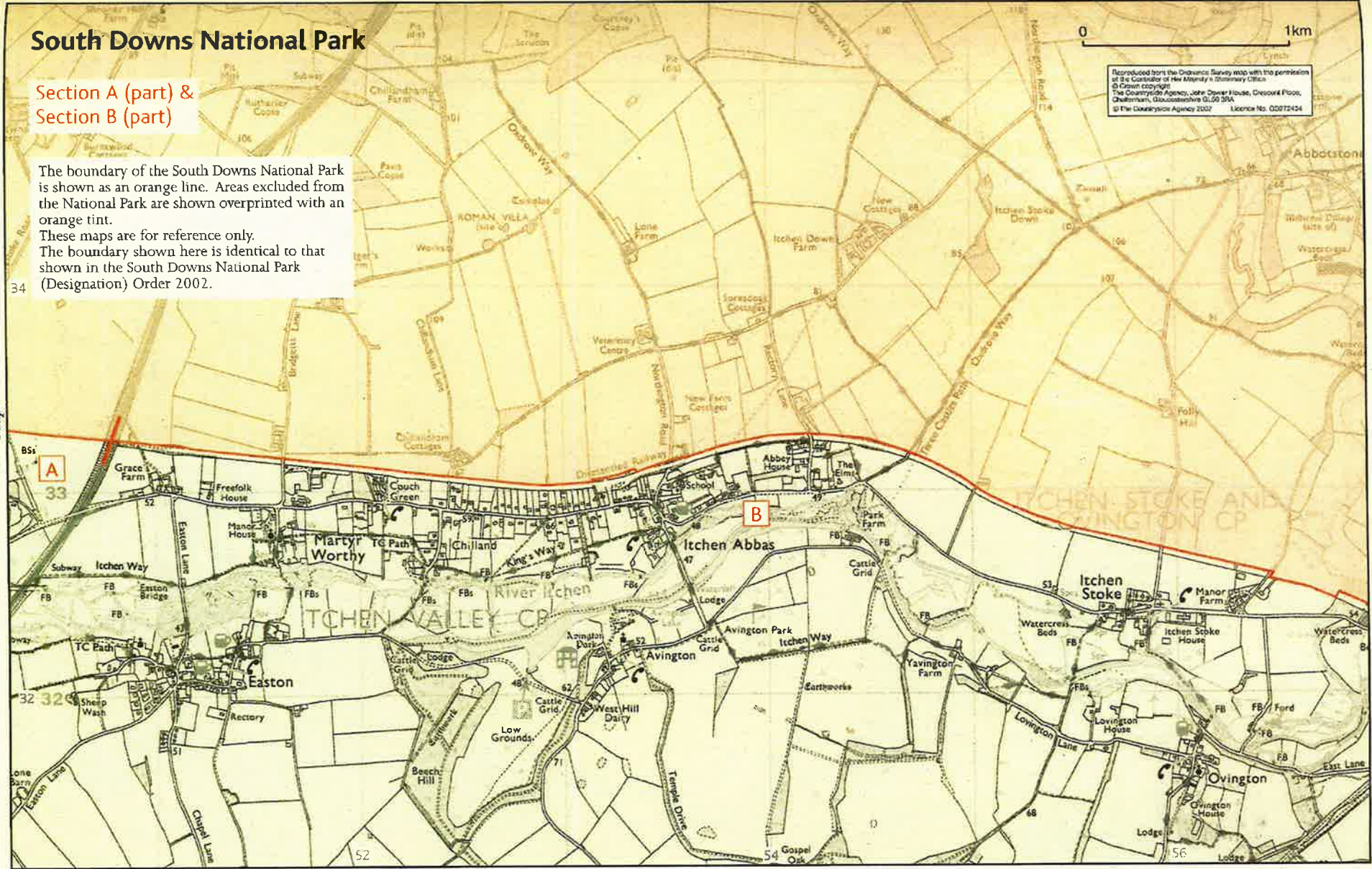
South Downs National Park

Section A (part) & Section B (part)

The boundary of the South Downs National Park is shown as an orange line. Areas excluded from the National Park are shown overprinted with an orange tint.

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see Map 2

see Map 4



Report to the Secretary of State for Environment, Food and Rural Affairs

The Planning
Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ GTN 1371 8000

by **Robert Neil Parry** BA DIPTP MRTPI

An Inspector appointed by the Secretary of State for Environment,
Food and Rural Affairs

Date:
31 March 2006

THE SOUTH DOWNS NATIONAL PARK

INSPECTOR'S REPORT

Volume 1

Inquiry held between 10 November 2003 and 18 March 2005

Inquiry held at The Chatsworth Hotel, Steyne, Worthing, BN11 3DU

6. Individual boundary sections			
Section A – Winchester to Durngate/Hyde			
Location/Size	Decision	Inspector/Assessors Findings	Comments/Key Points
Eastern edge of Winchester (Small Tract)	Include – No change to DO boundary	<p>The western edge is considered to be adversely affected by impacts of road and development <i>“this lightly settled tract of rolling chalk landscape is largely free of landscaped detractors and is of high scenic attraction.”</i> And offers <i>“exhilarating panoramic views across open downland and in my opinion satisfies the natural beauty test.”</i></p> <p>Although opportunities <i>“to experience this exposed and elevated landscape are somewhat limited”</i>, accepts that it meets the recreational opportunities criteria.</p> <p>In Considering the M3 as the boundary <i>“This notion has some merit but it would leave the area of AONB centred on the superb St Catherines’s Hill outside of the PSDNP as well as parts of the River Itchen floodplain”</i>. Both enhance the PSDNP although <i>“the ability of the floodplain to satisfy the statutory criteria is less clear-cut”</i></p>	<p>Land included for reasons of ‘natural beauty’.</p> <p>Comments that recreational potential may be limited but MSRE met due to high quality of experience.</p> <p>Also includes land (floodplain) where statutory criteria are doubtful.</p> <p>In this case he attaches limited weight to issues of prospective development - in the absence of any representations by City Council</p>
Land west and south of Winchester (Large Tract)	Exclude – No change to DO boundary	<p>These landscapes <i>“read as part of the wider Hampshire, Wiltshire and Dorset Downs”</i> Effectively separated from the South Downs by the M3 motorway and extensive areas of built development. The MoD facility <i>“known as Bushfield Camp ... does not satisfy the statutory criteria in its present condition”</i></p> <p>Compton Down <i>“is possibly a more realistic candidate for inclusion but again I am not convinced that it reads as part of the wider South Downs.”</i> Winchester forms <i>“an obvious and logical end-stop to the already long and relatively narrow PSDNP. The fact that the South Downs Way ends here “tends to confirm that the City marks the obvious western end of any new South Downs National Park.”</i></p>	<p>Considers the landscape character to be inconsistent with the core South Downs</p>

<p>St Cross Hospital / Winchester College</p> <p>(Small area/parcels of land)</p>	<p>Exclude – No change to DO boundary</p>	<p>Identified as formal sports fields <i>“While....seemingly of considerable recreational value, formal sports pitches do not offer open-air recreational experiences that are relevant to the purposes of the 1949 Act.”</i></p> <p>Both parcels <i>“have a formal and managed appearance and..... are more properly regarded as an integral part of Winchester’s built-up area rather than the more naturalistic sweep of flood plain meadow alongside the Itchen.”</i></p> <p>The fact that their exclusion PSDNP may make them <i>“vulnerable to development pressure does not alter that conclusion. This argument is not, of course, a basis for including land in a National Park under the 1949 Act”</i></p>	<p>Does not meet recreation criterion.</p> <p>Clearly part of urban area, and does not form part of a ‘qualifying tract’ sufficient to be included</p>
<p>Bar End</p> <p>(Small area)</p>	<p>Exclude – No change to DO boundary</p>	<p>Planning permission given and land had been developed since objection lodged.</p>	<p>Ruled out of inclusion due to ‘Park & Ride’ development.</p>
<p>Durngate sites</p> <p>(Small parcels of land)</p>	<p>Exclude – No change to DO boundary</p>	<p>Exclusion is easier to understand given their ‘edge of settlement’ character. <i>“The more northerly site contains a small complex of agricultural style buildings, some residential property and some evidence of landscape fragmentation. In my opinion it clearly fails the natural beauty test.”</i></p> <p>Part of the site <i>“is a more realistic candidate for inclusion but it is strongly influenced by its proximity to the built-up area and, on balance, I consider that it also should be excluded from the PSDNP.”</i></p> <p>Development pressure <i>“I note the concern that the future of sites situated between the edge of the built-up area and the PSDNP would be uncertain, but this point does not persuade me that they should be brought into the PSDNP.”</i></p> <p><i>“Land at the margin of the National Park has to satisfy the statutory criteria if it is to merit inclusion.”</i></p>	<p>Fails to meet the natural beauty test. Considered to be ‘peri-urban’ in character.</p> <p>Note comment re “Land at the margin of the National Park has to satisfy the statutory criteria if it is to merit inclusion.”</p>

<p>Hyde site (Parcel of land)</p>	<p>Include – recommends change to the DO boundary</p>	<p>Reads as “part of the sweep of generally unspoilt open land that makes up the Itchen floodplain.”</p> <p>A small area at the northern end of the site is used for some fairly low-key storage activities “but as this land is quite well screened I am not convinced that the development justifies the exclusion of the whole site.”</p> <p>Concerned that the northern boundary identified by the Agency “<i>does not seem to me to correspond to any physical feature on the ground</i>” and as such is contrary to the Agency’s own boundary setting guidelines. On balance considers that the land should be included in the PSDNP.</p> <p>Notes parcels designation as a SNCI and proximity to promoted route (Pilgrims Way) and PROW.</p>	<p>Area reads as part of a wider ‘qualifying tract’.</p> <p>Adjacent to high quality recreation facility and other features of interest.</p> <p>Any incongruous land use in the vicinity does not detract from this sufficiently.</p> <p>Forms a more appropriate boundary</p>
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Section B – Ladycroft and the eastern Itchen Valley			
Location/Size	Decision	Inspector/Assessors Findings	Comments/Key Points
Ladycroft (Small tract)	Exclude – No change to DO boundary	<p>Ladycroft sits close to an elevated section of the A31 New Arlesford by-pass. <i>“This substantial piece of highway infrastructure tends to physically and visually separate Ladycroft from the wider downland landscapes to the south and west.”</i></p> <p>While....<i>“the relative merits of the alternative boundaries are fairly evenly balanced”</i> considers that <i>“the A31 and the B3047 are correctly identified as the appropriate boundary of the National Park.”</i> Not convinced that the <i>“main sweep of downland to the south should extend beyond the A31 to include the land in dispute”</i> Though this separates Ladycroft from the remainder of Tichborne Parish to the south does not accept that it is <i>“necessarily inappropriate or unacceptable for the PSDNP boundary to “split” a parish.”</i></p>	<p>Separated both physically and visually from core by a large road.</p> <p>Does not accept that the splitting of a parish boundary is reason not to accept the PSDNP boundary at this point.</p>
Itchen Valley (Medium Tract)	Include – no change to DO boundary	<p>Considers the area <i>“part of a lightly settled and high quality chalk landscape that is characterised by rolling hills and secluded dry valleys”</i>. The same is said of the tract extending to New Alresford <i>“I recognise that the River Itchen does not cut through the South Downs in the way that the Meon and some other rivers do.”</i> However, <i>“the underlying geology is chalk and this very attractive valley landscapestrong visual associations with the chalk hills to the south.”</i> The settlements within the valley <i>“are all small scale, very attractive and often of historic importance.”</i></p> <p>The valley <i>“has a strong sense of seclusion and tranquillity and I am in no doubt that it offers a range of markedly superior recreational experiences”</i> On balance, <i>“I am persuaded that both statutory criteria are satisfied and that the valley warrants inclusion in the National Park on its merits.”</i></p>	<p>The landscape character is consistent with core ‘South Downs’ and meets natural beauty test.</p> <p>Considered to clearly meet the recreation criteria.</p> <p>Considers that the settlements in the valley may be included as they are small, attractive and of historic importance.</p> <p>Notes that few objectors argue otherwise.</p>

