

GRATELEY & QUARLEY
Conservation Areas Policy

GRATELEY AND QUARLEY CONSERVATION AREAS POLICY

After a period of public consultation this policy was adopted by Test Valley Borough Council on 9 January 1991, the date of designation of the Grateley and Quarley Conservation Areas.

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Price £3.00

INTRODUCTION

This policy document for Grateley and Quarley is part of the Borough Council's continuing programme, originally approved in 1979, for Conservation Area designations throughout Test Valley. The study describes the villages and their history and explains the special planning controls which result from designation.

Conservation of the environment is one of the most important functions of local planning authorities. To be successful it must be the concern of all of us who value our towns and villages, which have evolved over centuries and contain many beautiful and historic areas. Their individual character is due to a highly diverse combination of buildings, trees and spaces.

Historic buildings are at the forefront of conservation, as a tangible record of our architectural and social history. Since 1947 the Secretary of State has compiled Lists of Buildings of Special Architectural or Historic Interest for each locality. Buildings included on the Statutory List enjoy legal protection under the Town and Country Planning Acts and are classified into grades I, II* and II to show their relative importance. In recent years the Department of the Environment has been progressively revising the Lists throughout England and Wales. The Revised Lists for Grateley and Quarley were approved by the Secretary of State in 1984 when the number of statutorily listed buildings in the village was increased substantially.

The concept of Conservation Areas is a more recent innovation. Prior to 1967 the emphasis was on the preservation of individual buildings as distinct from areas. The Civic Amenities Act 1967 imposed a duty on local planning authorities to 'determine which parts of their areas were of special architectural or historic interest, the character or appearance of which it was desirable to preserve or enhance, and to designate such areas as conservation areas'. These powers have been expanded and strengthened in subsequent Planning Acts and at present there are more than 6,000 conservation areas in England and Wales; of these 35 are in Test Valley.

In defining areas of special architectural or historic merit there can be no standard specification as naturally there will be many different kinds. The boundary of any Conservation Area should reflect the factors which give a place its unique and 'special' character. Thus, significant groups of buildings, architectural style, historic settlement pattern, spaces, trees, etc., all have to be taken into account following detailed surveys and an examination of historical records. The intention is to identify core areas of particular interest. This need

not include every single historic building in the vicinity of the village and does not mean that occasional poorly designed or unsightly buildings will be excluded if they lie within the core. Neither will it necessarily include all of a village or the surrounding countryside, as there are parallel planning policies which protect the countryside against inappropriate development.

Conservation policies are designed to complement rather than substitute for other planning policies. This document is NOT a village plan or a local plan and therefore is not concerned with the principle of whether development takes place. It will, however, have much to do with the form that any such development should take, including alterations or extensions to existing buildings. Particular attention is given to such matters as design, scale, location, use of materials and effect upon the street scene.



Manor Farm from Grateley High Street

THE CHARACTER OF THE VILLAGES

Historical Background

The parishes of Grateley and Quarley are situated on chalk downland in the north-west of the Test Valley area. The two villages lie about one mile apart, with Quarley to the north, close to the route of the main A303 road. Grateley currently has an estimated population of 538, whilst Quarley is smaller with approximately 160 inhabitants. The name 'Quarley' means a clearing or wood where there were querns or hand mills, whilst 'Grateley' is derived from an Anglo-Saxon base, meaning great pasture or lea.

The area has a long history of settlement dating back to Neolithic times, although archaeological finds from this period are very limited. However, Bronze Age remains (from 1800-800 B.C.) are more plentiful. A group of eight barrows or burial chambers has been identified by aerial survey at Grateley Down, despite being largely obliterated by subsequent ploughing. An extensive system of later Bronze Age boundary ditches (known as ranch boundaries) has also been observed, especially in the vicinity of Quarley Hill. These boundaries probably marked the divisions between pastoral and cultivated areas, and may also be indicative of the tenure pattern of the land. Bronze and Iron Age 'Celtic field' systems occur throughout the parishes.



Quarley Hill from St. Leonard's Church, Grateley



The Old Farmhouse, Grateley

During the middle of the Iron Age (800 B.C. - 43 A.D.) an oval palisade enclosure was constructed on the summit of Quarley Hill, with a surrounding ditch connected to the ranch boundary system. However, it appears to have been occupied only spasmodically, probably due to the lack of water on or near the site. In the third century B.C. the palisade was converted to a hillfort of some 8.5 acres. The old ditch was given a rampart of large chalk blocks, with entrances at the north east and south west ends. Quarley Hill Fort is now a scheduled ancient monument.

There are also significant remains from the Roman period. A Roman villa of the verandah type was situated about half-a-mile south west of Grateley village centre - the foundations were exposed in the early 20th century and indicate the existence of a 3-roomed house, with corridors along each side, and an upper storey reached by a stair. To the north, the line of the Roman Road from Silchester to Old Sarum runs between Grateley and Quarley - this trackway is also known as the Portway. Most finds of Romano-British pottery or coins have been within one or two miles of the road line.

An interesting feature of Quarley village is the existence of a number of sarsen stones. Sarsens are very hard boulders of sandstone, cemented together with silica, which occur naturally in the downland area, particularly near Avebury. Sarsens were used in the construction of barrows and ancient stone circles (such as Stonehenge), and sometimes in the Anglo-Saxon period as boundary markers. They also occur quite frequently in churches, and are perhaps associated with the practice of early Christian missionaries building churches on sites of earlier pagan stone shrines. St. Michael's Church includes four such stones, and several others are located throughout the village.

In late Anglo-Saxon times, circa. 935 A.D., it is believed that King Athelstan, grandson of Alfred the Great, held a Parliament or Great Assembly at Grateley. Athelstan did much to consolidate the Kingdom of Britain against Danish invasion, and is remembered as a maker of laws, builder of monasteries and promoter of commerce.

At the time of the Norman Conquest, Quarley was held by King Harold. On his death it was assigned to the Conqueror, William I, and then through his wife, Maud of Flanders, to the Abbey of Bec Hellouin. The Abbey's chief cell in England was the Priory of Okeburn (now Ogbourne in Wiltshire) and Quarley was held by its Prior until the suppression of alien priories occurred in the early 15th century. In 1441 it was given by Henry VI to St. Katharine's Hospital by the Tower of London, in whose possession it remained until 1892.



Rose Cottage, Park Lane, Quarley



Site of Quarley House, Quarley

Around 1550 Quarley was leased by John Pitman; he and his descendants held The Manor and the rectorship of Quarley until the early 1700s. Later the manor was held by the Cox family from the mid-18th century until 1821, when Richard Bethel Cox finally vacated the Old Manor House, which stood in the field to the south of St. Michael's Church. The house eventually fell into disrepair and was demolished some time after 1840. There are monuments to members of both the Pitt and the Cox families in the church. 20th century development is very limited in Quarley and mainly confined to the small estate at Etwall.

Grateley, unlike Quarley, is not mentioned in the Domesday Book. The manor was held by the Mauduit family from the late twelfth century until 1379, when it passed to the Greene family of Northamptonshire. In 1499 the manor was divided amongst three families and its subsequent history is unclear until 1725 when it was recorded as the property of Richard Carey. Grateley House is a relatively modern building, however, dating from c.1840. The earliest buildings are to be found near the church, whilst later nineteenth and twentieth century buildings are concentrated around the station.

BUILDING MATERIALS

Prior to the advent of mass canal and railway transport in the late 18th and 19th centuries, buildings were usually constructed of local materials as these were the cheapest and most readily available. In Grateley the lack of any suitable local building stone other than flint gave rise to a strong timber framed tradition; oak was always preferred, with wattle and daub being used for infill panels. Later, brick was substituted for panelling when brick and tile manufacturing became more widespread.

In Quarley most of the older cottages are still thatched in wheat straw. The traditional method of thatching in Hampshire is long straw, in which unsorted bundles of straw (or yealms) are used, resulting in a thatch of slightly shaggy appearance, with both butts and ears visible at the surface. Ridges are usually flush, and together with the eaves and verges, are secured against the wind with hazel spars and liggers. Later in the 19th century a more refined technique was developed in the West Country which involved combing the wheat to give sorted bundles with neatly aligned stems. The straw was then laid in the manner of water reed, dressed into place with a leggat to expose only the butt ends. This gives a more bristly rounded appearance and is often accompanied by the use of a block cut ornamental ridge. This thatching method is called combed wheat reed or Devon reed (its county of origin). Combed wheat reed or water reed has been used in several instances to replace long straw.

Flint and chalk were dug for building in Quarley from the pits near the Old Post Office Cottage. Local cottages with very thick, externally rendered walls, such as Corner Cottage and South View, are probably of traditional piled chalk cob construction. This involved laying a base course of flint or brick, and then piling up crushed wet chalk in layers about 18 inches high. Each layer or lift would be trodden down and left to dry for about one week before the next was added. Later, 19th century buildings, such as the primary school in Grateley, were constructed by a more sophisticated and speedy method which involved erecting shuttering and filling it with rammed chalk. Earlier cob buildings would usually be thatched in traditional long straw. Later ones were often slated. On timber framed buildings, thatch was often later replaced with clay tiles or, in the 19th century, with slate.



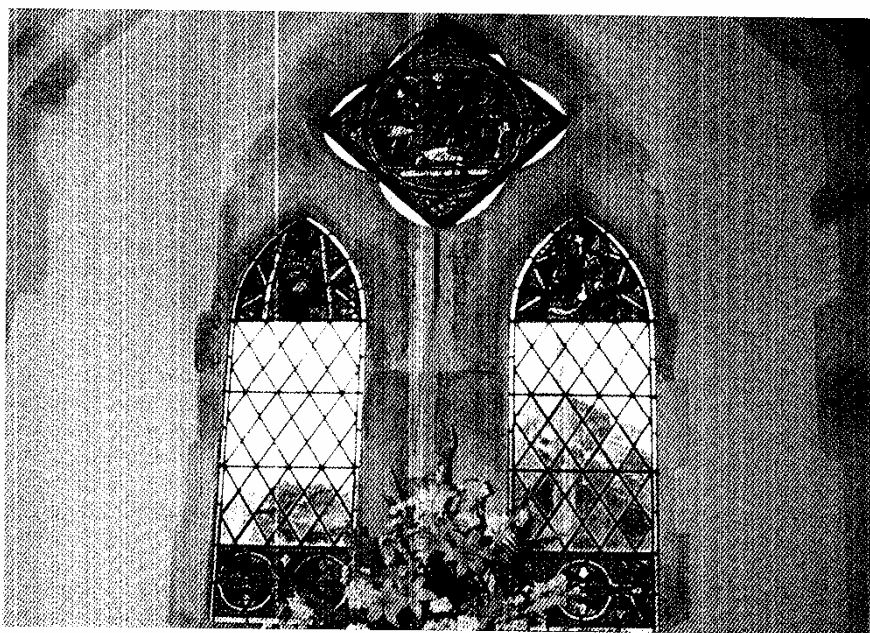
Corner Cottage, Quarley

THE VILLAGES TODAY

GRATELEY

The settlement is split between the more modern part of the village, around the railway station and the B.3084 road, and the historic core, near St. Leonard's Church. The Conservation Area is centred on the older part of the village where most of the historic buildings are situated.

Approaching from Grateley Station along Station Road, Quarley Hill is a prominent feature on the north side of the road, viewed across open fields. A left turn leads north along a narrow lane past Manor Farm Cottages to Manor Farm and St. Leonard's Church.



Medieval stained glass from Salisbury Cathedral in south window at St. Leonard's Church, Grateley

The farmyard buildings include a fine seventeenth century aisled timber framed barn with a queen post roof. Manor Farmhouse dates from the early eighteenth century and is constructed of red brick with distinctive blue headers; it has a Tuscan columned porch.



St. Leonard's Church, Grateley

St. Leonard's Church is a Grade I listed building, built of flint and stone with a twelfth century Norman nave and thirteenth century chancel. The tower was added at the same time as the chancel was rebuilt and contains two bells, a tenor and a treble, both cast in Salisbury in 1583. The porch dates from 1738, but was restored extensively in 1851. However, it retains the original Norman doorway into the nave and also a sundial dated 1784 over its entrance. Inside, the font is Norman. There are also some medieval floor tiles in front of the altar rail. One of the most interesting features of the church is the stained glass depicting the stoning of St. Stephen which dates from the thirteenth century and was rescued from Salisbury Cathedral during the nineteenth century. St. Leonard's graveyard extends across the road into open fields from where there are again important views across to Quarley Hill.

Past the church, the lane leads north to Quarley. Turning back along the High Street, West End cottages are typical of the local flint and brick built cottages in the area. There are good views out towards the north east and the road curves round past Lawrence Houses and the wooded front garden of Manor Farm before turning left downhill towards the centre of the village.

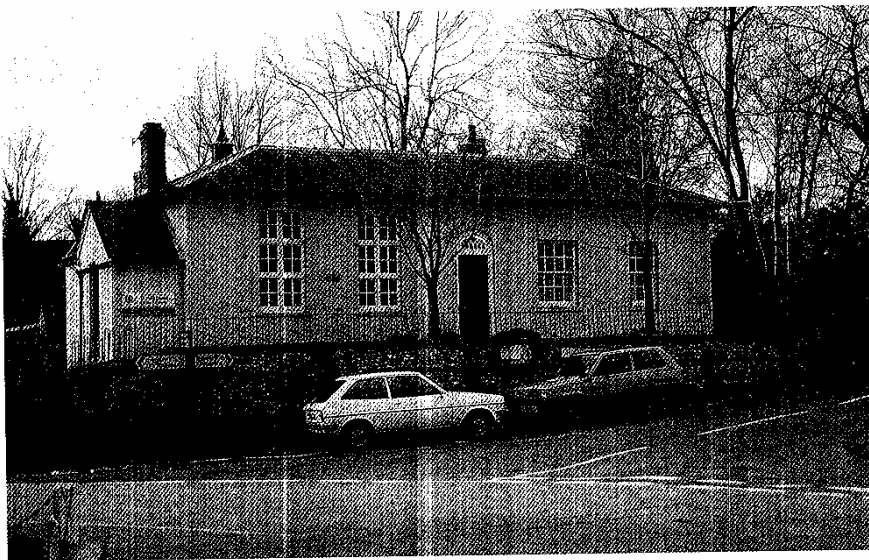
Numbers 5 and 6 High Street are good examples of local flint and brick buildings with slated roofs and tall chimneys. The cast iron casements at No. 5 are typical of nineteenth century work from Taskers foundry at Upper Clatford.

The Old Rectory, opposite, was originally two houses. The older part, dating from the seventeenth century, is timber framed. The later work is mostly of red brick with similar use of decorative blue headers to Manor Farmhouse.

The junction of the High Street and Wallop Road is the principal focal point of the village. Grouped around it are several cottages dating from the seventeenth century. The original timber frame of Hope Cottage was encased in brick and flint in the eighteenth century, but it retains its thatched roof. The shop extension is nineteenth century work. Jasmine Cottage has its original square panel framing exposed. The old panels of wattle and daub have been infilled with brick, and in the nineteenth century a new gable end of brick and flint was added. Together with Rose Cottage, it was previously thatched, but the straw was replaced with tiles during the late twentieth century. Opposite, the Old Farmhouse also has exposed timber framing with diagonal braces at first floor level.

Beyond Grateley House and The Grange towards the railway line there are important open areas on either side of the road with groups and belts of trees. Unfortunately these areas suffered from storm damage in January 1990.

The Old Primary School building dates from 1845 and was built to accommodate 80 children. The doorway with its flattened Gothic arch and the two sash windows are original, but the two tall windows are later nineteenth century work, put in when the building was first extended.



The Old Primary School, Grateley



The Plough Inn, Grateley

To the east, the junction at the Plough Inn forms a second focal point. The Monxton Road leads out of the village past a flint and brick cottage (Meadow Cottage) and a pair of later nineteenth century houses (Elm Cottages) which have original sliding sashes with margin lights. Beyond these are open views south east towards Peaks Copse.

At Home Farm, the old barns and cartsheds have been converted to residential use. Along Chapel Lane (formerly Georgia Lane), Grateley Lodge may formerly have been a coaching inn (it was previously known as the Road House). At the south end it has unusual oval windows set into the flint and brick banding of the wall, and a datestone under the eaves inscribed MP 1708. The lane wends past several smaller cottages to the Baptist Chapel, built in 1868, and then turns into an unmade track, leading east under the railway line towards Georgia Farm.

Wallop Road runs south from the High Street. On the east side the Grange is a nineteenth century, brick built house with a slated roof and tall chimneys. The nearby pond is an ancient watering point, and is lined with flint and clay.

Opposite, Grateley House is a large brick house now used as a school. Its south side is adorned by a verandah constructed of slender cast iron columns with a leaded roof. On the east side is an Ionic porch. The north elevation is mostly a service wing abutting directly onto the lane and forming a narrow enclosed space. There is a further stretch of traditional flint and brick walling beyond, as the lane curves back towards Station Road.

GRATELEY

CONSERVATION AREA BOUNDARY

The Conservation Area boundary is drawn around the historic core of the village. It also includes important open areas extending south towards the railway line.

The key to maintaining the character of Grateley and enhancing its environmental quality lies in retaining those features that contribute towards its unique identity and ensuring that any new development is sympathetic in character. Key features are:

- the clustered nature of the settlement, bordered by open agricultural areas;
- the High Street/Wallop Road junction as the principal focal point of the village;
- the Plough junction as a further focal point;
- the parkland setting of Grateley House School;
- the importance of flint and brick as traditional building materials;
- important views out of the village, particularly from St. Leonard's Church to Quarley Hill.

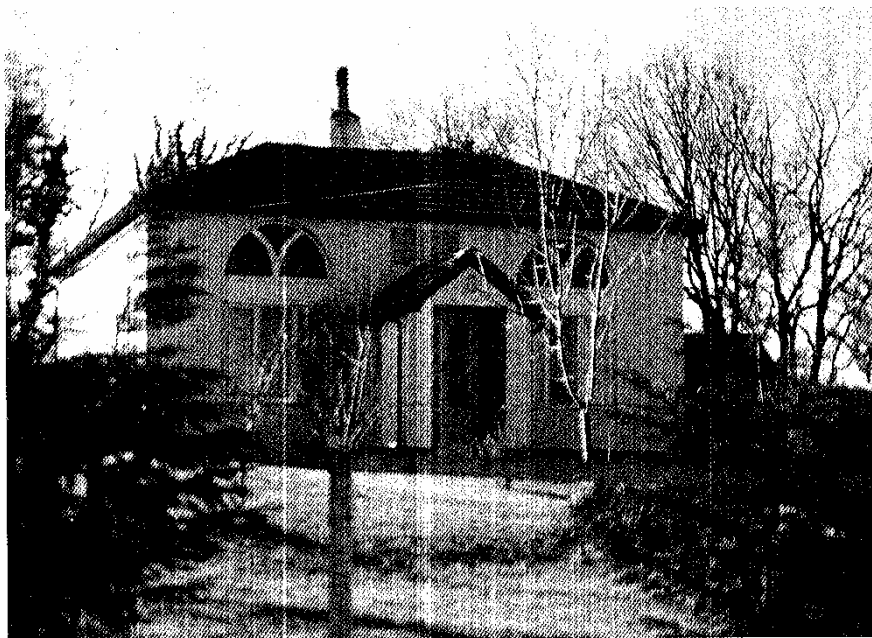


Number 5, High Street, Grateley

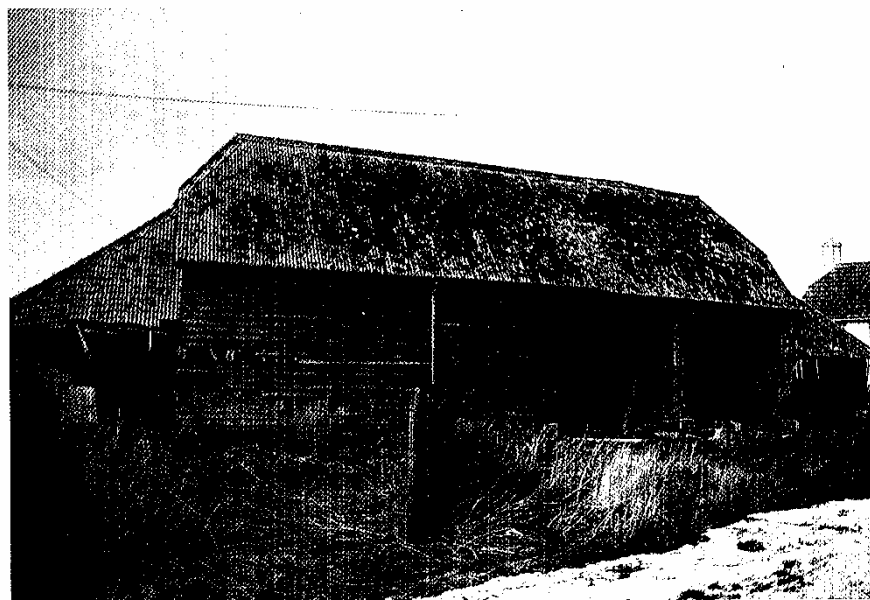
QUARLEY

Approaching from the south across open farmland past Quarley Manor, the historic core of the village begins at the Drum Lane junction from where there is a good view across to Quarley Hill. Here, Corner Cottage dates from the late 18th century and has a very steeply pitched long straw roof. Along the lane at South View is a further group of cob cottages of similar age. Beyond, the track leads along a field boundary where there is an important belt of mature deciduous trees. There are open views all round from this point.

Moving back down the hill, Home Farm includes a weatherboarded timber framed barn, recently listed as being of special architectural or historic interest. Home Farm Cottage is another early house shown on mid-19th century tithe maps. It is partly timber framed with a thatched roof. The Old Schoolhouse opposite was built in 1817 to accommodate 36 children, but its original appearance has been altered by the addition of modern glazing.



The Old School, Quarley



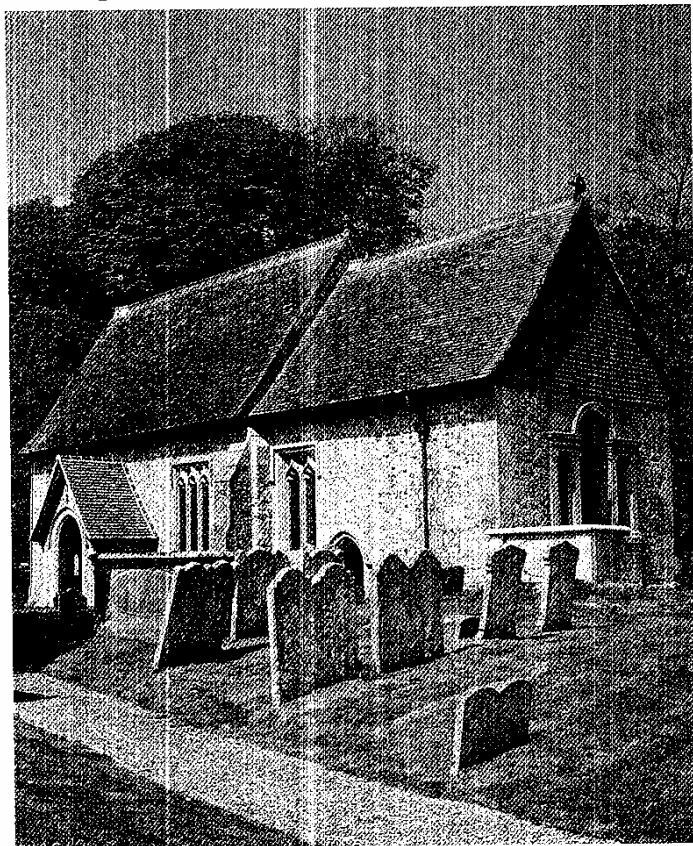
Home Farm Barn, Quarley

Meadow Cottage and Bank Cottage both have timber framed cores but were largely encased with brick and flint in the 18th century. They still retain their thatched roofs, however. Old Post Office Cottage is built of brick, now painted, with a tiled roof.

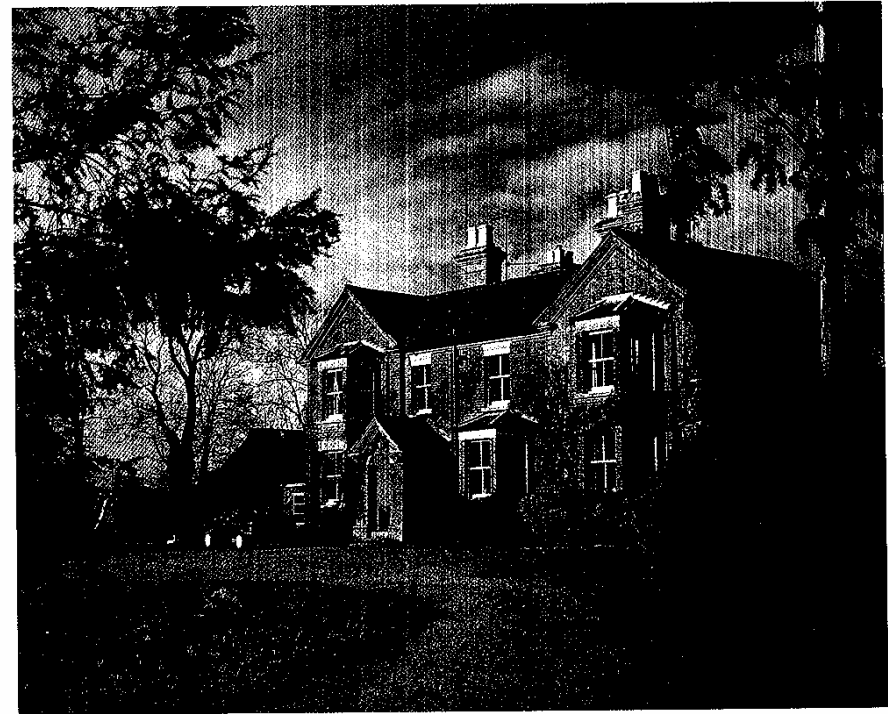
At the bottom of the hill stands the war memorial, forming the front piece of a fine view across open ground to St. Michael's Church. This was formerly the site of the Old Manor House, which was demolished in the mid-19th century.

To the left Park Lane leads past old chalk pits and the Etwall estate. Along this lane are several 18th century thatched cottages. Number 1 is built of flint, with brick bands and corners, and has a stone plaque set into the front wall inscribed MP 1708. Rose Cottage is of similar construction to Number 1, but has been painted white. Thatchways is also flint and brick. Rose Cottage and Appletree Cottage are square-panelled timber framed buildings. All of the cottages are single storey with attic windows tucked under their thatched roofs. Together these buildings form an important historic group.

St. Michael's Church is a prominent local landmark in the northern half of the village, situated in the middle of open ground. The church was recorded in the Domesday Book in 1086 and the oldest part, the nave, dates from this period. The remains of an original doorway and windows can be seen in the walls. The chancel was enlarged in the 15th century. Most of the windows are 15th century or later; the Venetian style east window of 1723 is of particular interest as an early example of Palladian design in this country. Its stained glass is late Victorian work. An unusual feature of St. Michael's is the arrangement of the bells, which are hung outside the building in a frame at ground level. They were rung from within the vestry by means of ropes taken through an old doorway. The church reflects the traditional building materials of the area - flint and red tiles, with stone dressings to the corners and openings. Within the churchyard are several Georgian altar (or table) tombs.



St. Michael's Church, Quarley



Lains Farm, Quarley

Opposite the church is the old Rectory, a substantial Georgian house built of brick and tile. On the south side is another Venetian window, which suggests that the house may also date from 1723.

North of St. Michael's, Quarley Park extends as far as the Cholderton road, the junction of which is marked by a traditional 'finger' sign post. The avenue of trees near the church once formed the approach to the old manor house. The park is a major feature of Quarley and contains a number of mature chestnuts, several of which were unfortunately lost in the storms of January 1990.

Lains Farm marks the northernmost extent of the Conservation Area. Though not listed as being of special architectural or historic interest, the Victorian house and its adjoining barns and stables are good examples of typical 19th century buildings in the area. The adjoining thatched cottages are also of local interest.

QUARLEY CONSERVATION AREA BOUNDARY

The Conservation Area boundary is drawn to include the historic core of the village and its landscape setting.

The key to maintaining the character of Quarley and enhancing its environmental quality lies in retaining those features that contribute towards its unique identity and ensuring that any new development is sympathetic in character. Key features are:

- the relatively scattered nature of the settlement, separated by generous open spaces, and bordered by open agricultural land;
- the importance of St. Michael's Church as a local landmark, visible from all directions;
- Quarley Park as an important landscaped area of mature parkland;
- a mixture of local building materials, with a strong tradition of thatched roofs;
- the group of historic cottages in Park Lane.



Fingerpost sign, Cholderton Road, Quarley

PLANNING POLICIES AND CONTROLS

Planning policies for the Conservation Areas aim to preserve and enhance their special character. They are complementary to existing land use and countryside policies contained within the South Hampshire Structure Plan and the Andover Area Local Plan which provide a detailed and up to date framework for development decisions affecting Grateley and Quarley. The latter will soon be superseded by the Test Valley Borough Local Plan, currently in preparation. The designation of a Conservation Area automatically brings into effect certain additional planning controls which include:

- a) limits on normal permitted development tolerances;
- b) restrictions on demolition of buildings and structures;
- c) restrictions on felling and other tree work.

Designation brings an assumption that the design of new development must be sympathetic to and enhance the character of the area: furthermore there will be extended opportunities for public comment on proposed development. You are strongly advised to consult the Planning Department before any works are undertaken to ANY building, structure or tree.

1. Demolition

All buildings including walls within a Conservation Area are protected by law from demolition. The only exceptions are certain very small or temporary buildings. Anyone intending to demolish all or part of a building within a conservation area must first apply for consent from the Borough Council.

2. Listed Buildings

Buildings which are statutorily listed as being of special architectural or historic interest by the Secretary of State are additionally protected, and it should be noted that this applies to interiors as well as exteriors. Prior listed building consent must be obtained from the Borough Council before any works to alter, extend or demolish any part of a listed building are commenced. Such works could include external redecoration, re-roofing, the alteration of doors and windows, changing rainwater goods, removal of internal fixtures or structural changes. Permission is also required for the erection of small buildings such as garden sheds within the grounds of a listed building, or for changes to gates, fences or walls enclosing it.

Some key points to note when considering repairs or alterations to listed buildings:

- Repair existing traditional windows, cast iron gutters, etc., wherever possible.
- Avoid the use of non-traditional materials such as uPVC or aluminium windows, concrete tiles, artificial slates or plastic gutters in any proposals which would, in any case, require listed building consent.
- Retain original internal features such as doors, fireplaces, panelling and plasterwork.
- Do not use damaging cleaning techniques such as sandblasting on old timbers or brickwork.
- Ensure that new brickwork is a good match with existing and use lime mortar for careful compatible pointing.
- Do consult the Borough Council for advice.

3. New Development and Alterations to Non-Listed Buildings

Designation of an area as a Conservation Area does not preclude the possibility of new development within the area; what is important is that new developments should be designed in a sensitive manner having regard to the special character of the area.

Similar considerations apply where alterations or extensions are proposed to existing buildings of local interest or other non-listed properties in the area. One of the chief threats to the general character of conservation areas are the many 'small' alterations to non-listed buildings that can take place. For example, the use of mass-produced doors and windows in wood stain or uPVC should be avoided. Although a few minor works are regarded as 'permitted development', and may be carried out without the need for planning permission, regulations have recently been strengthened in conservation areas and, in many cases, formal consent will be required. Owners should therefore check with the Planning Department at an early stage when considering works to their property.

Detailed applications will be required to show the relationship of any proposal to its site and surroundings to ensure that new development 'fits in' by reflecting traditional building forms and the use of local or compatible materials. Outline applications will not be accepted.

New development should preserve and/or positively enhance the Conservation Area's character by:

- reflecting traditional building forms in terms of density, height, massing and scale;
- using local or traditional materials, colours and detailing;
- retaining and reinforcing local landscape features such as trees and hedgerows.

Where development involving building work is proposed, the Borough Council, mindful of archaeological interests, will ensure that adequate time is allowed for excavation/investigation of selected sites before and during development and may attach conditions to planning permission as appropriate.

4. Opportunities to Comment on Proposed Developments

The Borough Council is required to advertise applications for development affecting a listed building or the character of a Conservation Area in order to allow opportunities for public comment. Notices are placed in the Andover Advertiser and on or near the land to which the application relates. Twenty-one days are allowed for the public to inspect the details of the application and to make representations to the local council.

5. Trees and Landscape Features

In Conservation Areas all trees are protected broadly as though they were subject to Tree Preservation Orders. The only exceptions are some very small specimens, such as garden fruit trees. The Borough Council must be notified at least six weeks before a tree is proposed to be felled, uprooted or pruned in any way (unless being done in connection with a previously approved development). Where trees are dead or dangerous, a shorter period of notice may be permissible.

The retention of trees and hedgerows is generally encouraged, but where development proposals would involve their removal, this should be clearly indicated as part of any detailed planning application. A landscaping scheme should include an accurate survey of existing features showing their location, height, spread and species, together with any new planting.

Not only are there important groups of trees within and adjacent to the Conservation Area, but there are certain open spaces which contribute significantly to the character of the village. Because of this it is improbable that any development will be permitted on them. The Borough Council would therefore wish to see them retained and enhanced accordingly.

6. Advertisements

Due to the predominantly residential nature of Grateley and Quarley, very few business signs exist in the area. Signs will continue to be kept to a minimum and strict controls concerning the display of outdoor advertising will be applied within the Conservation Areas.



Hope Cottage and Village Shop, Grateley

ENVIRONMENTAL ENHANCEMENT

In addition to the legal consequences of designation of a Conservation Area, it is important that action is taken to preserve and enhance the character and appearance of the area. It is not just the buildings which are important. A number of more general improvements to footpaths, bridleways, open areas or tree planting may contribute to the overall attractiveness of a place. Special financial assistance is available from central government in certain circumstances. However, in the cases of Grateley and Quarley the source of any grant aid is likely to be the Borough Council or the County Council and is summarised below:

1) Historic Building Grants

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 both the Borough Council and the County Council are empowered to contribute towards the cost of essential repairs to historic buildings. The offer of grant-aid is entirely discretionary and the amount of grant will be related to the nature and extent of repairs to be carried out. Works regarded as coming within the normal maintenance liability of an owner are not eligible, but structural repairs, re-roofing, thatching, window repairs, etc., may well qualify for assistance.

2) Environmental Enhancement Grants

The Borough Council and the County Council have funds for environmental enhancement projects, which may be initiated by the Parish Council, voluntary groups or individuals. Such work is not limited to only the conservation area, but projects within the core area are certainly encouraged. Suitable works include tree and shrub planting or replacement, the removal of eyesores, the provision of appropriate surfacing and street furniture and clearance of waterways and footpaths.

FURTHER INFORMATION

Advice and information on legal requirements and development matters can be obtained from the Area Planning Officer at the Planning Department, Council Offices, Beech Hurst, Weyhill Road, Andover (Tel: Andover 364144). Advice on historic building work, repairs, details of grants and landscape matters are available from the Design and Conservation Section of the Planning Department, Council Offices, Duttons Road, Romsey (Tel: Romsey 515117).



Jasmine Cottage and Rose Cottage, Grateley

APPENDIX 1

Trees in Conservation Areas

The Town and Country Planning Act 1990 (Sections 211-214) requires anyone who proposes to 'top, lop, uproot or wilfully damage or destroy' a tree in a Conservation Area to give six weeks notice to their district council (in this area, Test Valley Borough Council). This requirement is intended to give the district council a final opportunity to serve a Tree Preservation Order (TPO) before work is commenced. Work may not be commenced within the six week period without consent.

If the work to a tree in a Conservation Area is begun without the six weeks notice, the person carrying out the work becomes liable for penalties similar to those for contraventions of a tree preservation order and a similar duty to replant. If the authorised work is not completed within two years of giving notice of consent, further notice must be given. The particulars of a notice are recorded by the council in a register open to public inspection. 'Notice' forms are available from the Planning Department of the Borough Council.

The six weeks rule does not apply to trees that are dying, dead or dangerous, or where works are necessary for the prevention or abatement of a nuisance. Except in an emergency, however, a minimum of five days should be given to the authority to decide whether to dispense with a requirement to replant with a tree of appropriate size or species.

There are certain categories of trees that are exempt from most tree preservation or conservation area controls; these are summarised below.

Main exemptions

- i) trees of less than 75mm in diameter, 1.5m above ground level or 100mm where the act is carried out to improve the growth of other trees (except Woodland Tree Preservation Orders);
- ii) trees cultivated for fruit production that are growing or standing in an orchard for garden;

iii) trees cut down in accordance with a forestry dedication covenant or Forestry Commission plan;

iv) trees cut down by a statutory undertaker (such as British Telecom or river authority); and

v) trees which need to be felled to enable development to be carried out following the granting of planning permission.



Quarley Park

