

Langrish and Ramsdean



Parish Plan



Published by the Parish Plan Committee
for the Civil Parish of Langrish

May 2011





Langrish



Ramsdean



What is a Parish Plan

- A Parish Plan is a statement of how the community sees itself developing over the next decade and beyond
- Reflects the views of all sections of the community
- Identifies which features and local characteristics people value
- Identifies local problems and opportunities
- Proposes a plan of action to achieve this vision

Why was it decided to produce a Parish Plan and Design Statement

Public discussion at the Annual Parish Assembly in 2002 favoured the creation of a village plan along the lines proposed by Government and the Countryside Agency. The Parish Council formally approved and a committee was set up to lead the project, incorporating a Design Statement to ensure that future plans, even when introducing new styles and materials, should be in keeping with the existing environment, and in harmony with historical design features.



How did we go about it and who was involved

The whole community of 290 was invited to express its views by way of a public meeting to which all villagers were invited and at which 37 (13%) attended. Twelve volunteers came forward to establish an organising committee.

It was decided that a questionnaire should be prepared and sent to every household to identify issues of concern and their potential solutions. A website was to be set up for the project with the capability of handling the questionnaire by those who chose to use it. At the first meeting of the committee a chairman was elected, a budget was agreed and funding sought. This was subsequently provided by the Countryside Agency, East Hampshire District Council and Langrish Parish Council.



The questionnaire had a 70% reply rate, and an evaluation was undertaken, of which a summary is given in the appendix. These findings were shown on a special stall at the village fete, where a slide show was presented and opportunity given for further comment and observation. At a later public meeting the process was accepted as representing a majority view of the community.

The parish plan was updated following further public consultation in 2011. The design statement was also published as a stand-alone document.

Langrish and Ramsdean



The two villages are in the South Downs National Park. Farming continues to be the main land use in the parish. There is a small but prestigious engineering facility, a hotel and a “bed and breakfast”. Some farm buildings have been converted to commercial activity. With the gradual advent of broadband some residents now work from home, but most now work outside the villages. There is no shop or public house and primary children attend school in the neighbouring parish of Stroud at a school still named Langrish School. There is a normal distribution of ages of residents in the two villages and the population is now 290. The parish consists of two settlements: Langrish is the larger, sitting astride the busy A272, while the hamlet of Ramsdean lies one mile to the south.

In her “Aspects of Langrish Life” Evelyn Hickox (1919-2002) has left us a record of her lifelong study of the parish and its past. The parish is a young one, having been established as an ecclesiastical entity with the building of the church in 1871, and as a civil parish in 1894, before which it was part of the parish of East Meon. As in most of Britain, there is evidence of occupation from the earliest times. Stone Age implements have been found, and, rather more colourful but less authentic, the path next to Germans Cottage is known as Neolithic Lane after the finds made there. The barrows on Butser and Barrow Hill itself are from the Bronze and Iron Ages.



The earliest documented reference is of a building at the site of Bordean House in 824. (Winchester County Archive). The earliest mention of Langerisse is in the Royal Close Rolls of the 13th. century.

This has always been a farming community and so has experienced the fluctuations in population familiar throughout the countryside. Certainly there has been a sharp fall in numbers through both world wars, as evidenced by the memorial rolls in the church. It seems quite a strong possibility that there was a manor at Manor Farm, formerly named Court Farm, and its sixteenth century dovecote is shown above. George Waddington bought a farmhouse on the site of Langrish House in 1840 and extended it to make a country house. Its Home Farm is still active, and in its grounds the estate’s ice-house may still be seen. The major portion of the surrounding land was gradually acquired and came to be known as the Talbot-Ponsonby estate. There were three main tenant farmers, and gradually the land was sold off to them in the 1960’s. During the Second World War, New Zealand troops were billeted at Langrish House and Italian prisoners of war were housed at the nearby Stroud village hall. Both groups were involved in operating the sawmills at The Close.



The Parish Plan

This plan for the villages reflects the issues and opportunities reflected by the community, and is laid out in ten sections. At the end of each section there is a statement of recommendations, highlighted in blue. These statements are consolidated into a single list of recommendations which may be found at the end of this plan. This list is intended for the guidance of designers and planners of any proposed future developments.

Action on the recommendations is to be the responsibility of the Parish Council, and in each case will be explored and discussed in regard to feasibility and implementation with the appropriate authority.

Traffic and transport

Housing

Economy

Footpaths and countryside access

Public transport

Services and the environment

Community view of services and the environment

Leisure and recreation

Flora, fauna and the countryside

Agriculture



Traffic and transport

The A272 is an east to west principal highway carrying high volumes of commercial traffic and from Easter to September considerable holiday traffic. It is an important cross country route which carries traffic originating and terminating outside the local community. We await the opening of the Hindhead tunnel to see if this does result in the forecast 20-30% reduction in traffic . It has a steep winding hill through woodland entering from the west, a series of curves passing a road junction to East Meon and a long hill leading up to the exit eastward from the village.

Its length through the village is 0.8 miles. There is residential occupation along the road with no footway on the south side. On the north side there is a footway from the west thirty limit to the top of Langrish Hill, but it is only 80 centimetres wide at the top of the hill. The road is double white lined along most of its length in the village.

On the side of the road with no footway there are 18 houses. The residents of all these properties cannot reach the village green, church or bus stop without crossing and re-crossing the A272.



Bordean Hill entering the village on the A272 is a twisty road on which frequent accidents to motor cyclists and others have occurred. There has been a number of fatalities and serious accidents which have been recognised as a particular hazard by the Transport Authorities.

The problems on the A272 can be summarised as:

Heavy volume of commercial, holiday and motorcycle traffic on a road with domestic residences on both sides

Inadequate footways resulting in no safe access to the village centre or to Stroud and Petersfield

Excess speed, noise and personal safety hazard

Unsafe turning to Froxfield with attendant hazard to all A272 users

Dangerous and busy junction with C28

Recommendations: A272 :-

These recommendations will be negotiated for implementation with Hampshire County Council Highways Authority and other appropriate authorities. (The restriction of vehicle size and the diversion or by-passing of traffic around the village are recognised as long term aspirations.)

Provide gating at village limits, improve landscaping, verge maintenance and grass cutting to indicate that the road is, in effect, a village street

Put in place appropriate measures to enforce the 30 mph speed limit throughout the village; install automatically triggered limit signs and obtain more police enforcement

Extend the central double white line throughout the village

Impose a 40 mph speed limit from existing 30 mph speed limit to the Froxfield turning

Impose a 50 mph speed limit from the Froxfield turning to Lower Bordean

Reconfigure Froxfield turning e.g. mini roundabout to allow a safe right hand turn when coming up the hill

Provide safe footway access from Reeds Meadow to bus stop at the Langrish village green; make C28 at its junctions with the A272 one way if necessary

Extend the existing footpath from Langrish to Stroud

Restrict size of commercial vehicles and by-pass or divert traffic away from Langrish village centre

The C28 connects the A272 to East Meon and beyond. From the village green to the speed limit sign it is a winding road with a sharp drop and then a rise within a half mile stretch. At most points there is not room for two vehicles to pass with pedestrians on the road. There is no footpath.

The problems can be summarised as:-

Narrow winding road carrying increasing volumes of private and commercial traffic which are inappropriate for the width of road or its sightlines. No footpath.

Traffic speeds too fast for condition of road. No safe access for residents to village centre.



Recommendations: C28:-

These recommendations will be negotiated for implementation with the Hampshire County Council Highways Authority and other appropriate authorities.

Install gating at village limit to indicate that the road is effectively a village street

Alleviate sight line problems at the junction of C28 with the A272

Ramsdean suffers from people using Ramsdean Road as a rat run to Stroud. It needs signage to show that it is a small hamlet and a speed limit to slow the traffic down.

Recommendations: Ramsdean

Provide village signs on all 3 roads into the village

Impose a 30 mph speed limit throughout the village

Housing

The over-riding and consistent view of the community is that it cherishes the present appearance and character of the parish, and in many cases people moved here just because they had found the environment they were seeking - that is one of an unspoilt settlement of two villages, joined by country lanes, and set against a landscape and agricultural background which has some claim to be considered as close to a rural idyll.

There is recognition that changes may be inevitable, and it is the purpose of this plan to ensure that if they occur then their design and impact on the scene should not alter the essential nature of the parish as it is now, and in particular should not lead to urbanisation of the scene. This view would support only small scale housing development. New building, which of course should comply with the recommendations of the design statement, should be fitted appropriately into the existing pattern of housing, and should also consist of a balanced provision of housing for different income groups.

The consensus view of the community is to preserve as far as possible, and without radical change, the present characteristics of the parish.

Economy

The main employers in the parish are the industrial companies of Bardens and AARK, and the Langrish House Hotel. These provide limited work opportunities for the local population. Otherwise the population consists of retired individuals, those working from their homes, and those who commute elsewhere for their employment. This pattern is unlikely to change greatly, and there is no expressed wish that it should, but it is recognised that such a level of local employment opportunity as exists at present should at least be maintained where possible. In the case of conversions of redundant farm buildings, the priority of conversion for light industrial use is recognised and supported.

Footpaths and countryside access

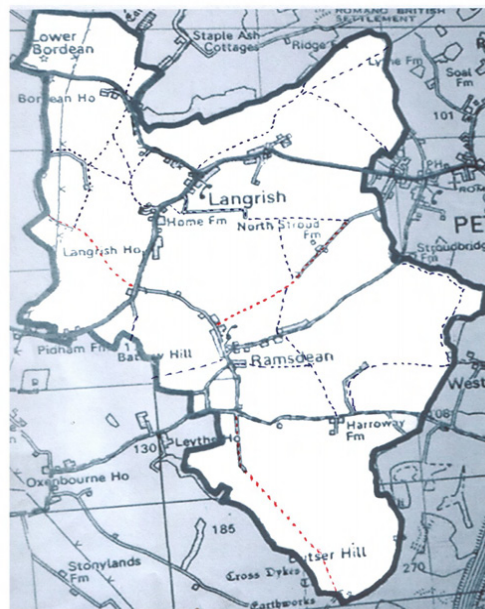
There is an extensive network of some 10 miles of footpaths in the parish all within the South Downs National Park. This network, if adequately maintained, is considered adequate to meet the needs of the parish for recreation and countryside access.



Footpath maintenance

The landowners, Parish Council and Hampshire County Council must have a maintenance programme to achieve the following:-

1. Stiles and gates, as well as footpaths and bridleways, to be adequately maintained.
2. Undergrowth to be kept clear to ensure free passage
3. Footbridges and steps to be adequately maintained to ensure safe passage.
4. Footpath use to be encouraged by the regular publication of maps showing footpath network



Langrish

Footpath
BOATs and Bridleways - - - - -

Recommendation

Footpaths to be made adequate for walking, cycling and, on designated bridleways, for horse riding.

Footpath use to be encouraged by regular publication of a map showing the footpath network and to become part of the role of the Parish Council Footpaths Officer

Work with neighbouring parishes to protect our ancient lanes from further abuse by motorised traffic

Public transport

Langrish has an hourly bus service to Petersfield and Winchester from 7.00 a.m. to 7:00 p.m. and less regular services to Alton and Bishops Waltham.

Ramsdean has limited access to public transport. This means that most residents have little choice other than to use their own cars or cycles.



Recommendation

The regular bus services from Langrish must be retained as part of the current transport reviews

The existing hospital transport service for appointments and visiting should be better publicised

Services and the environment

Langrish and Ramsdean enjoy a special natural environment, essentially rural in character, which must be considered when judging any plan which could affect it. In this section, the proposed changes are those involving services, which here mean health care, crime prevention, facilities for the young, water (supply and drainage), sewerage, electricity, gas and telecommunications together with some comments on alternative energy sources, transportation and noise. At present both Langrish and Ramsdean have access to mains electricity and water but not gas.



The impact of these services and general comments about future priorities are laid out below.

Health care in the community

Residents in the Parish attend the doctors' surgery in West Meon or one of the two surgeries in Petersfield.

The Petersfield Community Hospital provides a local service for x-rays, blood tests, minor injuries, physiotherapy, maternity care and postoperative nursing. Consultants are in attendance at weekly clinics. This service is available only to those patients who are on the Petersfield practitioners' lists.

Patients needing surgery or further treatment are referred to a Portsmouth hospital if they attend one of the Petersfield surgeries, while those on the West Meon list are referred to a Winchester hospital.

Transport for those without cars can be a problem as it is difficult to get to the hospitals using public transport. It is possible through the GPs to arrange transport, for those eligible, and there is a voluntary service, organised in East Meon, which also covers Langrish and Ramsdean. This service is not available to those wishing to visit their family and friends in hospital.

The emphasis now by Social Services is to care for the elderly, frail and sick at home rather than in residential homes: this is a service which provides trained carers who come in to undertake both nursing and household tasks, and is already being used by families in the parish.

Crime in the community

Crime in the community is not a major issue in the parish: recent incidents have been of petty crime such as theft of garden equipment and the old rounding bricks off boundary walls. There has also been some mindless vandalism, particularly at Langrish Meadow.

There is a part time presence at the Petersfield Police Station which is now controlled by Whitehill and Bordon. There are concerns that a community police presence will be lost with the current changes in policing policy and about response time to emergency calls. Ramsdean has a Neighbourhood Watch scheme.

Facilities for the young in the parish

There are no nursery facilities in Langrish and Ramsdean.

The parish is attempting to provide community facilities next to Reeds Meadow.

Langrish Primary School is not in the Parish but is in the adjoining Parish of Stroud. There is transport available to Stroud and East Meon and to The Petersfield School. Students, other than those attending Bedales or Churchers College, taking A level exams have to travel to Havant, Winchester or Alton. There is adequate transport during the day but not in the evening for after school activities. This is also a problem for teenagers wishing to use the excellent sports facilities in Petersfield and to travel for other social events.

Water supply

The volume of supply for both Langrish and Ramsdean appears to be adequate for current demands but there is some doubt as to whether the existing mains pipe along the C28 can support many, if any, additional properties. The water network is in need of repair.

Drainage

Existing foul waste disposal in Langrish and Ramsdean is into groundwater after various levels of processing or via cess pits whose contents are removed by tanker.

Surface water drainage is currently reasonable in both villages. However, the low point in the East Meon Road (C28) is subject to occasional flooding due to drains on the hill leading up to the A272 being blocked and/or undersized. With the possibility of increasing rainfall due to global warming, surface water drainage for existing developments should be reviewed and upgraded where necessary and any new drainage sized to avoid flooding.

Electricity and gas

Existing high and low voltage electricity is largely provided via overhead cables. The cost of relaying these underground is likely to be high, but new connections should be made underground.

The supply remains unreliable which has a negative impact on local businesses and is increasingly unacceptable in the modern world.

Currently there is no mains gas supply to either Langrish or Ramsdean. There may be advantages to a mains gas supply, depending on how future energy costs change, but it is not considered a priority.

Telephone

Telephone connections in both Langrish and Ramsdean are considered acceptable. Where possible, it is desirable for new connections to be placed underground.

Lighting

The provision of street lighting is strongly opposed by local residents.

Broadband

For commercial use or for an individual wishing to work from home, broadband connection is necessary. There are improving broadband connections in both villages due to the competition now provided to BT but much faster speeds are required to make working from home a more practical proposition.



Alternative energy sources

The main large scale alternative energy source for our inland location is wind power, using large turbines mounted in areas with prevailing winds. This would mean having them in highly visible locations and this is not considered desirable in the South Downs National Park. . Solar panels for water heating or specially treated roof tiles for electricity generation should be encouraged.

Noise

There are two main sources of noise in Langrish and Ramsdean, traffic noise on the A272 (which largely affects Langrish) and low-flying helicopters from RAF Odiham. These flights vary in frequency and can continue until after midnight. On occasions the rotors on these aircraft disrupt television reception. Whilst supporting the needs of the armed services, frequent low flying at night is considered unacceptable in the immediate vicinity of both villages.



Recommendation

Community Policing:-

Enhance community policing. To be negotiated with Hampshire Constabulary and EHDC.

Water Supply and Drainage:-

Repair water supply network

Provide adequate surface water drainage to deal with current and future rainfall and run-off.

Repair and drainage to be negotiated with Southern Water and Hampshire Highways Authority

Power, Telephone and Lighting:-

Place new cables underground wherever possible

Use alternative energy sources in ways that do not impact negatively on the natural and built environments. Underground cabling, lighting and use of alternative energy sources to be negotiated with Southern Electric, BT, alternative energy suppliers and EHDC (Planning Control).

Low flying aircraft:-

Limit low level operation of aircraft in immediate vicinity of either village. Negotiate with RAF Odiham, appropriate authorities and South Downs National Park Authority.

Leisure and recreation

Both Langrish and Ramsdean have a small village green, both of which have benches and a public telephone box. Langrish has a bus stop and shelter. The village greens play an important role as meeting places especially as the school bus and the mobile library stop there. The bus shelters are valuable assets.

In Langrish, community facilities have been provided next to Reeds Meadow. In spite of recent vandalism problems we believe that these should be persevered with. Along with the children's' play park, the community may benefit from a communal allotment for growing vegetables.



The parish is within the South Downs National Park and is therefore characterised by lovely countryside which provides excellent opportunities for walking, cycling and riding. Butser Hill also provides outstanding opportunity for outdoor pursuits.

The need for a village hall is not seen as a high priority, and meetings are held at Langrish House Hotel, Langrish School (outside the parish) and the Church, whilst neighbouring village halls are also available.

There are two motor bike scrambling facilities within the Parish. The facility on Manor Farm is used twice a year for major competitions. These facilities are not used by the village.

Social groups include the Friends of Langrish and Ramsdean, which organizes various activities.



Recommendations

The greens and bus shelters must be protected and maintained, and their overall character sustained by use of planning control (EHDC) and by proper maintenance by the owners.

We are concerned about the future of the church; it would be a shame if we were to lose the only building that could be used for the community.

Flora, fauna and the countryside

Langrish lies at the western end of the Weald, and is bounded on the north by chalk hangers and to the south by the South Downs, whose highest peak, Butser (889ft) lies within the parish boundary. The varied geology, streams and man-made landscape support rich flora and fauna which justified its inclusion in the East Hampshire Area of Outstanding Natural Beauty which was created in 1962 and now the South Downs National Park.

The wide diversity of flora and fauna, some quite uncommon, together with their habitats and associated landscapes require preservation in the future. Examples highlighted in the Plan include:-

1. North Stroud Lane - example of a sunken lane
2. The acidic flora of the central greensand
3. Butser (Ramsdean Down). - grassland habitat
4. Chalk pits - grassland habitat
5. Barrow Hill
6. Hangers with their areas of ancient woodland flora
7. Hedgerows and other boundary treatments

Examples of rare plants are Italian Lords and Ladies (at the extreme eastern end of their UK appearance), narrow leaved everlasting pea, sharp leaved fluellin and the common spotted and twayblade orchids. Other varieties are in danger from clearing and "land improvement".

Agriculture

The soil structure in the parish is of a mainly free draining loamy lime-rich soil over chalk. There are small areas of acid loamy soils in the upper layers.

The intensification of agriculture over the past 50 years brought about by technological, social and economic changes, as well as changes in European policy, has led to some loss in quality of the landscape and wildlife habitats. The removal of woodlands and hedgerows to increase field size, and the conversion of pasture and marginal land for arable crop production, has reduced some of the diversity. However landowners are being actively encouraged to take advantage of agri-environmental schemes, which will replace features previously lost, such as hedgerows and trees. The return of wildlife and birds to the area is to be encouraged, and the valued landscapes and habitats maintained and enhanced.

Recommendation

The areas of special natural interest and their unique characteristics should be defined and protected. Work should be initiated by the appropriate Parish Council Subcommittee and the South Downs National Park Project Officer to complete the definition of the areas to be protected.

Agriculture has a crucial role to play in maintaining the character of different landscapes and without this structured approach to farming, we would inevitably lose the beautiful patchwork of well cared for fields, woods and hedgerows which is such a distinctive feature in our parish. This role for agriculture should be maintained.

The Parish Council to work with South Downs National Park Authority and local landowners to define and protect the flora, fauna and landscape.

Parish Plan recommendations

The Parish Plan including the proposed actions reflects the views of the community. The plan will be used as a base to achieve the aspirations of the community. Noise and disturbance from traffic remain the principal concern of the village and feature most prominently in the following recommendations.

Traffic: A272

These recommendations will be negotiated for implementation with Hampshire County Council Highways Authority and other appropriate authorities. (The restriction of vehicle size and the diversion or by-passing of traffic around the village are recognised as long term aspirations.)

Provide gating at village limits, improve landscaping, verge maintenance and grass cutting to indicate that the road is, in effect, a village street

Extend the central double white line throughout the village

Put in place appropriate measures to enforce the 30 mph speed limit throughout the village; install automatic triggered limit signs and obtain more police enforcement

Impose a 40 mph speed limit from existing 30 mph speed limit to the Froxfield turning

Impose a 50 mph speed limit from the Froxfield turning to Lower Bordean

Reconfigure the Froxfield turning to allow a safe right hand turn when coming up the hill

Provide safe footway access from Reeds Meadow to bus stop at the Langrish village green; make C28 at its junctions with the A272 one way if necessary

Extend the existing footpath from Langrish to Stroud

Restrict size of commercial vehicles and by-pass or divert traffic away from Langrish village centre

Traffic: C28

(These recommendations will be negotiated for implementation with the Hampshire County Council Highways Authority and other appropriate authorities.)

Install gating at village limit to indicate that the road is effectively a village street

Alleviate sight line problems at the junction of C28 with the A272

Traffic: Ramsdean

Provide village signs on all 3 roads into the village

Impose a 30 mph speed limit throughout the village

Parish Plan Recommendations continued

Footpaths

Footpaths to be made adequate for walking, cycling and, on designated bridleways, for horse riding. To be negotiated with the Hampshire County Council and the South Downs National Park

Footpath use to be encouraged by regular publication of a map showing the footpath network and to become part of the role of the Parish Council Footpaths Officer

Work with neighbouring parishes to protect our ancient lanes from further abuse by motorised traffic

Public Transport

We are grateful that we have excellent bus services from Langrish ; these must be retained

Publicise the existing hospital transport service for appointments and visiting

Community

We should continue to provide community facilities next to Reeds Meadow in spite of recent vandalism problems. Along with the children's' play park, the community may benefit from a communal allotment for growing vegetables

We should organise litter picking days. The parish council does get EHDC to clean up but obviously in the current economic climate this may not be possible any longer

We are concerned about the future of the church; it would be a shame if we were to lose the only building that could be used for the community

Water Supply and Drainage

Repair water supply network; our water supply still comes via old asbestos lined pipes and remains unreliable

Provide adequate surface water drainage to deal with current and future rainfall and run-off; particularly from Ham Lane draining onto the C28 and the drainage at Reeds Meadow. Repair and drainage to be negotiated with Southern Water and Hampshire Highways Authority

Parish Plan Recommendations continued

Power and Telephone

Work with Southern Electricity to improve the reliability of electricity supply

Place new cables underground wherever possible

Use alternative energy sources in ways that do not impact negatively on the natural and built environments

Underground cabling and use of alternative energy sources to be negotiated with Southern Electric, BT, alternative energy suppliers, EHDC and the South Downs National Park

Provide high speed broadband access for both Langrish and Ramsdean to promote local job opportunities

Leisure and Recreation

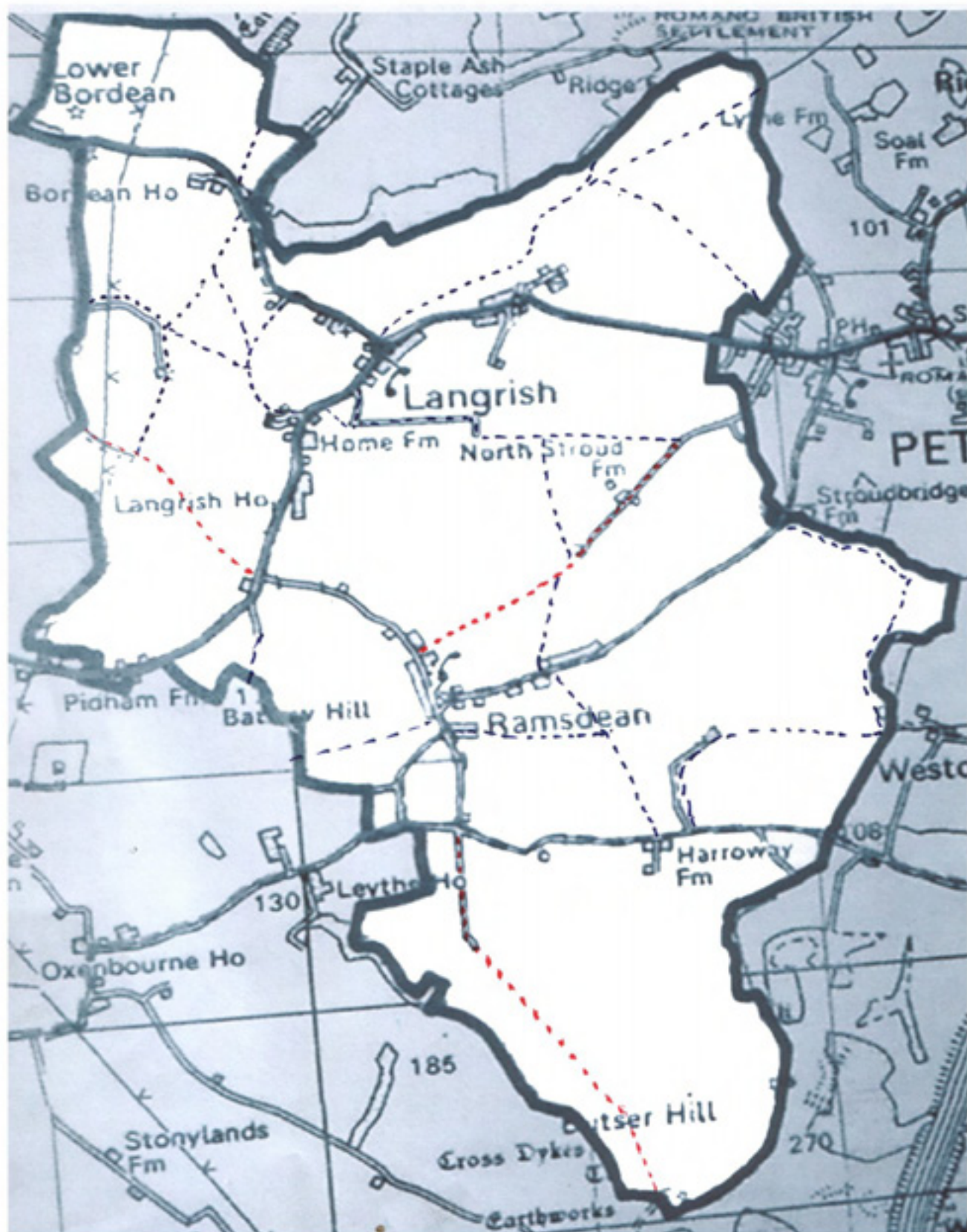
The village greens play an important role as meeting places especially since the school bus and the mobile library stop there. The bus shelters are valuable assets

The greens and bus shelters must be protected and maintained, and their overall character sustained by use of planning control (EHDC) and by proper maintenance by the owners.

Flora, fauna and the countryside, and agriculture

The Parish Council to work with South Downs National Park Authority and local landowners to define and protect the flora, fauna and landscape

Agriculture has a crucial role to play in maintaining the character of different landscapes and without this structured approach to farming, we would inevitably lose the beautiful patchwork of well cared for fields, woods and hedgerows which is so prominent in our parish. This role for agriculture should be maintained



Langrish

Footpath - - - - -

BOATs and Bridleways - -

Thanks are due to the following for support
in the preparation of the Parish Plan

The residents of Langrish and Ramsdean

Langrish House Hotel

The Countryside Agency

East Hampshire District Council

Langrish Parish Council

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East Hampshire AONB Officer

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