

Ampport Parish Neighbourhood Plan



Appendices

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Prepared for Ampport Neighbourhood Plan Steering Group
In conjunction with
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1. Appendix A: Historical Environment

- 1.1.1. The name of what is now the Pillhill Brook was originally the River Anne. This merged with the family name 'de Port' to become Amport. The de Port family tree continued, sometimes through the female line, until Constance Poynings married Sir John Paulet, continuing the blood line of Hugh de Port. Three generations down, Sir William Paulet, who had been controller of the Kings household under Henry VIII and then Lord Treasurer of England for 22 years, was created Earl of Wiltshire and a year later Marquess of Winchester by Edward VI. The name 'Paulet' has continued as the family name of the Marquesses of Winchester.
- 1.1.2. The previous ownership of Amport House is confusing but during the Civil War it was owned by a Royalist who had been heavily fined by Parliament. Amport House was then bought by the younger brother of the 5th Marquess, Lord Henry Paulet, who founded a cadet branch of the Paulet family.
- 1.1.3. Historically, there were two principal factors that determined the layout of most villages. These were the local 'Lord of the Manor' and the Church. Both had a significant effect on the layout of Amport. For example, cadet members of the family and then the Marquesses of Winchester were responsible for the disposition of the farms and cottages and the Church was prominent for the boundaries of the Parish. This has resulted in Amport being a spread-out estate village, unlike other local villages that still have central farms and cottages around the church.
- 1.1.4. In the early part of the 18th century, the medieval village of Amport consisted of village houses south of the church and farmyards to the northeast. This was until Francis Paulet, the son of Lord Henry Paulet, became the Lord of the Manor and wanted to create a park around his house near the church. This led to the first of three migrations of Amport villagers. The southern-most village houses were swept away and rebuilt on what is now known as Amport Green.
- 1.1.5. The 6th Marquess, Charles Paulet, had inherited mineral rights in Yorkshire and became very wealthy. He helped William III to become King and for this was ennobled as Duke of Bolton. The Dukedom continued until the 6th Duke failed to produce an heir and the line became extinct. However, the Marquessate continued via the cadet branch of the brother of the 5th Marquess and resulted in George Paulet, a gentleman/farmer of Amport, becoming the 12th Marquess in 1794. The Marquessate transferred to the cadet branch but the Duke's money did not, being left to a niece. This meant that the only income was from the estate and whilst it allowed a reasonable standard of living in the 19th century, it was the main reason that the estate had to be sold in the early 20th century following the depression of agricultural income and the First World War. There were no other resources.
- 1.1.6. Following the death of the 12th Marquess, Charles Ingoldsby Paulet, became 13th Marquess in 1800 and he began building a mansion on the site of the previous manor house. This house was close to the church and finished in 1806. The 13th Marquess died in 1843 and his son John became the 14th Marquess. He demolished his father's mansion, replacing it with the current Victorian grey-brick house, designed by William Burn. The Marquess made many changes. The site of the new house was about 350 yards west of the old house. The old farm buildings east of

the church were replaced with kitchen gardens, glasshouses, and orchards, whose walls mostly still stand on Furzedown Lane though houses now occupy the garden site. New farm buildings were constructed at Fox and six cottages on Hay Down Lane housed relocated villagers. This was the second of the three migrations of Amport villagers. These cottages were demolished in the 1970s due to poor conditions, leaving no trace today.



Figure 1. Engraving of Amport House in 1806 and Current Amport House Built 1857

- 1.1.7. In the nineteenth century a married couple were prominent philanthropists for Amport: Thomas and Sophia Sheppard. Thomas had been a Fellow and Dean of Divinity of Magdalene College, Oxford and became Rector of Basingstoke but served as the vicar of Quarley and lived in Amport. At the age of 73 he married Sophia, aged 31. When he died thirteen years later, he left his fortune to his young widow with various covenants that she should improve the village. She began by building the village school that opened in 1815. In memory of her husband, she built a row of almshouses behind the school that are still used today. Before her death in 1848 she conveyed both the school and the almshouses to Magdalene College together with a significant sum for a Trust Fund to pay for their administration and maintenance.
- 1.1.8. The 14th Marquess was succeeded in 1887 by his son, Charles, as the 15th Marquess. He had two main interests: the Army (the Coldstream Guards) and horses. He rebuilt the main stable block with imposing effect; ranged around an elegant courtyard it included the coach houses and the head groom's house. He died-in-action in 1899 during the Boer War and was succeeded by his brother as 16th Marquess.
- 1.1.9. The 16th Marquess had a rather turbulent life and died in 1962 at the age of 99; the oldest hereditary member ever of the House of Lords. Before the First World war he and his wife enjoyed an Edwardian life in Amport and London. Amport House was filled with the rich and famous in society; King Edward VII came to shoot partridges. The Marquess served in the first World War with the Hampshire Regiment and the Rifle Brigade.
- 1.1.10. However, between November 1918 and July 1919, due to debts the estate was broken up and sold. Amport House and its 1500 acres, including two farms, were sold as a 'Gentleman's Estate' but many of the housing lots at auction failed to reach their reserve price and were sold privately. This occurred alongside many pieces of land (including prime timber) being sold for

knock-down prices.

- 1.1.11. A Captain Philipson purchased the house and the 1500-acre part of the estate in 1919 but sold it in about 18 months. The next owners, Colonel Sofer Whitburn DSO and his wife, wanted to raise the profile of the House and estate by refashioning the gardens and undertaking additional work on the estate. For this they chose the leading architect of the day, Edwin Lutyens, and the leading garden designer, Gertrude Jekyll, who laid out the garden in 1923. The hard architecture was a clever exercise in geometry and changing levels. The planting scheme was devised by Jekyll who added a rock garden in 1927. Lutyens undertook several other commissions including a row of cottages opposite the stables and gate piers for the wrought iron gates near Amport School.
- 1.1.12. The Sofer Whitburns ran the house and estate for most of the 1920s and 30s until September 1939 when the house was requisitioned by the RAF for Maintenance Command. The House and estate were sold by the Sofer Whitburns in 1943 to what can best be described as an asset stripper, although the House and parts of the estate were still being used by the RAF. The farms and some land were sold separately to various buyers.
- 1.1.13. During the late 1940s a third move of the population of Amport took place. The cottages on the Green had become very dilapidated, some being sold at about £30. Most of the inhabitants moved to the new council houses built on Sarson Close off Sarson Lane.
- 1.1.14. In 1957, the RAF finally bought Amport House, and its role changed. It became the RAF Chaplains' School and subsequently the Armed Forces Chaplaincy Centre. The Ministry of Defence closed it in 2020 and sold the House to the hotel chain Another Place. As of February 2024, Another Place have opted out of transforming the mansion into a boutique hotel and it is now up for sale with estate agents Christie & Co. At the time of writing, its future usage remains unknown.

2. Appendix B: Parish Profile

2.1. Population

- 2.1.1. The population in Amport Parish according to Test Valley Borough Council's 2021 Amport Parish Profile is 1,244 and its population density is 0.77 people per hectare, which is lower than the borough's average population density of 2.08 people per hectare reflecting the rural nature of the Parish.
- 2.1.2. Previous predictions estimated that the Parish's population would increase slightly to 1,246 by 2021. However, the 2021 Census data for Amport Parish demonstrates that this did not occur, with the population number falling short of this prediction by 2. Despite this, there has still been a steady increase in the population over the last 20 years, which is only expected to continue, as supported in Figure 2 below which illustrates Test Valley Borough Council's estimated population prediction for the Parish in 2027.

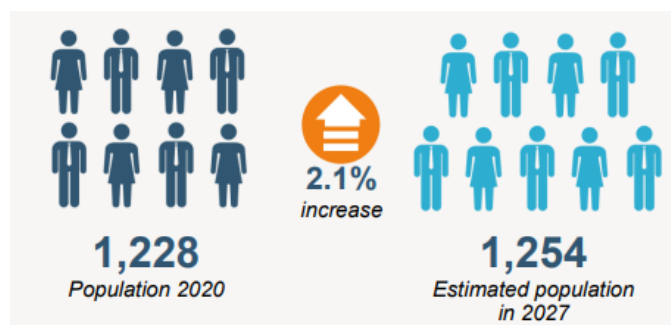


Figure 2. Estimated Population Change for Amport Parish (2020 - 2027)

- 2.1.3. Moreover, when looking at the 2021 Census data by age distribution, it is clear that the most dominant age group amongst residents in Amport Parish is the age bracket of 55 to 59 year olds, with a total percentage of 9.9%. Interestingly, this percentage is 2.5% higher than the Test Valley Borough average of 7.4%.
- 2.1.4. On the other hand, the total percentage of young adults (categorised as 20 to 29 year olds) is much lower at 6.9%, with the age band of 25 to 29 year olds making up the lowest percentage of residents. A more in-depth look at the percentage of the population by age group in both Amport Parish and Test Valley Borough is visible in Figure 3 below.

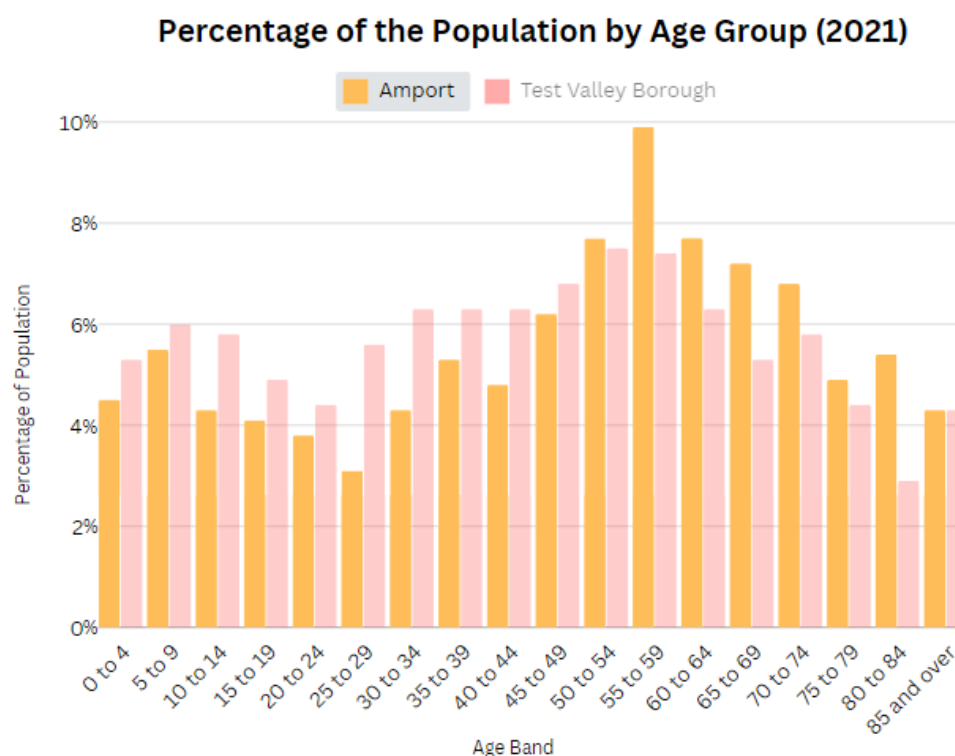


Figure 3. Latest ONS data for Amport Parish, Highlighting Age Distribution by Population

2.2. Residents

- 2.2.1. When looking at the ethnic composition of the Parish, the largest group in the plan area, as of 2021, identifies as White British (97.8%). This is higher than the Test Valley Borough average of

93.1%, as visible in Figure 4 below. The remaining ethnic groups within Amport Parish by percentage are: Mixed or Multiple ethnic groups (1.1%), Other ethnic groups (0.5%), Asian, Asian British or Asian Welsh (0.3%) and Black, Black British, Black Welsh, Caribbean or African (0.2%) respectively – all of which are lower than the Test Valley Borough average.

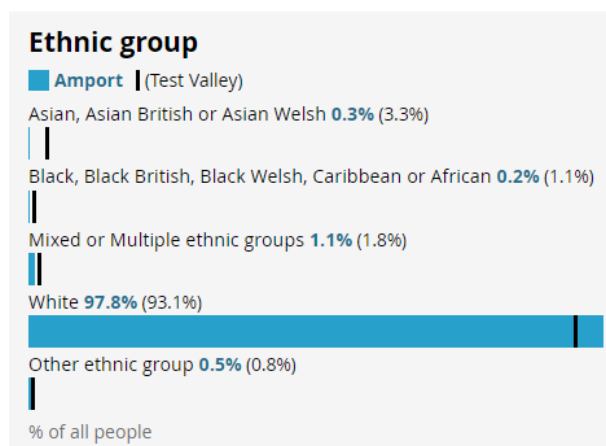


Figure 4. Ethnic Group Composition of Amport Parish

2.3. Household

- 2.3.1. As visible in Figure 5 below, the most popular housing tenure for Amport Parish in 2021 was detached, with 43.6% of 557 properties on the market being detached houses that sold for an estimated average value of £992,468. This is followed by semi-detached at 26.0% with an average value of £402,687.

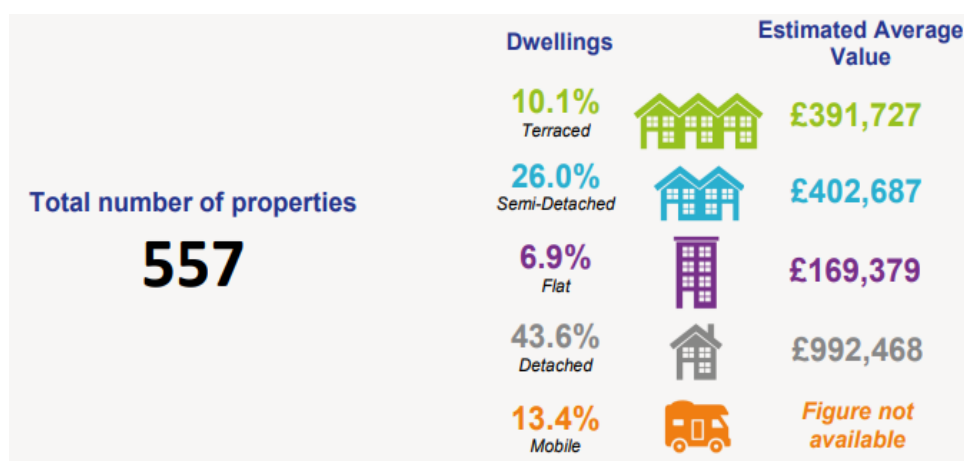


Figure 5. Housing Tenure - Local Insight Profile for Amport Parish

- 2.3.2. It should be noted that the 'mobile' category also includes park homes. There are two locations in the Parish: Mullenscote Park and Elmstead Park. The former contains space for approximately 20 park homes, which are largely 2 beds, with a smaller number of 1 bed units. Elmstead Park has 46 park homes, which are a mix of 1 and 2 bed units.
- 2.3.3. Looking at the last parish profile figures provided by TVBC using 2021 census data, of the households in Amport Parish, 69.1% are a single-family household – making it the most

prevalent household composition. This is in comparison to the Test Valley Borough average of 68.6%, although in keeping with single family households being the most prevalent in the Borough.

- 2.3.4. Moreover, accommodation type in Amport Parish is dominated by either houses or bungalows (81.1%). However, the percentage of this accommodation type is marginally lower than the Test Valley Borough average of 86.2%, as visible in Figure 6 below. Interestingly, the second most popular accommodation type in Amport Parish is a caravan or other mobile or temporary structure at 11.1%. This is in contrast to Test Valley's average of 0.7%, with the borough's second most popular accommodation type being a flat, maisonette or apartment (13.1%).
- 2.3.5. Regarding household tenure, the most prevalent tenure in Amport Parish is the number of residents owning their property outright at 43.5%. This is in comparison to the Test Valley's average of 36.1%. Furthermore, the percentage of households that own with a mortgage or loan or shared ownership is lower than the borough average, sitting at 30.9% in comparison to Test Valley's 34.8%. This is similar to social rented housing, averaging 10.7% in Amport Parish compared to the borough's average of 14.3%.

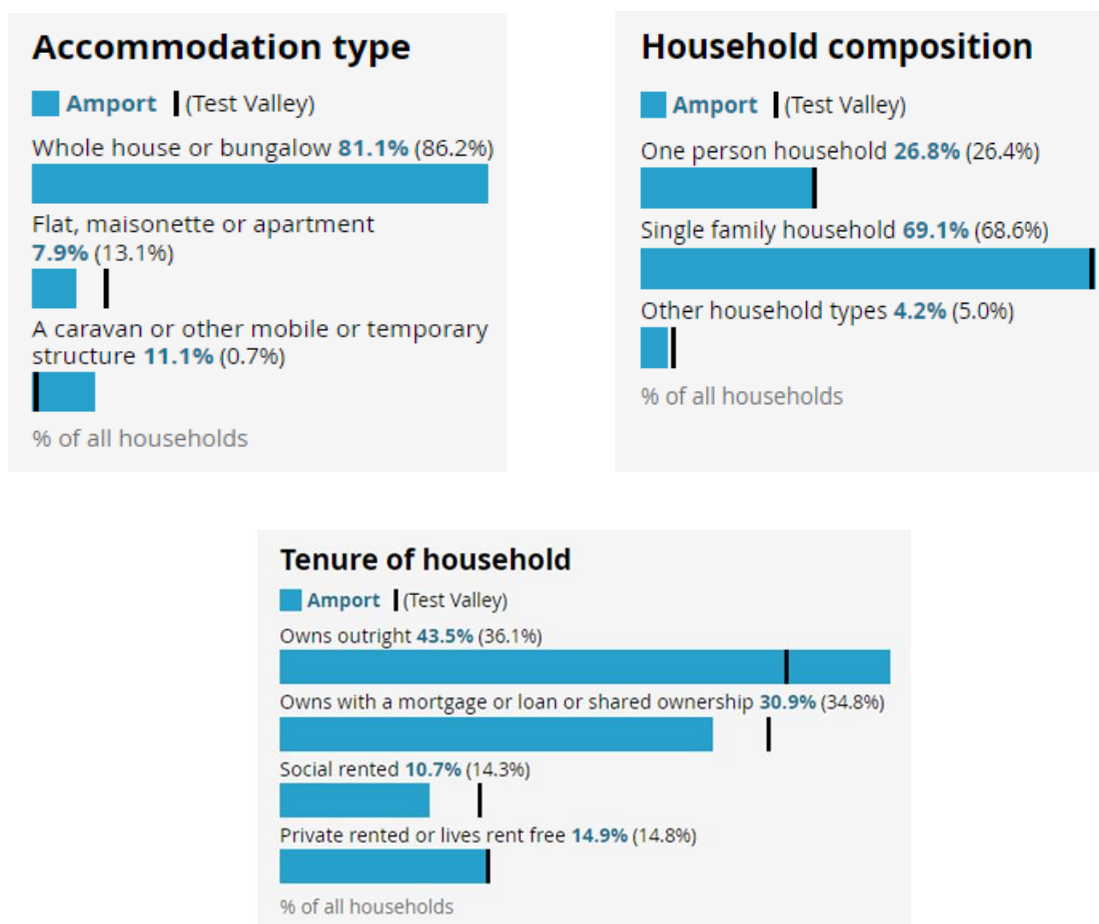


Figure 6. Housing Composition, Accommodation Type and Tenure

2.4. Housing Prices and Council Tax Band

- 2.4.1. When looking at house prices within the Parish, according to Rightmove, the overall average value of a property in Amport settlement over the last year (2023) was £679,167. The majority of sales in the settlement of Amport during the last year were detached properties, selling for an average price of £702,083. Moreover, semi-detached properties sold for an average of £633,333. Overall, sold prices in Amport settlement over the last year were similar to the previous year and 14% up on the 2021 peak of £596,065. It is important to note however that the reliability of this data in providing a general picture of average house prices in the settlement of Amport is limited due to its small sample size, as it is based on 8 sold properties within the last year. In this regard any sale which is overly high or lower, would significantly alter average prices.
- 2.4.2. Properties in East Cholderton had an overall average price of £985,000 over the last year (2023). Despite this, sold prices in East Cholderton overall in the last year were 10% down on the previous year and 8% down on the 2020 peak of £1,070,000. However, similarly to the settlement of Amport, it is important to note that the reliability of this data in providing a general picture of average house prices in East Cholderton is limited due to its small sample size, as it is based on 2 sold properties within the last year.
- 2.4.3. Moreover, properties in Weyhill had an overall average price of £443,325 in 2023. The majority of sales in Weyhill during the last year were detached properties, selling for an average price of £611,938. Semi-detached properties sold for an average of £319,238, with terraced properties fetching £199,125. However, sold prices in Weyhill over the last year were 5% down on the previous year and 6% down on the 2021 peak of £471,881 - based on data from 16 sold properties within the last year. Information from several house buying websites suggests that a reduction in sold prices may be influenced by little movement in the housing market for smaller properties within Amport Parish.
- 2.4.4. The other factor that should be considered is the availability of park homes in the Parish. It is understood from discussion with the respective management companies that accommodation here is available from upwards of £60,000 for a 1 bed properties and from upwards of £120,000 for 2 bed properties. At the time of writing, 2 bed units were for sale at Mullenscote Park for £160,000 - £215,000, with none available at Elmstead Park.

2.5. Economic Activity

- 2.5.1. Figure 7 below demonstrates that at 55.9%, Amport Parish has less economically active residents in employment (of people aged 16 years and over) compared to the Test Valley average of 61.7%. This includes people in full, part and self-employment, those who are actively seeking a job and full-time students. This difference is similarly seen in the percentage of economically inactive residents in Amport Parish, of which there are 42.3% compared to the borough's average of 36.1%. This includes people who are retired, long-term sick or disabled, or who look after the home and family. Despite this, the percentage of economically active unemployed in Amport Parish is marginally smaller (1.8%) than Test Valley's average of 2.2%.

- 2.5.2. In terms of employment, 11.8% of people aged 16 years and over are currently not in employment but have worked in the last 12 months. This is marginally smaller than the Test Valley borough average of 12.3% - as visible in Figure 7 below. Moreover, 74.2% of people aged 16 years and over not in employment have not worked within the last 12 months, compared to Test Valley's average of 71.1%. Those who are not in employment and have never worked stand at 14.0%, which is lower than Test Valley's 16.6%.

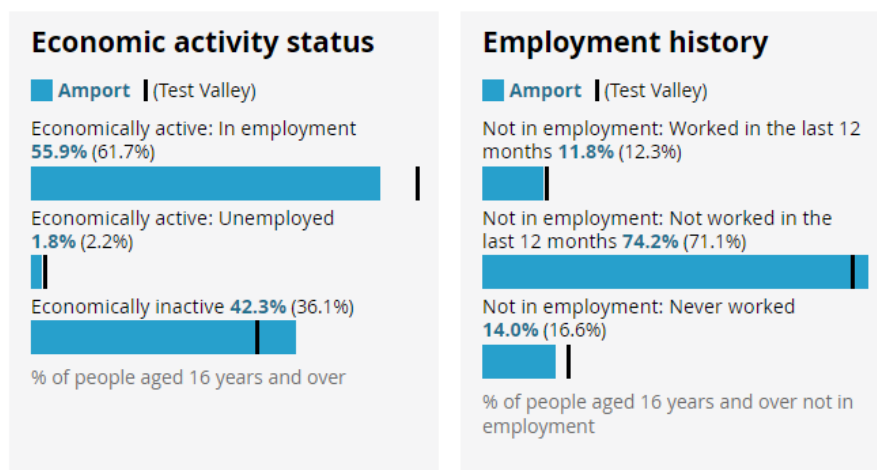


Figure 7. Economic Status and Employment History

2.6. Education

- 2.6.1. Looking at education levels in Amport Parish, according to the 2021 Census, the highest level of qualification of people aged 16 years and over in Amport Parish is Level 1, 2 or 3 qualifications (37.4%) – although this percentage is lower than the Test Valley average of 42.2%. The second most popular level of qualification is Level 4 and above at 37.2%, which is marginally higher than Test Valley borough (35.7%). However, the percentage of people aged 16 years and over with no qualifications in Amport Parish (15.6%) is higher than Test Valley's 14.1%.
- 2.6.2. The three most popular occupations of people aged 16 years and over in employment in Amport Parish is: Managers, directors and senior officials (22.9%), Professional occupations (19%) and Skilled trades occupations (12.9%). This is in contrast to the top three occupations in the Test Valley Borough, which are: Professional occupations (20.5%), Managers, directors and senior officials (15.8%) and Associate professional and technical occupations (14.1%).

2.7. Health

- 2.7.1. In terms of the composition of resident's health, 16.1% of all people in Amport Parish are Disabled under the Equality Act – this is slightly more than the Test Valley average of 15.6%.
- 2.7.2. Moreover, 50.0% of all people in Amport Parish report their health to be 'very good', which is consistent with Test Valley's 50.3%. Despite this, Amport Parish has a higher percentage of people that report having bad health (4.6%) compared to the borough's average of 3.0%. However, marginally less people reported having very bad health in Amport Parish (0.7%) compared to Test Valley (0.8%).

3. Appendix C: Character Appraisal

3.1.1. See Amport Neighbourhood Plan Character Appraisal.

4. Appendix D: Local Green Spaces

4.1.1. See Amport Neighbourhood Plan Local Green Spaces Assessment.

5. Appendix E: Design Guidance and Codes

5.1.1. See Amport Parish Design Guidance and Codes.