



Character Appraisal and Design Code for

Awbridge Neighbourhood Plan

Awbridge Kent's Oak Upper Ratley
Stanbridge Earls Lower Ratley



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Why do we need a Design Code?

The National Planning Policy Framework (NPPF) sets out that the achievement of high quality buildings and places is fundamental to the planning and development process.

The Government has published a series of guidance documents, highlighting how well-designed places should be beautiful, healthy, greener, enduring and successful can be achieved in practice.

The main objective of this document is to provide a local response to the national guidance, and produce a Design Code for the Awbridge Neighbourhood Plan Area.

Given that the area has significant environmental constraints, it is not envisaged that large-scale, major development will be permitted in the parish.

Where there is reference to major development, this refers to the definition within the National Planning Policy Framework, which refers to 10 dwellings or more, 1,000 square metres or more of non-residential floorspace, or development on land of over 1 hectare (over 0.5 hectares for an outline application).

Any reference to major development sites or similar within this document, does not mean that large scale development significantly in excess of 10 dwellings is supported. Please see the Awbridge Neighbourhood Plan for results of the community consultation exercises.

What is a Design Code?

"A design code is a set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area".

National Model Design Code 2021 (Page 5)

Character Appraisal and Neighbourhood Plan

It is intended that the Character Appraisal and Design Code will be appended to the Neighbourhood Plan. It will form the criteria for the design based policies and used as a reference for planning applications in the future.



National Design Guide and Model Design Code



The National Design Guide was published in 2019 and sets out the characteristics of well-designed places and demonstrates what good design means in principle and practice. It supports the NPPF and is intended to be used by local authorities, applicants and local communities to establish the design expectations of the Government.

The National Model Design Code (NMDC) was published in June 2021, with its purpose to provide detailed guidance on the production of design codes, guides and policies to promote successful design.

It expands on the 10 principles as shown along the bottom of the page, to create well-designed places. These principles work together to create the physical character, contribute to a sense of community and respond to environmental issues affecting the climate.

These principles are for creating well-designed places irrespective of location.

This document will draw on the principle of the National Design Guidance to help inform the recommendations.

The intention of this document is to draw upon national and area specific design guidance, in addition to the local character analysis and community aspirations. This will result in Codes that are locally relevant to Awbridge, which will ensure that new development will become successfully integrated into this rural area.

CONTEXT	MOVEMENT	NATURE	PUBLIC SPACES	IDENTITY	BUILT FORM	USES	HOMES AND BUILDINGS	RESOURCES	LIFESPAN
Enhances the Surroundings	Accessible and Easy to Move Around	Enhanced and Optimised	Safe, Social and Inclusive	Attractive and Distinctive	A Coherent Pattern of Development	Mixed and Integrated	Functional, Healthy and Sustainable	Efficient and Resilient	Made to Last

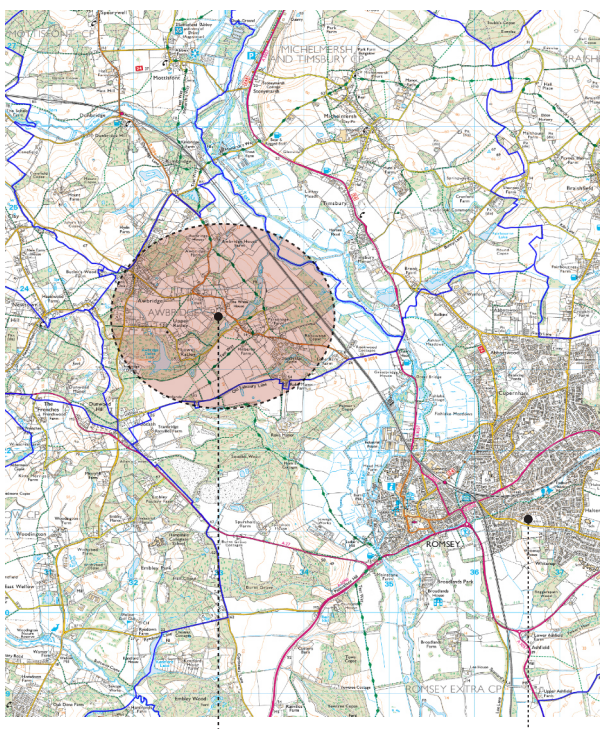
Local Context

The National Design Guide states that "an understanding of the context, history and character of an area must influence the siting and design of new development."

This context includes the immediate surroundings of the site, the neighbourhood in which it sits and the wider setting. This includes:

C.1: An understanding of how the scheme relates to the site and its local and wider context.

C.2: The value of the environment, heritage, history and culture".



Awbridge Parish

Romsey

The Character Appraisal describes the individual areas within Awbridge Parish.

Although the areas have a number of differences, there are common factors shared across them - many of which are also specific to the wider area and can also be spotted throughout this part of Hampshire. In particular, the historic colour palette and type of materials.

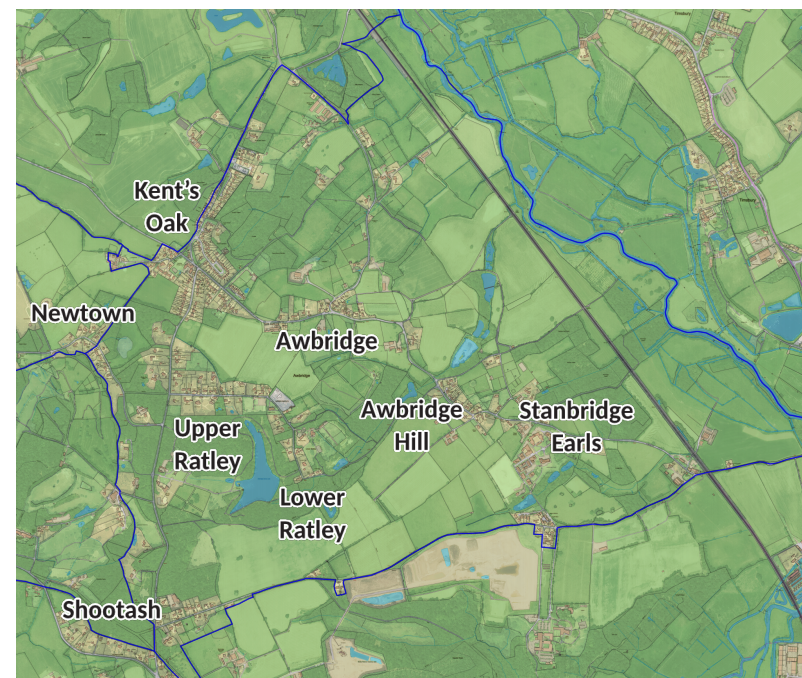
The understanding of such factors is key to successful new development. The aim for any new development is to avoid suburban development which can be found in any village or town across England. Instead, the focus is upon a locally specific, rural development.

Suburban development is often characterised by loose grained, medium density housing located on the outskirts of a settlement. Whilst normally associated with towns, many rural villages are also subject to smaller scale housing estates, which often do not reflect the rural character. These estates usually contain developer's 'standard house types' with an appearance which can generally be found throughout the country. They often have more limited space between buildings and lower levels of planting, which is generally ornamental rather than native.

Rural Development in contrast is characterised by:

- Lower density housing set within the landscape, typically with a mix of detached houses, cottages, and farms.

- Higher density, village centre development is also found, but again usually well landscaped with good sized gardens.
- A high proportion of older buildings using local, high quality materials and building forms.
- A limited network of roads and public transport and they typically have fewer amenities than suburban areas.



The Parish contains a number of settlements and parts of settlements, which are largely located in other parishes. These include:

Awbridge, Kent's Oak Awbridge Hill, Upper and Lower Ratley, parts of Newtown and Shootash as well as Stanbridge Earls- which is a recent addition to the parish following reorganisation of the boundary in 2023.

Development Over Time

The following pages highlight the changes that have taken place in terms of development over the last 150 years.

Kent's Oak in particular has changed from a small cluster of development at the staggered crossroads, into a small village stretching out along each of the roads in a linear order.

The historic road pattern remains visible, as do a few of the buildings, including the school.

Awbridge has seen much less development, with the area still retaining the original historic charm and linear form. Properties such as Barnes Thatch Redmans Cottage, Yew Tree Cottage and House still in existence.

The main changes are to the south of the road, with the introduction of Hansard's Farm, the village hall and the playing fields.

Overleaf, the cluster of buildings around **Awbridge House** remains similar, with the introduction of additional modern farm buildings to the north.

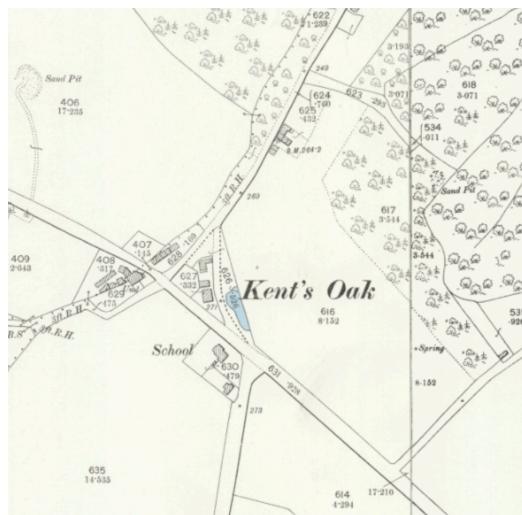
Awbridge Hill has become more developed, but again retains its rural character. It remains a linear settlement, with a number of farms still in existence, although many now contain additional buildings and dwellings.

The small business units at Tollgates Estate are a key difference and one of the only developments of this nature in the parish.

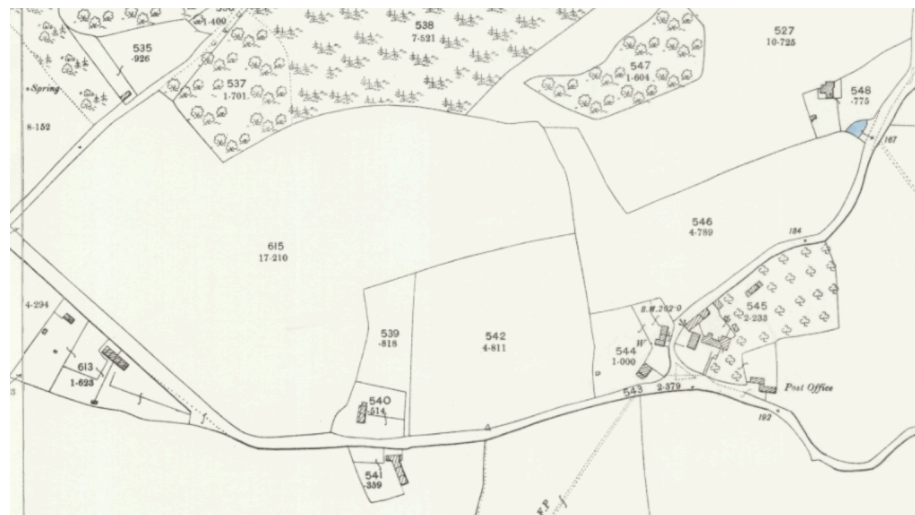
Also notable are the landscape changes with the introduction of the lakes north of Cooks and Coombe Lanes.

Stanbridge Earls has altered from a country house to a new retirement village. Although it should be noted that the house was developed into a school in the intervening years and these buildings were replaced by apartments.

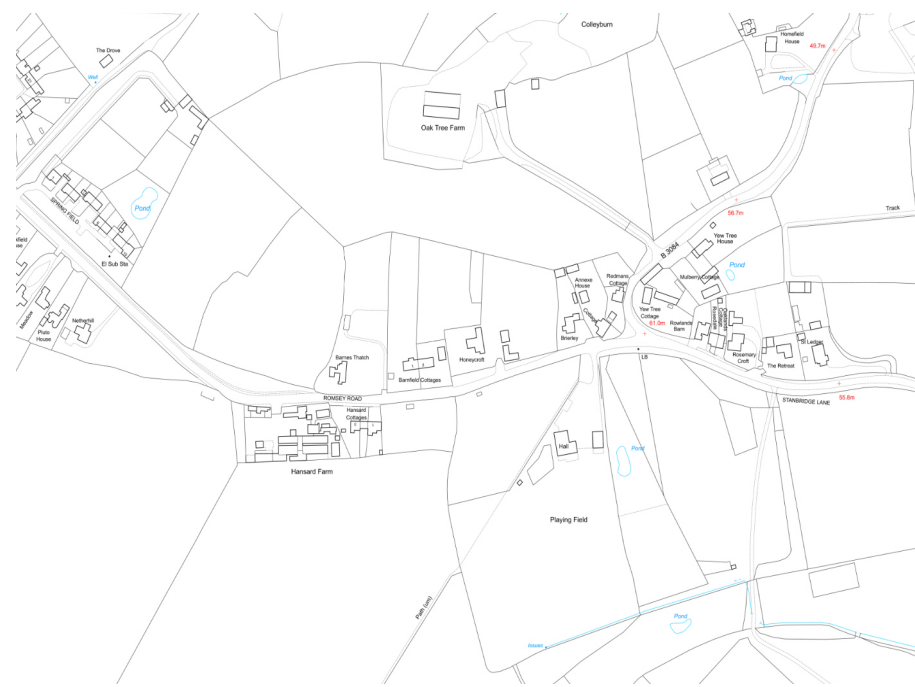
Kent's Oak 1880s



Awbridge 1880s



Kent's Oak 2024



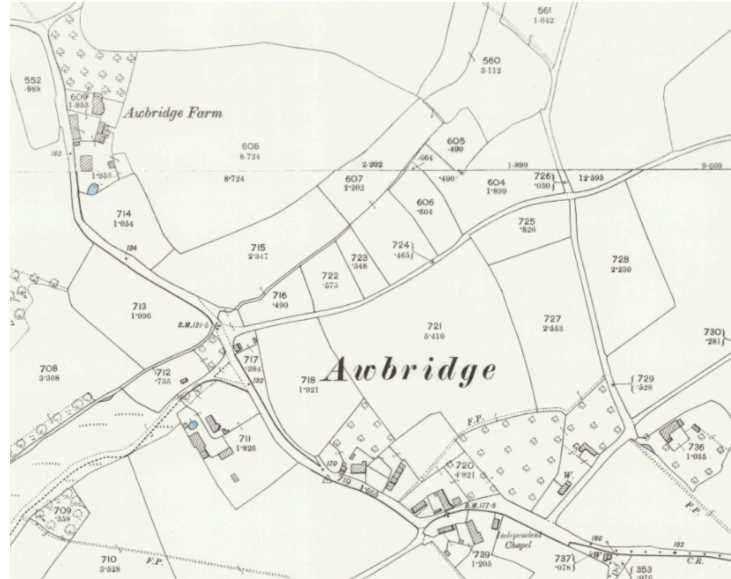
Awbridge 2024

'Reproduced with the permission of the National Library of Scotland'

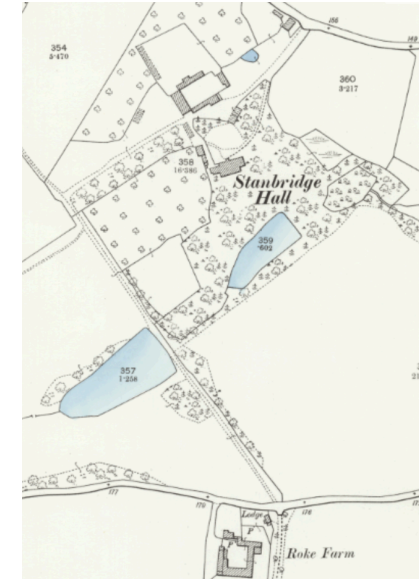
Development Over Time



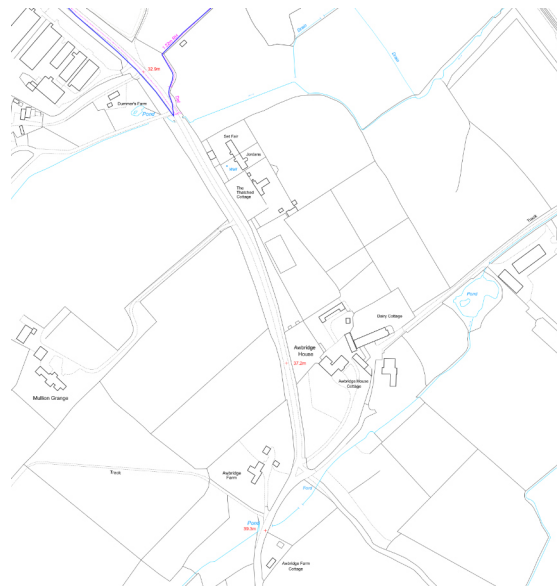
Awbridge House 1880s



Awbridge Hill 1880s



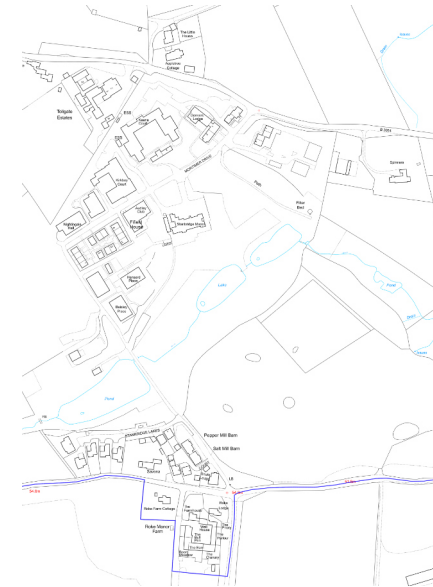
Stanbridge Earls 1880s



Awbridge House 2024

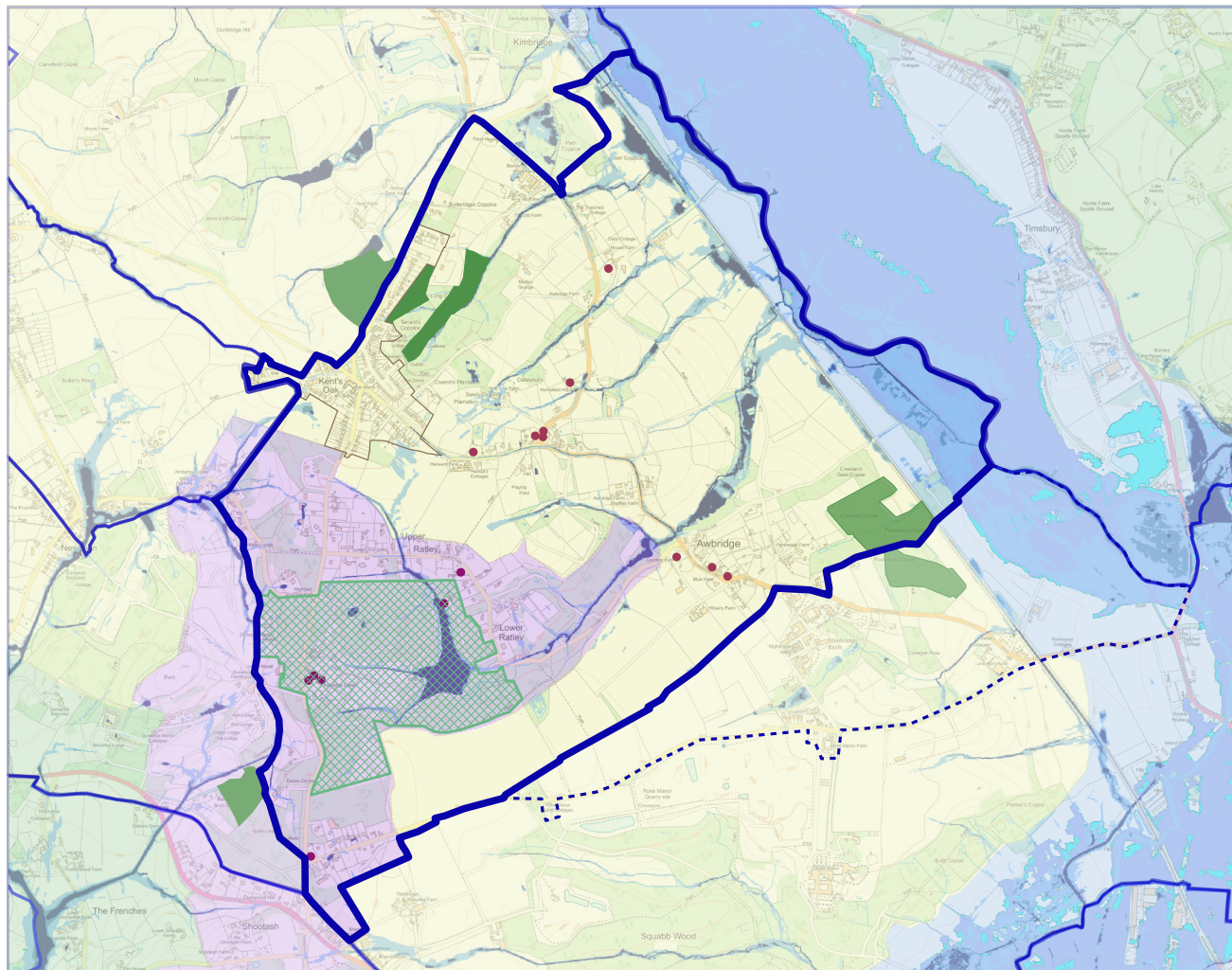








Awbridge Hill 2024



Stanbridge Earls 2024

Adopted Test Valley Local Plan



-  Original Parish Boundary
-  New Parish Boundary
-  Existing Local Plan Settlement Boundary
-  Ancient Woodland
-  Historic Garden
-  Listed Building / Registered Monument

Test Valley Landscape Character Areas:

-  Pasture and Woodland
-  Mixed Farmland and Woodland Medium Scale
-  Mixed Farmland and Woodland Small Scale
-  River Valley Floor

The Adopted Test Valley Borough Revised Local Plan covers policy up to 2029. A new Local Plan 2040 is currently being drafted which will continue to guide developments within the borough.

The current Local Plan policies are reflected in the parish map adjacent. This highlights the original parish boundary (dark blue) with the recently revised parish boundary (shown in a dotted line) which came into effect on 1st April 2023 and takes into account Stanbridge Earls and up to the Old Salisbury Road.

The plan also highlights ancient woodland - which are also Sites of Importance for Nature Conservation (SINCs) - listed buildings and scheduled monuments.

The plan also highlights different landscape character areas (as set out by Test Valley) which are noted within the map as well as potential flood zones.

Local Identity

Introduction

The National Design Guide states that *"The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive and memorable and helps people to find their way around. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods."*

This can be achieved through:

I1 Responding to existing local character and identity

I2 Providing well-designed, high quality and attractive places and buildings

I3 Creating character and identity

The character area appraisal describes the individual areas within Awbridge and their specific identity. These are summarised in the display overleaf.

The following section provides a brief summary all of those elements highlighted in the character appraisal, specifically ones which are considered particularly successful in regard to adding local identity to the parish. Relevant codes ensure new development adds to that unique design and sense of place, which is so well loved by its residents and visitors alike.



Coles Farm Cottage Awbridge Hill

Local character and identity are important in design codes because they help create places that are unique and distinctive.

The National Design Guide states that well-designed places, buildings and spaces should:

- *"have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;*
- *have a character that suits the context, its history, how we live today and how we are likely to live in the future; and*
- *are visually attractive, to delight their occupants and other users".*

It is key that new development provides a unique sense of place with characteristics that make it different to a neighbouring village or town.

These qualities foster residents' attachment, transforming a place into a home with meaningful surroundings and a strong sense of community. All efforts to maintain and enhance current local



Kent's Oak, with Awbridge Primary School Beyond

character should be sought, especially between the different settlement areas.

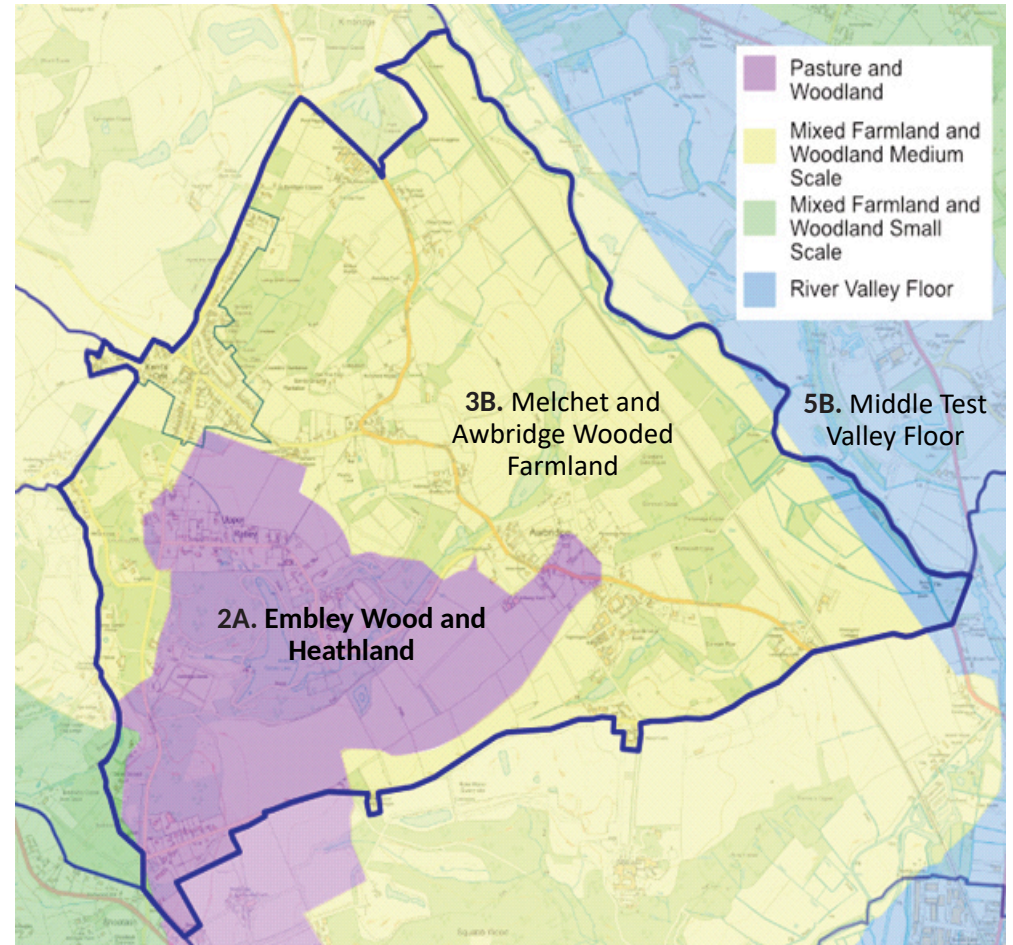
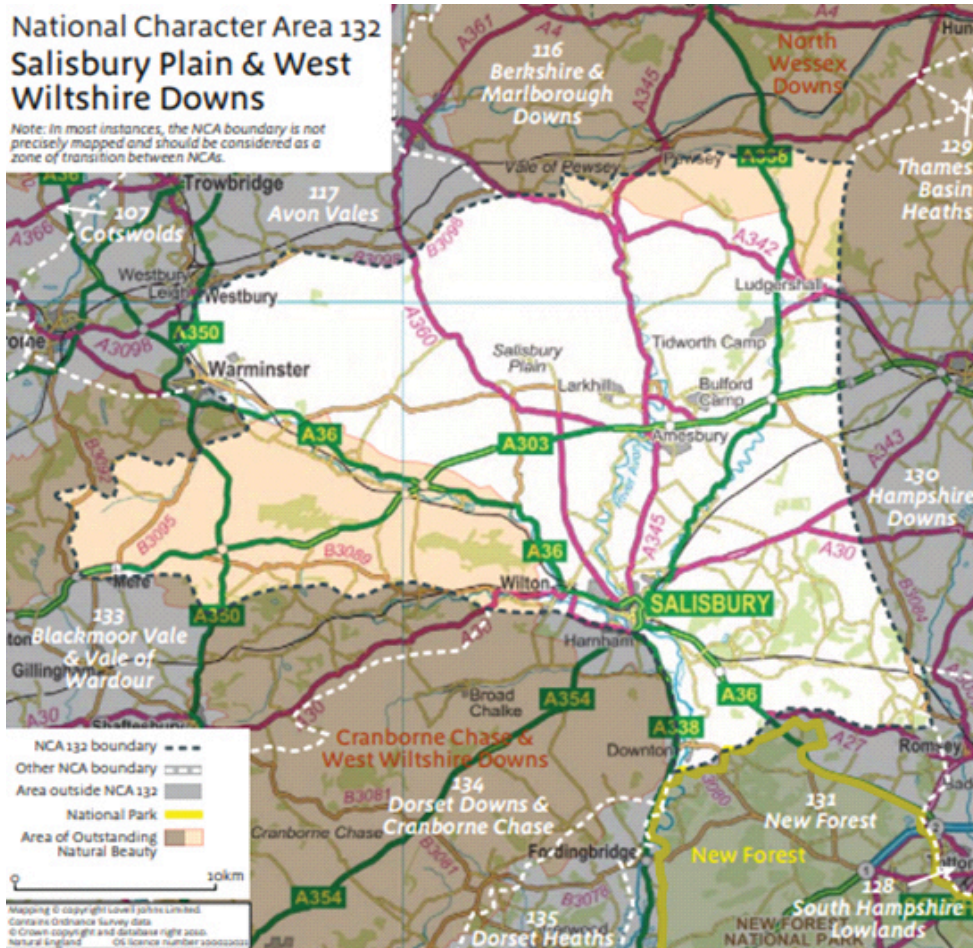
Minor and major developments can significantly impact the parish while also offering opportunities to enhance its local character. These projects must feature buildings and spaces that respond to, and integrate seamlessly with, place identity.



Early Photograph of Dunbridge Lane Highlighting the Many Thatched Cottages in the Area

Source: <https://www.awbridge.info/history/>

Landscape Character



<https://www.testvalley.gov.uk/planning-and-building/treesandlandscape/landscape-character-assessment-documents>

National Character Areas - the parish is on the very edge of the Salisbury Plain and West Wiltshire Downs Character area and partly within the South Hampshire Lowlands.

Given the location on the edge of the different areas, the more detailed Test Valley Landscape Character Assessment (TVLCA) was updated in 2018 and based on work undertaken in 2004. It is a detailed study outlining the different types of landscapes

found within the Test Valley borough. It describes the unique characteristics of each landscape, including its topography, geology, land cover, historical features and cultural significance.

The assessment divides the borough into distinct areas, each with its own distinctive character and sense of place. This helps planners and developers understand the specific qualities and sensitivities of each area when making decisions about land use and development. This has been summarised overleaf.

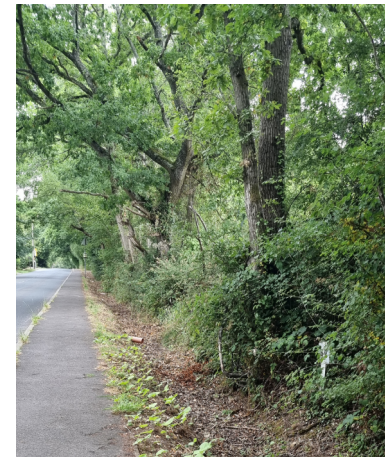
Landscape Character

The key features of the parish are the extensive areas of woodland, particularly in association with parkland which contribute to a strong sense of enclosure. There are a number of valleys and tributaries with lakes leading down to the River Test.

- **Oak and Birch Woodland** are abundant in the parish (particularly LCA3B), while other species such as Ash, Rowan, Holly, Whitebeam and Field Maple are also represented. There are areas of Sweet Chestnut and Hazel, and this has often been historically managed by coppicing, although this has somewhat fallen into neglect.
- **Settlements are associated with farms and large country houses** such as Awbridge Danes and Stanbridge Earls. There are numerous scattered farmsteads, including visible traditional farmsteads. These are set largely within a pattern of small parliamentary fields, assarted fields (cleared woodland for enclosed farmland) and woodland - all of which positively contribute to the rural character and sense of history.
- **Small linear development along historic routes.** The arrangements of Victorian development (and later) have often led out from the small settlements or infilled previous gaps.

- **Development contained within the landscape.** The older settlements and areas of individual dwellings are on the whole well integrated within the landscape, maintaining a sense of seclusion. However, those areas of linear, more modern development are usually less well landscaped and create the perception of a higher density of development.
- **Sylvan and narrow rural lanes and routes.** Between the settlements are rural shaded leafy lanes and windy country roads. There are numerous historic routes and footpaths including the Test Way.
- **Views and vistas.** Within settlements views are often short and mostly to the next field boundary or woodland edge, except for some within the parish which are from higher ground adjacent to open areas where views are longer ranging. There are also smaller and more intimate views across open water of lakes and adjacent small pasture fields enclosed by woodland.
- **Historic parkland features.** The parkland around Awbridge Danes and Stanbridge Earls contain many features such as lodges, garden structures and designed landscapes including a number of fine, specimen mature trees.

The parish is in general valued for its quiet rural character in contrast to Romsey and Southampton.



Landscape Character



View through the green lung of the Parish between Kent's Oak and Upper Ratley.



View southwards through the green lung of the Parish from Awbridge towards the Church at Upper Ratley. The view can be expansive but depends on crop height.



View from the public right of way alongside Daneswood which opens out onto a medium scale view of rolling grassland enclosed by mature woodland and specimen trees.



Long distance view eastwards over rolling farmland and woods towards the River Test.



The reverse of View 3, looking back up the public right of way.



Long distance view northwest along The Test Way.



View northwards through the green lung of the Parish from Upper Ratley to Awbridge. The view can be expansive but depends on crop height.



Long distance view eastwards towards the River Test.

Landscape Character



Long distance view looking southwest from a public footpath towards woodland behind Danes Road. Awbridge Danes Listed Park and Garden is visible in the centre and to the right of the picture.



Long distance view across fields looking west from The Test Way.



Looking northeast from a public footpath towards a junction with The Test Way. Given the topography here there is also a long-distance view beyond the immediate hedge line towards the River Test.



Looking north towards the Listed Awbridge Danes grounds along Test Way from Old Salisbury Lane.



Long distance view northwest along The Test Way. Parts of the grounds for the Listed Stanbridge Earls are visible as well as the edge of settlement at Awbridge Hill.



Looking southwest across the vineyard with further views southwards on downward facing slopes.

Each of these specific views are considered important with regard to protecting the existing character and retain a sense of place. A specific Design Code is set out later in the document.

Built Form - Introduction

The National Design Guide states that *"Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they create the built environment and contribute to its character and sense of place."*

It is relevant to city and town centres, suburbs, villages and rural settlements. It creates a coherent framework that forms a basis for the design of individual developments within a place".

This can be achieved through:

B1 Designing a compact form of development

B2 Providing appropriate building types and forms

B3 Creating destinations

The character area appraisal describes the individual areas within Awbridge and the existing built form. These are summarised overleaf.

The following section provides a brief summary all of those elements of locally specific built form highlighted in the character appraisal. Relevant codes ensure new development continues those aspects into new built form.



Built Character Areas

The parish has been broken down into character areas as shown on the adjacent plan.

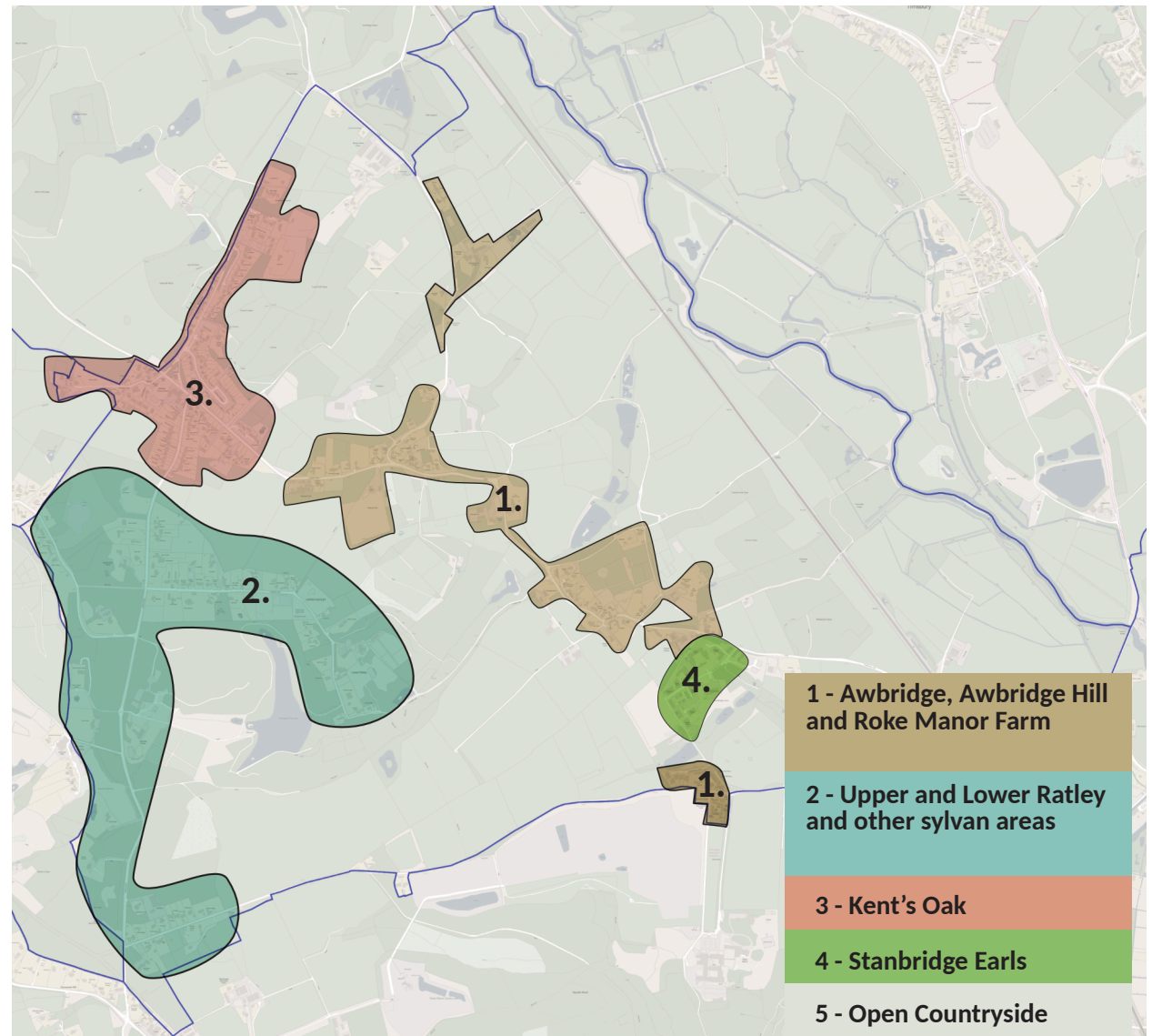
Awbridge, Awbridge Hill and Roke Manor - areas which reflect their agricultural history. These are small informal pockets of linear development usually between farmsteads or farms themselves.

Upper and Lower Ratley and the pockets of development along Danes Road to the south and Old Salisbury Road are distinctive. They are set in well wooded countryside, with properties often merely glimpsed from public view.

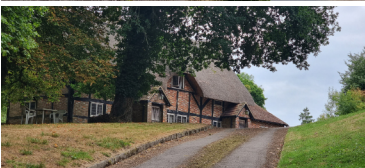
Kent's Oak is a clearly defined and busier settlement than others in the parish, with development branching out from the central crossroads. It has a high proportion of Victorian and Edwardian villas and cottages and later modern development. Whilst landscaping here still forms an integral part of how the village is perceived, it is often less mature in some areas than others.

Stanbridge Earls is a purpose built retirement village of 155 apartments centred around the country house known as Stanbridge Earls or Hall. It comprises a mix of converted buildings and new build apartments all set within 32 acres of grounds. There are also a number of community facilities, making the area self-contained.

Parish Character Areas



1- Awbridge, Awbridge Hill and Roke Manor Farm



Building Typology

Agricultural/related farmhouses, cottages and farm buildings. Some former agricultural buildings converted to employment uses.

Mixed single storey, 1.5 and 2 storey detached dwellings.

Village Hall.

Siting and Layout

Linear, loose knit, set deep into the plot.

Often designed in relation to farming needs.

Interspersed with farm buildings set in typical courtyards.

Density

Very low – less than 15 dph.

Gardens and Plot Sizes/Coverage

Land holding equates to status of building with farmhouses having extensive gardens.

Cottages also have substantial gardens befitting the rural setting and often ability to be more self-sufficient in terms of growing food.

Scale, Height and Massing

Large dwellings over 4 beds up to 2 storeys in height.

Smaller detached dwellings are often simple 1.5 to 2 storey cottages and modern bungalows.

More imposing, large scale farmhouses up to 2 storeys.

Medium-large scale farm buildings.

Green Spaces and Gaps

Substantial gaps between buildings and green space around each – all privately owned.

Each property has own deep and well enclosed front garden area.

Enclosure

High degree of informal landscape enclosure.

Mixed area – semi-detached dwellings.

Open or low level boundary walls and fences with formal garden planting.

Modern detached often formal garden planting.

Older properties with native hedgerow and tree cover enclosing the space.

2 - Upper and Lower Ratley and other Sylvan Areas



Building Typology

Mixed single storey, 1.5 and 2 storey detached dwellings largely older cottages and country houses with modern infill.

Often new, large-scale replacement dwellings.

Siting and Layout

Linear, loose knit and set deep in their plots. Often do not conform to building line.

Density

Very low – less than 5 dph.

Gardens and Plot Sizes/Coverage

Very low plot coverage usually between 5 to 20%.

Extensive gardens often over 1 acre (0.2 ha).

Scale, Height and Massing

Large dwellings over 4 beds up to 2 storeys in height.

Smaller detached dwellings are often simple 1.5 to 2 storey cottages and modern bungalows.

More imposing, large scale farmhouses up to 2 storeys.

Medium to large scale farm buildings.

Green Spaces and Gaps

Substantial gaps between buildings and green space around each – all privately owned.

Each property has own deep and well enclosed front garden area.

Enclosure

High degree of informal landscape enclosure.

Mixed area – semi-detached dwellings.

Open or low level boundary walls and fences with formal garden planting.

Modern detached often formal garden planting.

Older properties with native hedgerow and tree cover enclosing the space.

3 - Kent's Oak



Building Typology

Mixed area of 2 storey Victorian villas and Cottages with modern contemporary infill.

Semi-detached and terraced council houses from 1960s onwards.

Modern small scale 2 storey, traditional affordable housing scheme.

Areas of new small scale 'executive' housing estates.

Village Primary School.

Often new large-scale replacement dwellings.

Siting and Layout

Linear, loose knit, set back facing the road.

In depth dwellings are usually a result of conversions.

The semi-detached properties are laid out formally, whereas the remainder are loose knit

Density

Very low – less than 15 dph.

Gardens and Plot Sizes/ Coverage

Generally low plot coverage usually between 15 to 30%.

Mixed area – semi-detached dwellings – garden sizes range but at least 15m in depth.

Scale, Height and Massing

Large dwellings over 4 beds up to 2 storeys in height.

Smaller detached dwellings are often simple 1.5 to 2 storey cottages and modern bungalows.

More imposing, Victorian and Edwardian villas up to 2 storeys

Green Spaces and Gaps

A range of different sized gaps increasingly larger between buildings, depending on whether detached, semi-detached or terraced.

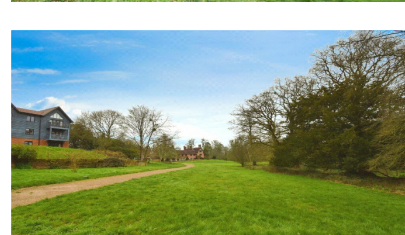
Enclosure

Largely well integrated with the landscape.

Significant tree coverage and important mature specimen trees which are of great amenity value.

Some later 1950s to 1970s buildings with open frontages.

4 - Stanbridge Earls and Awbridge Hill



Building Typology

Purpose built retirement village centred around the country house known as Stanbridge Earls.

A mix of converted buildings and new build apartments.

Siting and Layout

Linear, loose knit and set deep in their plots. Often do not conform to building line.

Density

Medium density development of 155 apartments. Although the grounds are more extensive.

Gardens and Plot Sizes/ Coverage

32 acres of communal grounds. Apartments have balconies and small terraces. Other community facilities such as swimming pool etc.

Scale, Height and Massing

Apartment buildings 3 to 3.5 storeys. Smaller converted buildings.

Green Spaces and Gaps

Formal landscaped grounds. Each block and converted building sited within close proximity with views to the open countryside and extensive grounds beyond. Historic parkland features retained to the south and southwest.

Enclosure

Formal landscape design with an open parkland. No individual enclosure around properties. The grounds contain mature boundary and individual specimen planting, but otherwise open and a sense of extensive open space.

Parish Wide Design Codes

CODE AW01 - General Principles for Development

Proposals for new development, redevelopment, infill development and replacement dwellings need to be based on an understanding of Awbridge Parish.

All new development should be based on a full and detailed contextual analysis of the specific site and the wider area, with justification for the proposal and how it has been designed to integrate with the wider community.

Development schemes should not copy their surroundings or create a pastiche. Each major scheme should have its own identity or character. This should be based on landscape character, urban grain, patterns of built form and the local vernacular, which when combined together create a cohesive scheme.

Equally, smaller development proposals should not undermine the character of the area either in a piecemeal or cumulative approach. Original features should be retained or replaced with appropriate quality equivalents.

The degree of information provided will be proportionate to the scale and nature of a development proposal.

There are a number of general key principles and objectives which should be considered in any development proposal. These will be discussed in the following pages, but include:

Settlement Pattern - respect the existing form of development within each settlement area in order to preserve the highly regarded character;

Streets and Public Spaces - preserve and where possible enhance the established well landscaped and wooded character of the parish.

Ensure that biodiversity opportunities are maximised by using native planting;

Layout - ensure all components e.g. buildings, parking, planting and open space are well related to each other. These should respect the existing layout and be designed to accommodate climate change;

Built Form - respect the existing settlement in terms of physical form, layout and architecture. Utilise high quality locally specific materials, which are

sustainable;

Scale, Height, Form and Massing - respect the locally specific building forms;

Materials, Appearance and Details - adopt a contextually appropriate palette of materials and colours. This should cover not only the buildings, but also hard landscaping;

Infrastructure - design all utilities and drainage infrastructure from outset to be integrated without causing unacceptable harm to retained features.

Layout, Siting and Density

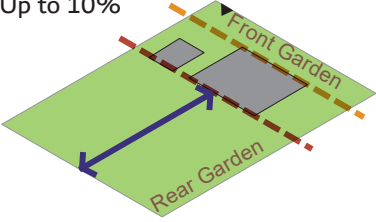
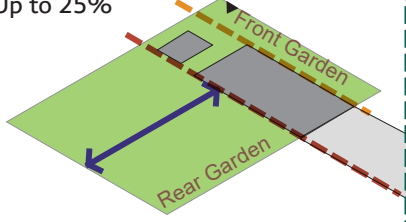
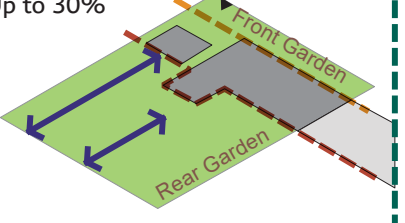
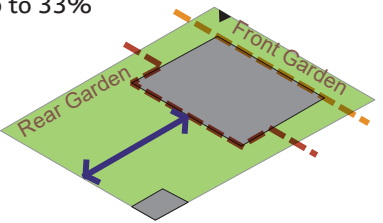
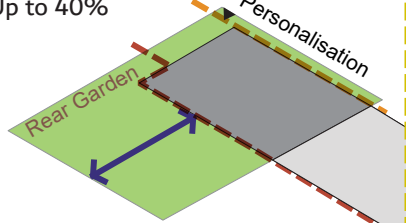
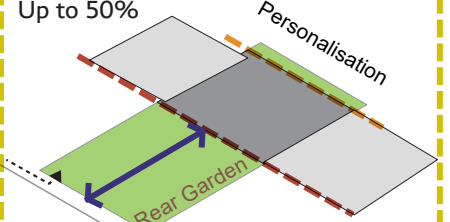
The density of new development should be sympathetic to the immediate local context, the overall character of Awbridge and the intended character of the new development.

The density of an area helps to determine the character and activities taking place on the street. For example where there is a higher density, there is higher footfall. As such, higher density units should be located along primary routes where there should be community facilities, business and retail uses. In this instance it is unlikely to apply to Awbridge, as there are few opportunities for larger scale mixed use developments in the future.

The density of any new development should gradually increase away from settlement edges towards the centre of the village. In this instance Awbridge has largely linear settlements where the majority of buildings are facing or backing onto open countryside.

The settlement edge areas should be designed to create a rural appearance and respecting the fact that this is a rural area contained by a largely wooded landscape in many areas.

Plot Coverage and Plan Form Examples by Setting

COUNTRYSIDE		
<p>Detached - bungalows in large gardens or 2 storey farmhouses in the countryside - on plot parking.</p> <p>Up to 10%</p>  <p>Very low ratio of plot coverage - significant space on all sides - allows for outbuildings. Excellent garden depth for property size.</p> <p>Appropriate to countryside setting only as does not make best use of land.</p>	<p>Semi-detached or end of terrace - 2 storey farm dwellings or cottages in the countryside - on plot parking.</p> <p>Up to 25%</p>  <p>Very low ratio of plot coverage - significant space to the side - allows for outbuildings. Excellent garden depth for property size.</p> <p>Appropriate to countryside setting or edge of settlement.</p>	<p>Semi-Detached or end of terrace - 2 storey farm dwellings or cottages in the countryside - on plot parking.</p> <p>Up to 30%</p>  <p>Very low ratio of plot coverage - significant space on to the side - allows for outbuildings. Good garden depth for property size.</p> <p>Appropriate to countryside setting or edge of settlement.</p>
COUNTRYSIDE TO VILLAGE		
<p>Detached - larger houses in either countryside or village setting with on plot parking.</p> <p>Up to 33%</p>  <p>Low ratio of plot coverage - significant space on all sides. Good garden depth for property size.</p> <p>Appropriate to countryside/edge of settlement or as landmark building in village.</p>	<p>Semi-detached - large houses usually in village setting as part of a roadside frontage and parking/on plot.</p> <p>Up to 40%</p>  <p>Mid ratio of plot coverage - significant space to side. Good garden depth for property size.</p> <p>Appropriate to countryside/edge of settlement (with deeper front garden) or in village adjacent to similar sized plots.</p>	<p>Mid Terrace - 1 to 2 storey houses usually in village setting as part of a roadside frontage and parking.</p> <p>Up to 50%</p>  <p>Mid ratio of plot coverage - Terraced property - usually with rear access to garden. Proportionate garden depth for property size.</p> <p>Appropriate to village usually along road frontage in centre or in courtyard development inc farm conversions.</p>

SUBURBAN TO URBAN

Detached - modern estate property in village with frontage/on plot parking.
Up to 66% coverage

Limited size rear garden

High ratio of plot coverage - space to one side. Poor rear garden depth for property size and less usable if overshadowed.

Rarely appropriate suburban deep plan form, with limited amenity space.

Semi-detached - modern estate property in village with frontage or courtyard parking.
Up to 66% coverage

Limited size rear garden

High ratio of plot coverage - limited green space and narrow access to the side. Adequate garden depth for property size if not overshadowed.

Rarely appropriate suburban plan form, with limited amenity space.

Mid Terrace - modern estate property in village with on street or courtyard parking.
Up to 70% coverage

Limited size rear garden

Very high ratio of plot coverage - no space or access to the side. Limited garden depth for property size and less usable if overshadowed.

Rarely appropriate suburban square plan form, with limited amenity space.



CODE AW02 - Density and Layout

Due to the nature of the parish the majority, if not all, of new development is likely to have one or more boundaries with a rural or countryside edge.

Such developments should be lower density and well integrated into the landscape setting of the parish to effect a gradual change from countryside to village.

Suburban plot coverage (as highlighted in the diagrams above), layouts and densities will not be supported.

The settlements within Awbridge Parish usually have a linear, dispersed pattern. Unfortunately there has been some in-depth development over time which has created standard suburban housing developments lacking in landscaping with many urbanising features such as high gates, fences, walls and designs which are not in keeping with the character of the area. These should not be repeated and would not be supported.

Linear settlements following historic routes should not be overly extended such that it causes the coalescence between settlements and causes the original settlement identity to be lost.

The layout of any new development should include a range of building types and plots to reflect different occupiers and to be adaptable over time. These should include a mix of buildings that are suitable for a range of ages and lifestyles including high quality homes for those looking to downsize.

Density should be mixed to protect amenity of neighbours, emphasise key views, support facilities and use density to increase public transport use whenever possible.

A suitable balance must be struck between the amount of:

- built form covering plots,
- Landscaping,
- amenity space, and
- public realm provision.

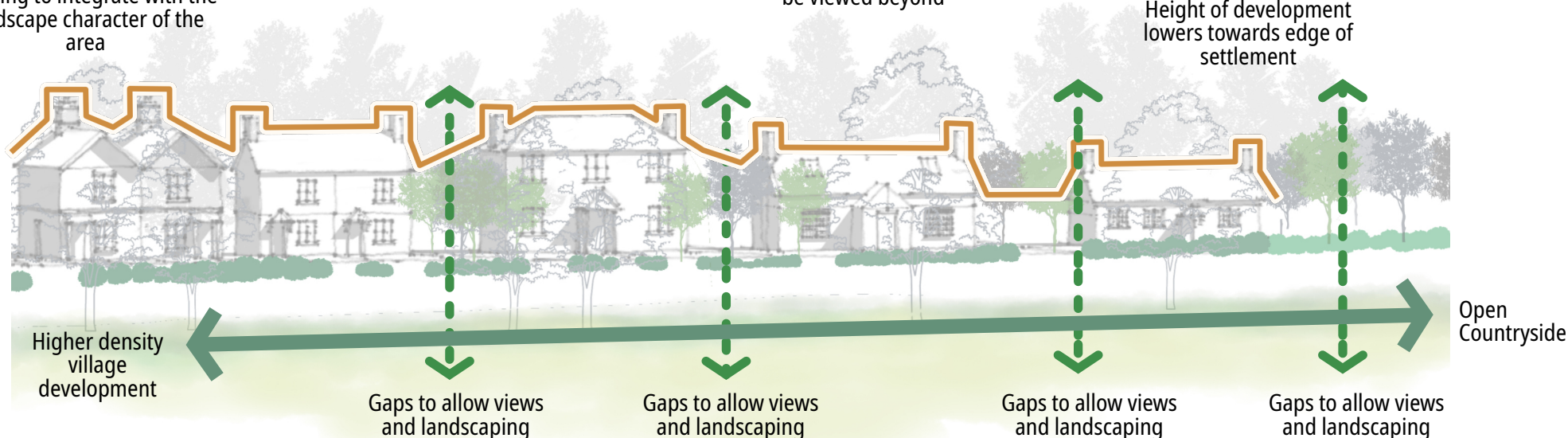
The layout should reflect the existing pattern of development, in addition to passive environmental design and maximise opportunities for natural day lighting and solar gain.

EXAMPLE -

High levels of on plot native planting to integrate with the landscape character of the area

Spacing of development, allowing the countryside to be viewed beyond

Height of development lowers towards edge of settlement



CODE AW03 - Integrating Development into the Landscape

When new development is proposed the following approach should be undertaken:

- i. Between any new development and the open countryside, a buffer should be provided in the form of native hedgerows, small pockets of native woodland planting, ponds or meadows (as appropriate to the surroundings and scale of development). The latter two are of particular importance for areas prone to flood.
- ii. Such buffer areas should be planted and maintained as biodiversity corridors.
- iii. Proposed streets on the edge of the development should be designed to be in

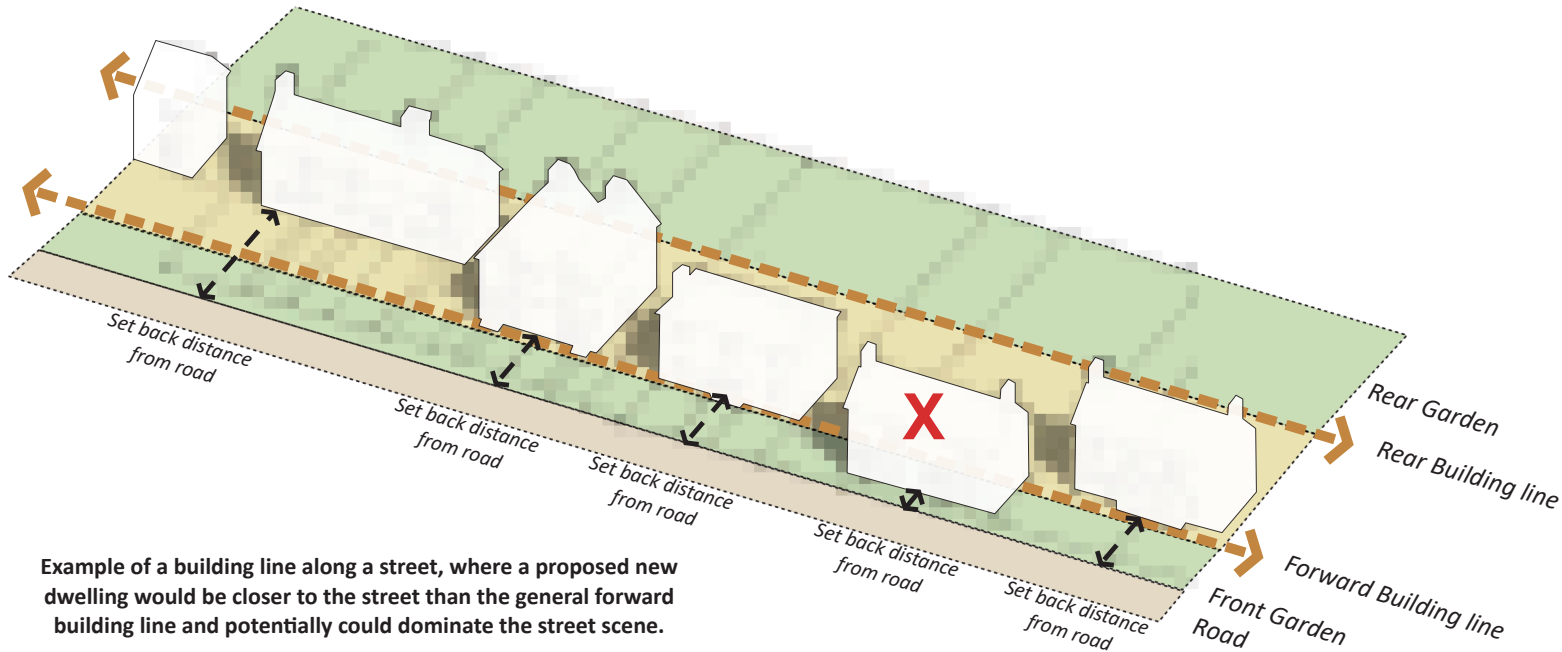
keeping with rural lanes with minimal road geometry, signage, kerbs and other urban clutter.

iv. Where development is exposed to open countryside, development should be lower density, with lower roof heights and greater integration with native planting species, rather than ornamental.

v. Rear gardens which are adjacent to the open countryside should not be bounded by tall suburban fences, as this creates a hard edge. Instead a mix of native hedgerow planting onto a field edge with fencing set behind is preferred.

vi. Where possible, rear gardens should not be on display to the public realm. Back garden to back garden development should be planned for.

vii. Gaps between buildings should be placed to allow for filtered views to and from countryside to any landmarks and features, and establish visual links with public open spaces.



Example of a building line along a street, where a proposed new dwelling would be closer to the street than the general forward building line and potentially could dominate the street scene.

Small variations in the building line can be used to create interest and visual appeal.

Buildings can be set back slightly from the property line to create a sense of space, or they can be projected slightly forward to create a sense of enclosure.

Within the linear street pattern there is a strongly designed, but varied building line along the street. This is also true of the well landscaped area, where uniformity comes from tree planting and hedgerow lines. Both reinforce continuity in different ways and helps to define the character of each area. The later residential areas of the village tend to have more variations in the building line creating a more informal open character.

The building line along a street should generally be consistent and present a unified whole for each character area, allowing for subtle variations with recesses and protrusions. Some areas within Awbridge should have more variations than others depending on the design and function. This provides variety and movement along the street and is successful at drawing your eye along and leading one to a destination.

CODE AW04 - Building Lines and Setback

New development (including extensions to existing buildings) should be no further back than the general building line of the street, allowing for a degree of variance and highlighted in the diagram.

Designers should consider:

- i. the set back of the opposite property so as not to create an inappropriate level of openness or overlooking.**
- ii. Where plots are set back more than 5m from the edge of any pavement or carriageway on**

both sides of the street, a higher degree of native soft landscaping should be used to provide an appropriate degree of enclosure.

- iii. Buildings and tree planting should be placed and oriented in a way that creates a consistent building line along the street. There should be an allowance made for small variations in the form of depressions and protrusions can be used to create variety and interest.**
- iv. Where front gardens are more limited such as in a courtyard development, a minimal**

personalisation strip should be provided to allow for small planters and low level planting to be included to offer some softening to the otherwise hard urban fabric. The placing of planting can also assist with reinforcing the building line.

Scale, Height and Massing

The size, shape and overall form of buildings has a significant impact on the character of a place and can help to distinguish between different areas within a settlement or parish.

The massing of a building refers to its perceived shape, form and size and is determined by the way in which the building is arranged on its site. This is especially important for larger buildings or those with entrances on more than one side.

In the parish, the scale, form and massing of buildings varies between different character areas. For example, the smaller settlements the character is typical of south Hampshire, with farms and agricultural buildings utilising a number of different typologies. It is a rural environment with a wider variety of different buildings set in naturally landscaped rural lanes, particularly when compared to the later developed areas such as Kent's Oak.

This latter development comprises a number of modern developments with generic buildings forms, which do not relate to the local vernacular.

When designing new buildings, it is important to consider the scale, form and massing of the surrounding buildings.

New buildings should be designed in a way that creates a harmonious relationship with neighbouring buildings, spaces and streets.

Designers should also seek to embody and enhance the most celebrated characteristics of the different character areas in the parish.

The majority of buildings in Awbridge are 1.5 or 2 storey.

In a rural parish such as this, the mature trees which line the streets and lanes are often the most dominant feature.

A varied and visually interesting roofscape is a characteristic of Awbridge and is key in any new development. Buildings may be subtly different in height to add character or be the same height but slightly set back, creating a varied roofline.

Taller buildings can be placed at the end of a road or junction to terminate a vista, which helps to enclose the space and identify the end point or junction.

The introduction of taller buildings without a specific justification is not appropriate. Tall buildings should be focal features, terminations to long vistas, buildings of importance such as services, facilities and commercial properties.

Equally a development of solely 2 storey buildings of the same ridge height will also likely be inappropriate because this does not represent the successful variation found within the Character Areas.



A varied roof line can be found even where the buildings are all two storey.

Variety can be added through roof forms, gable features and dormers, as well as differing ridge heights and eaves lines.

Example of the varied building heights in a street adding interest to the street scene. Note that the changes in height are proportionate and one building does not dominate another or cause problems with overlooking and loss of privacy through careful placement of windows.

Enclosure

Enclosure refers to the relationship between public spaces and the buildings and other features such as trees and landscaping that surround them.

Within Awbridge, the level of enclosure varies throughout the different character areas.

In the majority of areas, the buildings are generally lower in height and the lanes are narrow and surrounded by mature trees or tall hedgerow vegetation.



Reduced level of openness between created by housing development set within mature trees leading to a more intimate space appropriate to pedestrian priority of a shared surface due to lower traffic speeds

The high degree of enclosure provided by mature vegetation is a key characteristic throughout much of the parish's settled areas.

This contrasts with the modern development in the higher density area in some parts of Kent's Oak which has much less vegetation and wide, open grassed areas and parking as well as surrounding commercial properties adjacent to Stanbridge Earls.



A wide, more open street with an open green and housing with open frontages which is characteristic of their time.

The lack of planting in the open space encourages increased traffic speeds (even in a cul de sac).

Pedestrians and cyclists here do not feel as comfortable in this space as they would in an area with better enclosure.

There is also potential for such an area to be dominated by on-street parking, with this becoming the main focus of the street.

CODE AW05 - Scale, Height, Massing and Enclosure

<p>New development and redevelopment should:</p> <ul style="list-style-type: none"> i. Be of a scale and massing that is consistent with the surrounding buildings and enhances existing features, landmarks and other focal points. ii. Use simple forms that are similar to the surrounding buildings. iii. Consider pedestrian scale and enclosure and set back larger buildings from the road to reduce their impact on the street. iv. Use materials and colours that complement the surrounding buildings. v. Examine how the scale, form and massing within a street should be varied along its length to create visual interest. vi. Be mindful of where changes are being made to an existing street, consider the impact not only on the exist building, but also the wider street scene. Many buildings in Awbridge have been specifically designed to correspond to their neighbouring property and a single change could have an adverse impact on this. 	<ul style="list-style-type: none"> vii. Consider how the specific mix of houses and other uses required in an area can be accommodated, with the typologies used (including terraced, semi-detached and detached dwellings, as well as commercial and community buildings) to good effect with appropriate scale form and mass adding variety. <p>Buildings should be sympathetic in height and proportions, offering the appropriate degree of enclosure to the surrounding context.</p> <p>In Stanbridge Earls, buildings range up to 3 storeys in height. In other locations, 3 storey buildings are rare and 1.5 and 2 storey buildings predominate.</p> <p>On major developments, a varied roofline is encouraged, but this should be part of a wider masterplan approach which considers building typologies across a site, which are based on the needs of the parish.</p> <p>Where new development or extensions are proposed to be greater than the height of surrounding buildings, sufficient justification will have to be provided.</p> <p>Tall buildings should be focal features, terminations to long vistas, buildings of importance such as services, facilities and</p>	<p>commercial properties.</p> <p>New development should avoid overshadowing of neighbouring properties and ensure adequate privacy through the careful placement of fenestration and natural light for the occupants of both new and existing dwellings.</p> <p>Variety in the building heights can be achieved by providing a range of different ridge heights.</p> <p>Utilising roof space in some areas may be appropriate - 1.5 storey and low 2.5 storey buildings with rooms in the roof utilising traditional dormer windows.</p>
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Local Building Forms

Building Forms

In general, buildings are of a simple rectangular form for the main element. Where extended, this is usually through a rear extension which is of a smaller scale. Some of the different variety of forms are highlighted opposite. New buildings should be designed with this in mind.

There are few terraced properties within the parish, but where they exist, they are generally modern.

The new building form should take into account natural light and overshadowing.

Interest can be added to the street scene by the use of contrasting materials, through projected elements and combining dwellings

Roof Forms

The roof forms are generally simple, with a range of forms including hipped and gable ends being utilised, with more limited half-hipped forms.

The pitch is generally low for slate and higher for clay tile, but still at 45° or lower. Flat roofs should be avoided, unless an integral part of a contemporary design.

Thatched roofs have a much steeper

types and outbuildings. The preference is to combine buildings rather than make a single dwelling unnecessarily complex.

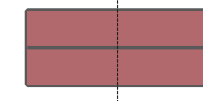
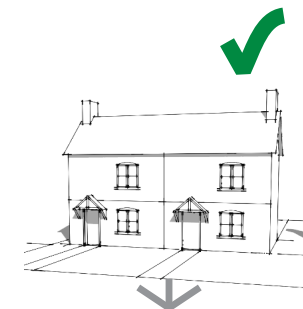
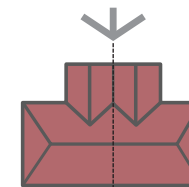
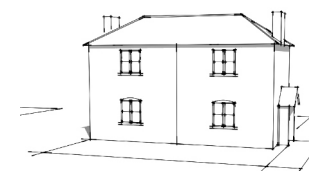
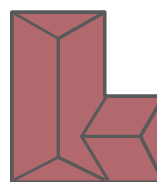
Detached, narrow, deep-plan forms should be avoided where possible as they often result in narrow gardens and create difficulty in achieving internal natural light. Instead, these are appropriate when combined as a pair for example as shown adjacent and giving sufficient space for landscaping at the side.

Habitable rooms should be located at the front of the building facing public space to provide natural surveillance in addition to upper floor windows.

pitch and replacement with other materials should not be supported.

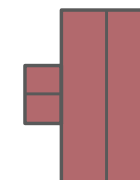
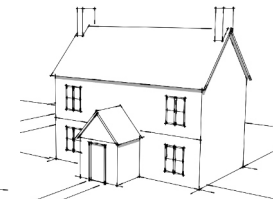
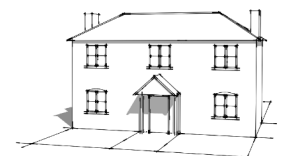
Brick chimneys are characteristic of Awbridge and should be incorporated into traditional dwellings to add visual interest to the rooflines.

Decorative ridge detailing is commonplace. Ridge tiles are often a different colour to the roof tiles.



Simple cottages are predominant throughout the area but often extensively extended. Sometimes the original plan form is doubled and single storey additions added to the side and rear. Usually built as a pair.

Such buildings are often converted to a single dwelling.



Traditional farmhouses and larger cottages again are simply designed in terms of form (but not appearance), often with a front porch. Higher levels of detailing are found on more affluent properties. Such properties are often extended by doubling the plan form or single storey additions. Attention should be paid to symmetry and proportions.



CODE AW06 - Building Forms

Building Forms

New buildings should be designed with a rectangular plan form and a pitched roof spanning the narrower plan dimension, as is typical of traditional buildings in Hampshire.

The new building form should take into account natural light and overshadowing.

Interest can be added to the street scene by the use of contrasting materials through projected elements and by combining dwellings and outbuildings.

Detached, narrow, deep-plan forms should be avoided where possible, as they often result in narrow, overlooked gardens and make it difficult to achieve internal natural light. These forms may be more appropriate however when forming part of a semi-detached property

within a wider plot.

Habitable rooms should be located at the front of the building facing public space to provide natural surveillance in addition to upper floor windows.

Roof type

A variety of roof type, pitched roofs with gable ends and equal amounts of hipped and half-hipped details.

Flat roofs should be avoided unless an integral part of a contemporary design.

Roof pitch

The roof pitch is lower for slate than for tile, which is around 45°. Variation can be achieved in the street scene with a subtle co-ordinated approach on ridge heights, pitch and other elements of detailing of the roof.

Chimneys

Brick chimneys are characteristic of Awbridge and should be incorporated into traditional dwellings to add visual interest to the rooflines.

Chimneys should be positioned along the ridge at the edge of the dwelling or along the ridge in the centre of the dwelling's roof.

Ridge detailing

Decorative ridge detailing is commonplace. Ridge tiles are usually the same colour as the roof tiles.

CODE AW07 - Replacement Dwellings

Any replacement dwelling should:

- i. Not be disproportionate in size to the dwelling being replaced (restrictions of size of replacements must follow the Neighbourhood Plan policy);
- ii. Be of a high standard and appropriate to the character of the area;
- iii. Be based on a contextual analysis of the site and wider context and incorporate or complement other existing buildings or features in the locality;
- iv. Be appropriate and sympathetic in scale, design, materials, building and roof form;
- v. Be sited and oriented with both the character and setting of adjoining buildings and spaces balanced with potential for passive solar gain;
- vi. Be located on the site of the existing dwelling it is to replace. Although there may be some circumstances where it would be more positive to relocate a building, such as environmental gain or road safety benefit. In which case, relocation to an adjacent or nearby position within the established curtilage

- would be supported;
- vii. Retain native trees and hedgerows as part of an overall landscape scheme;
- viii. Seek to improve the locality, where appropriate;
- ix. Not dominate the neighbouring property or wider street scene;
- x. Not result in a significant loss of private amenity space or important gaps between buildings;
- xi. Retain sufficient space for planting to soften boundary treatments; and
- xii. Seek to achieve greater thermal efficiency and reduce use of natural resources in excess of Building Regulation requirements (where possible).



Original low key 1.5 storey chalet style dwelling with garage and good sized gap to the next property



Replacement 2 storey contemporary dwelling. Frontage hedge and trees have been removed

Unfortunately, infill dwellings are often located on the site of garages or much smaller outbuildings. The introduction of much larger buildings can lead to a lack of countryside views and landscaping or space for planting, which urbanises the streetscene.

This is particularly important where the topography and the difference in height have an overbearing effect on the neighbouring dwelling down slope.



Previous low key single storey bungalow set in a large plot.



Replaced by an imposing 1.5 - 2 storey dwelling of an original design with good detailing and materials.

CODE AW08 - Infill and Redevelopment

Any redevelopment site should:

- i. Not be more visually obtrusive than the development it replaces when located in the countryside;
- ii. Be of a high standard and appropriate to the character of the area;
- iii. Be based on a contextual analysis of the site and wider context and incorporate or complement other existing buildings or features in the locality;
- iv. Respect the existing linear nature of development and not lead to extensive backland development, where out of character;
- v. Be appropriate and sympathetic in scale, design, materials, building and roof form to its wider surroundings;
- vi. Be sited and oriented with both the character and setting of adjoining buildings and spaces balanced with potential for passive solar gain;
- vii. Retain native trees and hedgerows as part of an overall landscape scheme;
- viii. Seek to improve the locality, where appropriate;
- ix. Not dominate the neighbouring property or wider street scene;
- x. Not result in a significant loss of private amenity space or important gaps between buildings;
- xi. Retain sufficient space for planting to soften boundary treatments; and
- xii. Seek to achieve greater thermal efficiency and reduce use of natural resources in excess of Building Regulation requirements (where possible).



Original Victorian Villa on a site replaced by new housing development. The frontage development has reflected the neighbouring property and retained the substantial landscaping along the street edge. The development includes new housing to the rear, which is out of keeping with the linear nature of development in this part of Kent's Oak.

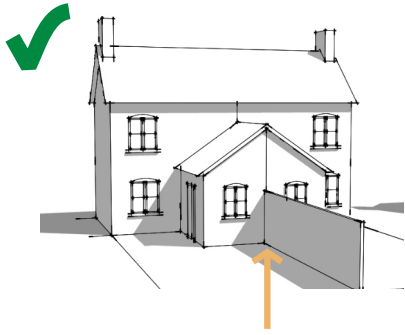


New executive, gated development to replace previous single bungalow set in large grounds.

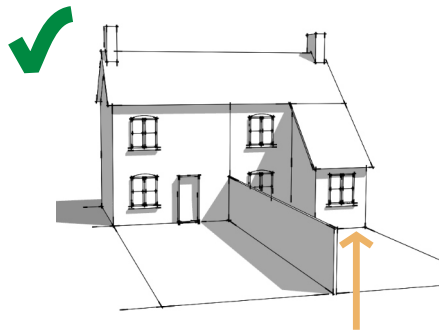
Gated developments are not recommended as there is a lack of integration with the surrounding community.

The development uses good quality materials, but draws little on the local vernacular.

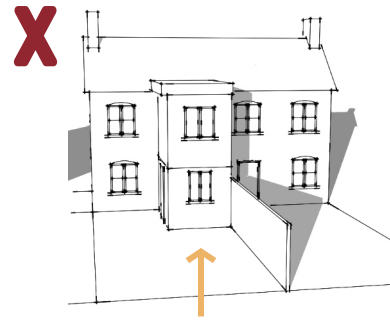
Extensions to Dwellings



Symmetrical and subordinate rear extension.



Rear catslide roof following existing pitch. Positioned not to overshadow neighbouring property.



Inappropriate flat roof extension, not in keeping with the dwelling and overshadowing neighbouring property.



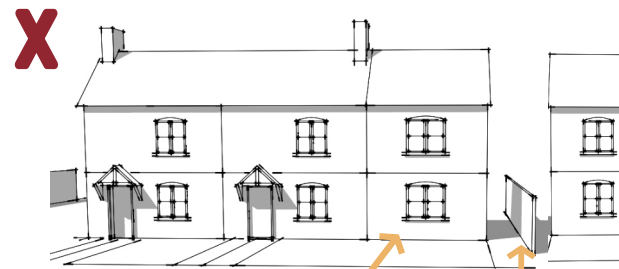
Here, a 1970s dwelling has been extended and refurbished with high quality materials.

The previous dark cladding and brick has been replaced and traditional casement windows have been installed which are proportionate and well detailed.



Subordinate side extension. Proportions in keeping with main dwelling.

Extension allows sufficient space for landscaping.



Side extension competes with main dwelling. Window proportions are incorrect.

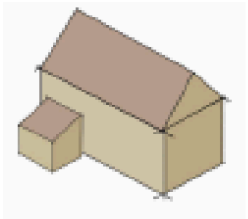
Extension too close to boundary with insufficient space for landscaping.



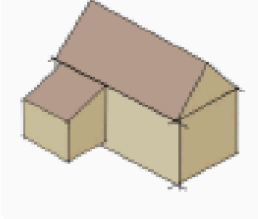
An example of a sub-ordinate extension with matching materials.

The ridge line is lower, as are the eaves and it is set back from the main body of the dwelling. It successfully complements the dwelling without competing.

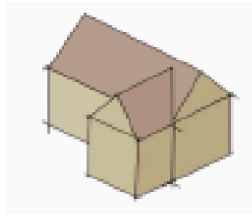
Extensions to Buildings



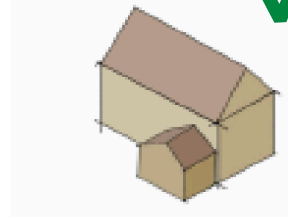
Lean-to extension with a slightly shallower roof pitch to the existing house. The extension is set back from the end gable. Its minor scale makes the shallower roof less noticeable.



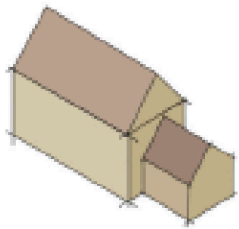
Single storey catslide-roofed extension matches the slope of the existing roof and, like the existing house, is wider than it is deep. The result is visual harmony even though the two are differently shaped.



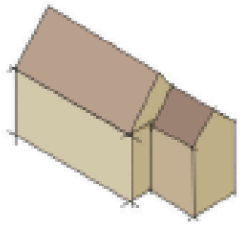
This two-storey extension has a similar shape, but differently proportioned gable compared to the existing house. It achieves subservience by having slightly lower ridge and eaves heights and being set back from the gable wall.



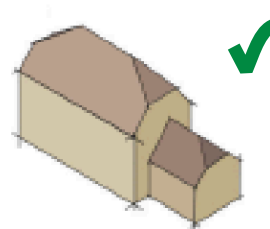
The proportion of the gable of the single storey extension should match the proportion of the gable of the existing house. It is also set slightly back from the gable wall.



Side extensions should be based on the proportions of the roof form and end elevation and the ratio of the length of the eaves wall to the depth of the gable wall.



A two storey extension can compete with the original dwelling if it is not subservient. Whilst elongating the main house can be possible, this may result in a disproportionate building form. Here the extension is subservient to the proportion but being inset and lower than the ridge. The shape of the gable of the existing house and therefore complements the design of the existing house.



Here a half-hipped roof is carried through in this single storey extension. It achieves the same balance as the main roof form.

CODE AW09 - Extensions, Renovations and Conversions

- i. An extension must be subordinate to the main dwelling in scale and design; and
- ii. It should not dominate the existing building, neighbouring property or wider street scene. A slight set back of the extension from the frontage of the original dwelling can help reduce the visual impact; and
- iii. Extensions should not result in a significant loss of private amenity space; and
- iv. An extension should demonstrate that analysis of the character of the main dwelling has been incorporated in the design of the extension through form, composition and architectural detailing; and
- v. Retain native trees and hedgerows as part of an overall landscape scheme; and
- vi. Should not result in a significant loss of private amenity space or important gaps between buildings; and
- vii. Should retain sufficient space for planting to soften boundary treatments; and
- viii. All extensions, renovations and conversions should also incorporate the following details on low carbon buildings in the next section.

Materials and Colour Palette

ROOF



Plain Clay Tiles



Welsh Slate



Thatch



Thatch -
Ridge Detail

WALLS

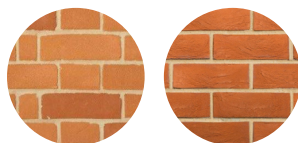


Black stained
Weatherboard

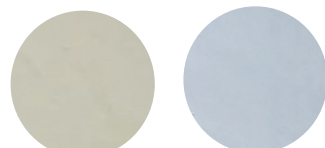


Natural Waney
Edgeboard

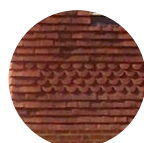
Painted/Stained Timber
- usually on
outbuildings or
extensions



Hampshire Brick



Cream White
Painted Cob/Render

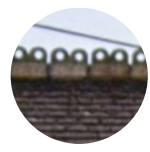


Hanging Tile
Detailing

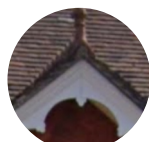
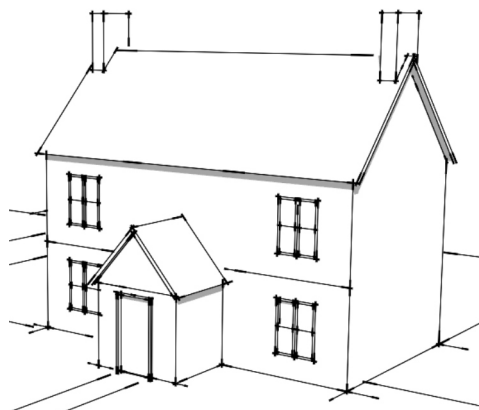
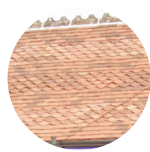


Contrasting Buff
Brick Quoins

DETAILS



Decorative Clay Tiles/Ridge Tiles



Timber
Detailing on
Gables

There are a number of locally appropriate materials:

- Plain clay tiles (for roofing and some limited hanging tiles);
- Natural Welsh slate roofing;
- Thatch (combed wheat);
- Hampshire orange/red brick, ranging to some use of plum red;
- Timber framing and exposed joinery;
- Timber cladding;
- Metal roofing - corrugated on outbuildings and farm buildings;
- Lead details; and
- Painted casement or sash windows.

Modern man-made cement boarding and plastic based products are not sustainable and will tire, date and age quickly and therefore should be avoided.

Simple farm cottages generally have less detailing, whereas cottages linked to wealthier farms and estates, as well as farmhouses and other important buildings, have a range of brick and/or timber detailing.

Most cottages have simple facades, although there is evidence of projecting string courses and plinths, dentilation and other brick details.

The majority of roofs are finished either with plain clay tiles or slate.

Where there is a thatched roof present, combed wheat reed is preferable and a soft rounded flush ridge can be created. Water reed is not a traditional material in the area and is not supported.

Where dormer windows are present, these are to be finished as per the main roof covering.

Traditional dwellings in Awbridge have chimneys which are often ornate and have a positive contribution to the roofscape.

Windows should be designed as part of the overall design approach. The proportions and designs should be carefully considered as shown adjacent.

In older properties:
Timber doors and windows - sash or casement should be used.

The lights should be well proportioned such that the top and bottom lights are of similar sizes and the window panes should be asymmetrical.

The casement of door frames and windows should be painted timber (most commonly white) for softwood, or naturally stained for durable timber or constructed of a material of similar quality.

The positioning of windows within their reveals is important to add visual interest. See diagram opposite.

Muntin and mullions should be slim profiled.

Vertical brick lintels with segmental arches above the

windows and door openings are encouraged.

Contrasting buff brick quoins around doors and window frames are also supported.

Bay windows are commonplace, but should not comprise a flat roof.

Canopy porches should be pitched supported by a timber frame with an open or closed gable, flat roof canopies with white timber corbels are less preferable.

Gates and Garage doors should be timber and stained/painted black, white or neutral colours.

In modern and contemporary new buildings:

It is preferable to high performance materials.

Where UPVC is used, this should be of a slim profile design.

Large areas of glazing can also result in light pollution which national policy seeks to avoid. In sensitive landscape locations, the extensive use of glazing is

unlikely to be acceptable.

Roof Windows

Dormer windows must not dominate the roofscape, they should be no wider than the width of the window. They should be pitched or hipped with a roof material matching the main roof.

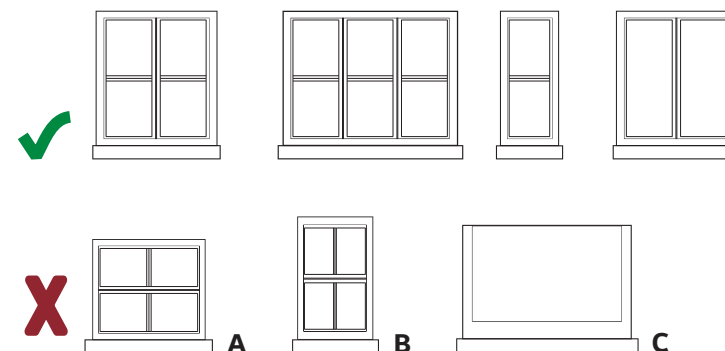
Flat roof dormers are rarely acceptable. But may be supported where they are part of a contemporary scheme and designed from the outset rather than a later addition.

Where roof lights are installed, conservation or slimline roof lights are often preferable.

Existing Window Design and Proportions



Potential options for new/additional window designs. Below are options for increasing and decreasing the width whilst maintaining proportions. The far right options are contemporary responses.



The designs and proportions of the windows below do not reflect that of the original style.

- A)** Is a square design with a top hung opener rather than rectangular.
- B)** Is rectangular, but with a chunky frame as often found in poor quality uPVC designs.
- C)** Is a large rectangular single pane of glass with no glazing bars and whilst this may work on a large scale in a contemporary in a new extension for example, it is unlikely to be appropriate for simple replacement.

Light and Aspect

Among other benefits, natural daylight is important to people's mental health and productivity levels. With an increase in people working from home, it is necessary to seek a design which maximises internal natural daylight.

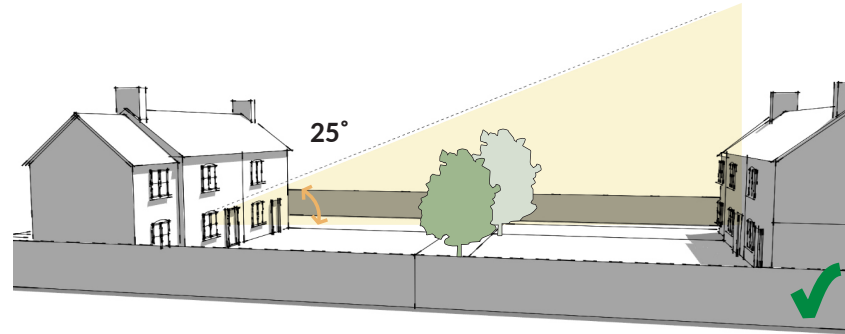
Where proposing a new building which is taller than neighbouring properties, or a new development which could be overshadowed by existing tall buildings or trees, the design should be informed by a sunlight and daylight study.

The objective being it will demonstrate that a proposal will not overshadow neighbouring buildings and vice versa.

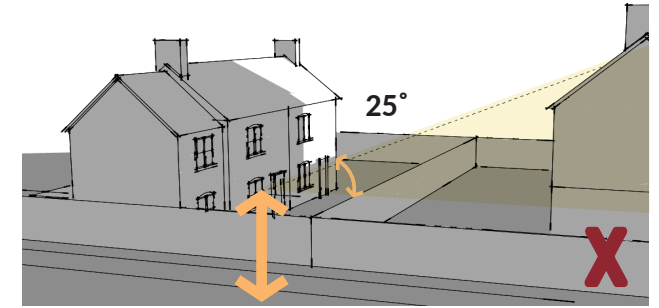
Maximising daylight begins with the orientation and form of buildings and avoiding obstructions to windows.

Designers should refer to the Building Research Establishment's (BRE) Report Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice (BR209), which advises on how to maximise good access to daylight and sunlight. It is a document that is widely used by local authorities to help determine the impacts of new developments.

The following diagrams and text set out many of the good practice requirements.



Here the centre of lowest window is open to the sky. The nearby trees, buildings and fences are sufficiently low enough to allow for an uninterrupted view allowing sufficient daylight. It is worth noting that tree growth in the future may need to be controlled to ensure adequate daylight is not blocked.



Here, the centre of lowest window is blocked by the building to the rear being too close. By re-siting the buildings, you would be able to get an uninterrupted view allowing sufficient daylight.

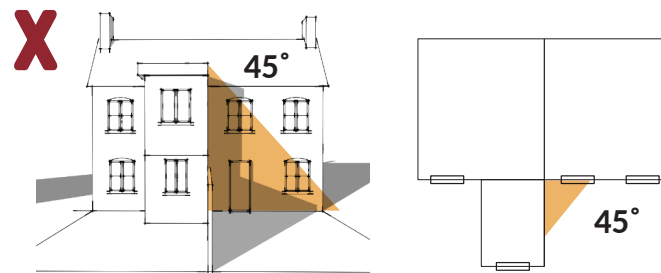
Achieving Adequate Daylight - The 25° Rule

To achieve adequate internal daylight within a room, there should be no obstruction to sunlight at a 25° from the centre of the habitable room window at ground floor level.

A typical street width in Awbridge from plot boundary to plot boundary is between 8m -13m depending on the route type.

Equally, existing trees may also cause the same level of overshadowing.

To achieve the 25° angle buildings may need to be set back in the



Here, the position of an extension would overshadow the neighbouring dwelling from both depth and height.

plot and should consider the siting and scale of opposite buildings.

Where a proposed siting will result in adverse impacts such as loss of human-scale, rear amenity space and loss of light to neighbouring buildings, measures should be taken to increase internal daylight through other means.

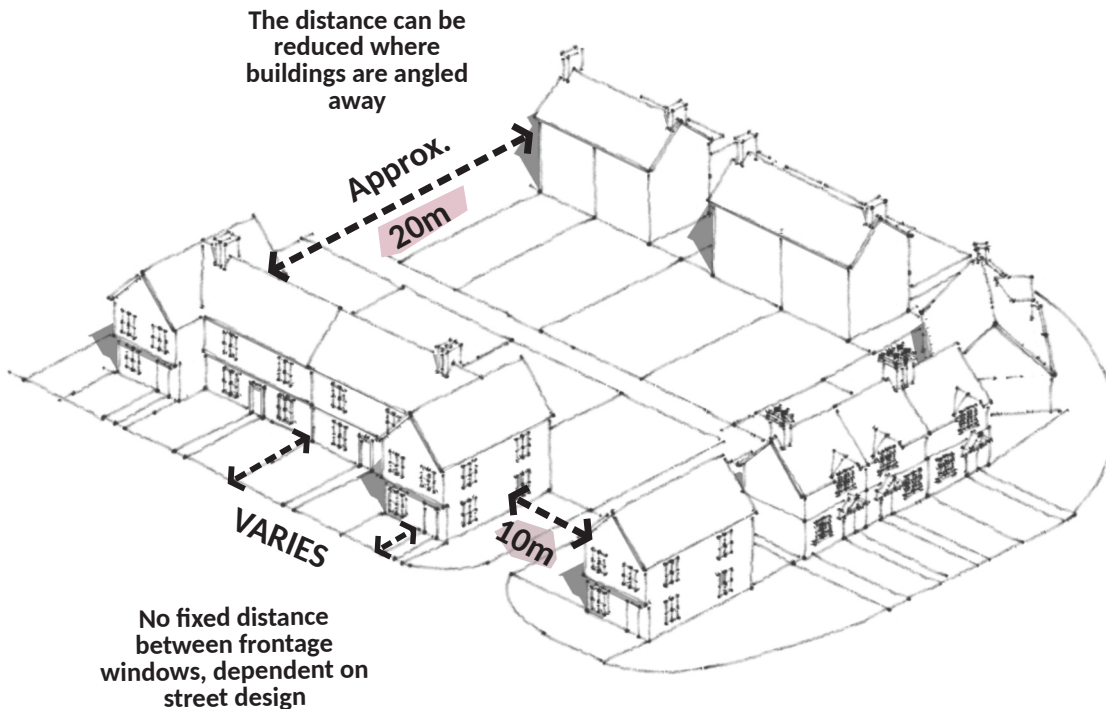
This could be through dual aspect windows and shallow plan form buildings.

Achieving Adequate Daylight - The 45° Rule

Any projection or extensions to a building should not exceed a 45° line taken from the centre of the nearest ground floor window of a habitable room.

Projections which are excessive will cause a loss of daylight to existing windows and amenity space.

CODE AW11 - Natural Light, Aspect and Privacy



Sunlight and Daylight/Solar Gain

- i. When designing new housing and other buildings which are occupied throughout the day, consideration must be given to fenestration design and siting with regard to:
 - Passive solar gain,
 - Providing adequate levels of natural light and sunlight in winter and summer,
 - Prevention of overheating,
 - Effective ventilation, and
 - Minimising noise impact.
- ii. Single aspect apartments should not face due north, as this will be the sole source of sunlight.

Privacy

- iii. The privacy of occupants in dwellings should be maintained in relation to the overlooking of amenity space and into the property.
- iv. Within Awbridge it is expected that a direct back to back distance between habitable room windows should be approximately 20m. This can be reduced where windows are angled away from direct view.
- v. Side to rear distances should be at least 10m.
- vi. Where roof windows are proposed, which may overlook garden areas, these should be placed above 1.7m in height.
- vii. Other windows in rear and side elevations which may cause overlooking should potentially be obscure glazed or non-opening as appropriate.

Rear Gardens

- i. All houses should have access to a private garden space - with the depth not less than 10m.
 - ii. The garden should be of a size suitable for the intended number of occupants.
 - iii. The space should be usable and not overshadowed by buildings, structures or trees for the majority of the area.
 - iv. A minimum rear garden area of 100m² is required for 3+ bedroom dwellings.
 - v. Where not already included within a garage or other purpose built structure, a lockable shed should be sited within the garden to store bicycles.
 - vi. Gardens should not be awkwardly shaped or difficult to access.
 - vii. Access should not be solely through a dwelling and a separate gated access way should be provided. Such an access should be able to accommodate a bicycle.
 - i. Extensions to properties, should not result in a substandard garden space.
- should have a minimal personalisation strip, which could accommodate planters or pots etc, which separates the public realm from their property.**
- x. The space should not be dominated by cycle parking, car parking or refuse and recycling storage. Ideally, car parking should be securely behind the building line, within carriage arches or in garages and car ports. If not possible, sufficient landscaping should be provided to screen adequately.
 - xi. Purposely designed cycle and refuse storage can be accommodated, if low key and in keeping with the street scene.
 - xii. Consideration should be given to the ultimate size of any planting, as this could impact upon natural daylight and the potential for natural surveillance of the street.

Front Gardens

- ix. Front garden may vary in size in accordance with the street design. However all houses,

Rear Gardens

All dwellings require access to a suitable private amenity space. For houses, a garden must be provided.

Garden spaces should be usable - sunlight should not be blocked by buildings, walls or fences ideally on a quarter of the garden, certainly no more than two fifths.

Mature trees within or overhanging a garden can also cause problems, with regard to shading, roots protruding from the ground, branches and leaf drop etc. This should be factored in to the 'usable' garden area.

It is usual for a minimum of 100m² rear garden for 3+ bedroom dwellings. This will accommodate storage (in the form of a shed) and space for refuse and recycling, as well as allow sufficient space to undertake general household activities whilst still receiving sunlight.

When allocating new housing garden space designers should consider future extensions and loss of garden which may occur. It is recommended that permitted development rights will be withdrawn from dwellings with gardens less than 50m².

The garden should be deep enough to allow privacy and an appropriate level of usable space. The rear garden depth should be no less than 10m.

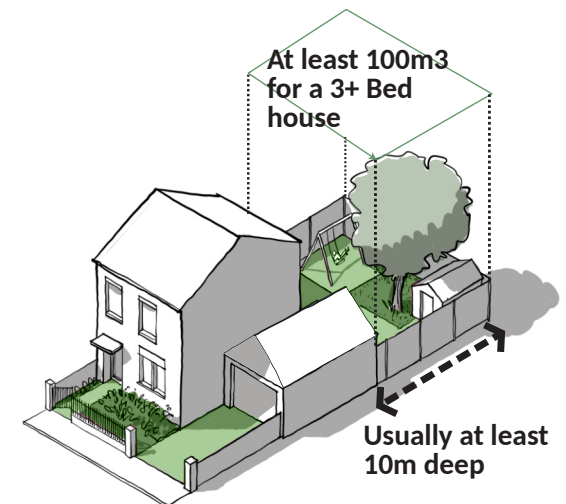
Front Gardens

Front garden may vary in size in accordance with the street design. They should provide security and a degree of privacy for the dwelling.

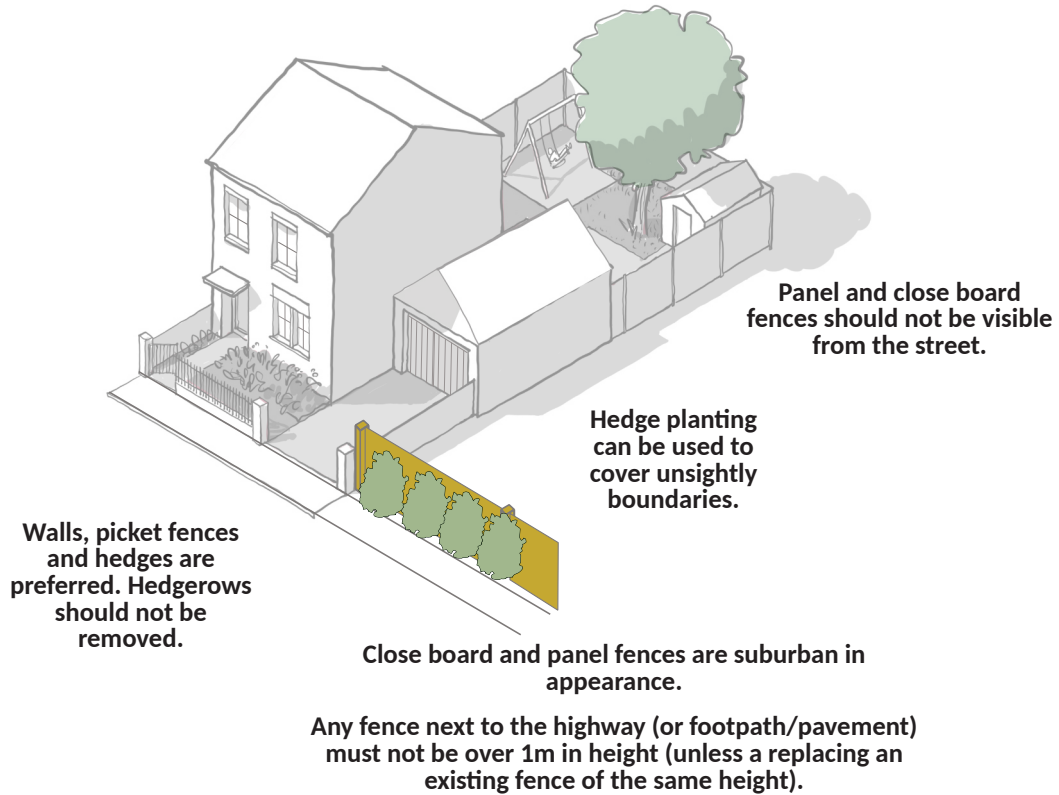
The street scene should not be dominated by cycle parking, car parking or refuse and recycling storage.

Planting in the front gardens should not obstruct windows and restrict natural light or reduce natural surveillance.

All dwellings should provide an area for planting to the front of the property, irrespective of the set back to allow residence a sense of ownership over their space and include provisions for soft landscaping.



CODE AW13 - Boundaries and Means of Enclosure



Property Boundaries

- i. Close board or panel fences should not be visible from the public realm and should be avoided.
- ii. Where fences are used, these should preferably be post and rail, post and wire including stock netting or a picket fence with a native species hedgerow behind and a traditional timber five bar gate.
- iii. Where side and rear boundaries abut public space and require secure fencing rather than a wall a hedge should be used to soften the appearance.
- iv. The replacement of walls and hedges with alternative fencing is not supported.
- v. Native hedgerows and trees should not be replaced by ornamental planting.
- vi. Where there is sufficient space for a front garden, this should be enclosed by an appropriate boundary treatment.
- vii. Front boundary treatments should not obscure the vision from any driveway or cause road safety issues. Fences adjacent to the highway or any footpath must be less than 1m in height.




The location of heritage assets are highlighted on the adjacent map.

Many historical buildings have been obscured by modern development which have adversely impacted upon their setting.

New development should consider the setting and views around designated heritage assets/ buildings of local importance as identified.

Designated Heritage Assets

1. Game Larder Immediately North West of Stanbridge Earls
2. Awbridge Farm House
3. Yew Tree Cottage
4. Awbridge Danes House
5. Coach House, Dovecote and Linking Wall at Awbridge Danes
6. Shrine 20 Metres South West of Awbridge Danes House
7. Loggia on Lake, 500 Metres North East of Awbridge Danes House
8. The Round House
9. Church of All Saints
10. Stanbridge Earls
11. Coombe Valley
12. Coles Farm Cottage
13. Awbridge House
14. Barnes Thatch
15. Redmans Cottage
16. Barn Immediately North of Yew Tree Cottage
17. Old Smithy
18. Awbridge Danes Listed Park & Garden

-  Grade II Listed
-  Grade II* Listed
-  Listed Park and Garden

CODE AW14 - Listed Buildings

New development within the setting of listed buildings must preserve and enhance the significance of the asset. Proposals must maintain the integrity of the original building and its setting - this can include maintaining views into and out of the site.

Schemes should preserve the area's character while balancing historical design and materials with a modern approach, using contemporary yet complementary materials, finishes, and architectural features

Landscaping can be used to frame key aspects of the listed building itself through view cones or by increasing the aesthetics of the setting.

CODE AW15 - Archaeology

Any new development on undeveloped land may have potential for archaeology. Applicants should be aware of this and where relevant an archaeological assessment and/or survey should be undertaken as appropriate.

Other designated heritage assets include, but are not limited to, scheduled monuments, registered parks, gardens, battlefields and archaeological sites.

There are many identified assets, as shown on the above plan.

Non-designated heritage assets have a degree of heritage significance but do not meet the requirements for designated heritage assets. Non-designated heritage assets can include buildings, monuments, sites, places or landscapes.

There are several such buildings with special architectural and aesthetic interest. It is recommended that the Neighbourhood Plan considers these to be formally identified as such or noted as Locally Important Buildings. These are mapped above.

Further information on such assets is found on the Historic England website

<https://historicengland.org.uk/listing/the-list/non-listed-sites/>

CODE AW16 - Non Designated Heritage Assets

Any proposals which affect Locally Important Buildings/Non-Designated Heritage Assets (as shown overleaf) and/or their setting should justify how the proposed scheme sustains and enhances the significance of the asset.

Non-Designated Heritage Assets



- 01 Awbridge Primary School
- 02 Kent's Oak
- 03 War Memorial
- 04 White Cottage
- 05 Coombe End
- 06 Ratley Grange
- 07 Erles Coombe
- 08 Coombe Cottage
- 09 Coombe Corner
- 10 Fiddlers Green
- 11 Hilltop Farm
- 12 Danesmede
- 13 Damans Cottage
- 14 Halfcote

Natural Assets and Biodiversity

The National Design Guide states that "Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well designed places. Natural features are integrated into well designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water".

This can be achieved through:

N1 Provide a network of high quality, green open spaces with a variety of landscapes and activities, including play.

N2 Improve and enhance water management.

N3 Support rich and varied biodiversity.

Natural assets and biodiversity play a major role in place making and creating attractive environments people want to spend time in.

Many studies have suggested that people are drawn to nature through our ancestral need to be in resource-rich environment, which has developed an innate tendency for people to seek out nature, particularly in busy and urban environments.

A connection to nature reduces stress, boosts moral and increases productivity, improving mental health. It also contributes to physical health through the provision of attractive spaces encouraging active movement.

Natural assets and increased biodiversity also offer ecosystem benefits which contribute to human well-being. These services among other benefits provide food, pollination, water treatment, local climate and air quality and recreational uses.

This section sets out the design parameters for conserving and enhancing the existing natural assets in Awbridge.

Well-designed places should integrate existing natural spaces and incorporate new features into a wider multi-functional network. Consideration must be given not only to biodiversity, but also to water management. It should also address how good design can work with climate change mitigation and resilience.

We must prioritise nature in new development so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity.

Although there are a number of high quality open spaces at present in the parish, the community would like to see additional attractive open spaces in locations that are easy to access, with activities for all to enjoy such as play, food production, recreation and sport. This would encourage physical activity and promote health, wellbeing and social inclusion.



CODE AW17 - Biodiversity

The parish comprises a network of various green spaces, water bodies, biodiversity habitats and other natural elements.

Awbridge is situated between many international, national and local designations (as set out in the Neighbourhood Plan) as well as the River Test on the eastern edge of the parish.

The private nature reserve in Awbridge is a fantastic resource, which residents would like to maintain and enhance in the future where possible.

New developments must avoid the loss of mature and veteran trees of good quality and other important vegetation, such as hedgerows, and must maintain local habitats and wildlife corridors.

Site design must seek to connect existing ecological zones and enhance biodiversity through the planting of local tree and plant species, the creation of habitats and the incorporation of SuDS and rain gardens.



All developments, including new builds, extensions, and conversions, should provide a minimum net gain of 10% increase in biodiversity.

Any development should enhance biodiversity and the natural landscape. Where there is unavoidable loss or damage to habitats, sites or features because of exceptional overriding circumstances, mitigation and compensation will be required.

Development schemes should seek to restore and increasing the total area of natural habitats and landscape features provided as appropriate to

the scale proposed.

The biodiversity opportunity areas highlighted in the Neighbourhood Plan provide an excellent indication of where improvements are considered key.

The provision of owl, bird and bat boxes will be sought as appropriate on all new developments.

Bat friendly lighting should be installed to maintain foraging routes





CODE AW18 - Trees

Applicants must demonstrate how they have complied with the tree guidance (as set out below), for their individual site and its circumstances.



Awbridge is set in mature landscaping and has made the most of its natural environment setting.

Trees have an important role to play in the natural and man made environment. They provide shelter and contribute to reducing carbon emissions and cleaning the air.

The ecological benefits and connections should be maximised. Tree planting and maintenance of existing trees can increase biodiversity. Consideration should also be given to planting the correct trees in right location to ensure that any placement does not result in a loss of biodiversity units.

Specific tree species can be used as a landmarks and increasing planting density can guide a user and act as a signpost to a location. For example, avenues of trees leading to a destination, such as towards green spaces, or as a focal feature for the purposes of legibility.

Trees can play a role in screening and noise reduction and

should be utilised to reduce noise or visual impacts where necessary.

When choosing a species, designers must consider the following:

- **Use Potential - park, paved area, compatible with drainage, garden size, compatible with road type.**
- **Mature Size - small <10m up to extra large >25m - as well as height, think about root protection areas and to avoid issues with utilities and services.**
- **Crown Form - the shape of the crown can be aesthetic but also determine planting distances and the effect of the canopy on the space below, would the planting overcrowd the street scene, would it create unacceptable shade?**
- **Crown Density - as above, look at whether a dense canopy provides the level of enclosure required or whether a light, open crown would be preferable.**

- **Natural Habitat and Environmental Tolerance - choose the right tree for the location, given the soil type, levels of sunlight, water and potential for drought etc.**

- **Aesthetic and Ornamental Qualities - does the tree flower or fruit in a way which does not cause a nuisance? Does the tree introduce a valuable aesthetic to the area? Does the seasonal variation add further interest?**

A diverse mix of species should be sought to reduce the risk of passing on inter-species diseases.

New development must be designed around existing trees wherever possible. Where it is unavoidable that trees are lost, they should be replaced at a rate of 2:1 and by native species.

List of Native Trees

- *Acer campestre* - Field Maple - (M) (D) (C, L, S)
- *Alnus glutinosa* - Alder - (M) (D) (C, L, S)
- *Betula pendula* - Silver Birch - (L) (D) (C, L, S)
- *Betula pubescens* - Downy or White birch - (M) (D) (C,L,S)
- *Carpinus betulus* - Hornbeam - (L) (D) (L, S)
- *Corylus avellana* - Hazel - (S) (D) (Loam, Sandy)
- *Crataegus laevigata* - Hawthorn (Midland) - (S) (D) (L, S)
- *Crataegus monogyna* - Hawthorn (common) - (S) (D) (C,L,S)
- *Fagus sylvatica* - Beech (common) - (L) (D) (L, S)
- *Ilex aquifolium* - Holly - (S) (D) (Loam, Sandy)
- *Juniperus communis* - Juniper (common) - (S) (C) (C, L, S)
- *Malus sylvestris* - Crab Apple - (S) (D) (L, S)
- *Pinus sylvestris* - Scots Pine - (L) (D) (C, L, S)
- *Populus nigra* - Black Poplar - (L) (D) (C, L, S)
- *Populus tremula* - Aspen - (L) (D) (C, L, S)
- *Prunus avium* - Sweet Cherry (M) (D) (C, L, S)
- *Prunus padus* - Bird Cherry (M) (D) (C, L, S)
- *Quercus petraea* - Sessile Oak - (L) (D) (C, L, S)
- *Quercus robur* - English Oak - (L) (D) (C, L, S)
- *Salix caprea* - Goat Willow - (S) (D) (C, L, S)
- *Salix pentandra* - Bay Willow - (S) (D) (C, L, S)
- *Sorbus aria* - Whitebeam - (M) (D) (C, L, S)
- *Sorbus aucuparia* - Rowan - (S) (D) (L, S)
- *Sorbus torminalis* - Wild Service Tree - (M) (D) (C, L, S)
- *Taxus baccata* - English Yew - (M) (C) (C, L, S)
- *Tilia cordata* - Lime, small-leaved - (L) (D) (C, L, S)
- *Tilia platyphyllos* - Lime, large-leaved - (L) (D) (C, L, S)
- *Tilia x europaea* - Lime, common - (L) (D) (C, L, S)

(L) - Large >25m

(M) - Large >25m

(S) - small <10m

(D) - Deciduous

CODE AW19 - Hedgerows

Existing hedges, particularly where of native species, should be maintained and enhanced wherever possible.

Minor and major development sites which about the open countryside and rural lanes must incorporate native hedgerows and vegetation.

Native boundary treatments to help transition from the built to the natural environment and to act as a wildlife corridor will be supported.

Dwellings which about the open countryside as well as green spaces must incorporate native hedgerows and native vegetation as a boundary treatment to help transition

from the built to the natural environment and to act as a wildlife corridor.

New planting of conifers, laurel and rhododendron is not supported as a hedgerow treatment. These are not native and can out compete native plants.

Appropriate species include Hawthorn, Blackthorn, Field Maple (neutral soils), Hazel, Holly, Guelder Rose (neutral soils), Hornbeam (damp soils), Beech, Wild Service tree, Field rose, Dogwood (damp soils), Dog Rose and Spindle (neutral soils).

Native hedgerows make a significant contribution to the character of Awbridge. The retention of a good degree of hedgerows in the character areas makes for a verdant feel in a medium to high density area.

Native hedgerows are commonly used around Awbridge to define property boundaries and more so along road frontages. This should be continued in any new development to maintain the level of vegetation that contributes to the character of the parish and help create habitats for small species. Non-native and ornamental planting should be avoided.

High levels of vegetation should be incorporated into new development and especially in areas which are already highly vegetated.



Laurel hedges and Rhododendron offer little biodiversity benefit and are invasive.

Important Views

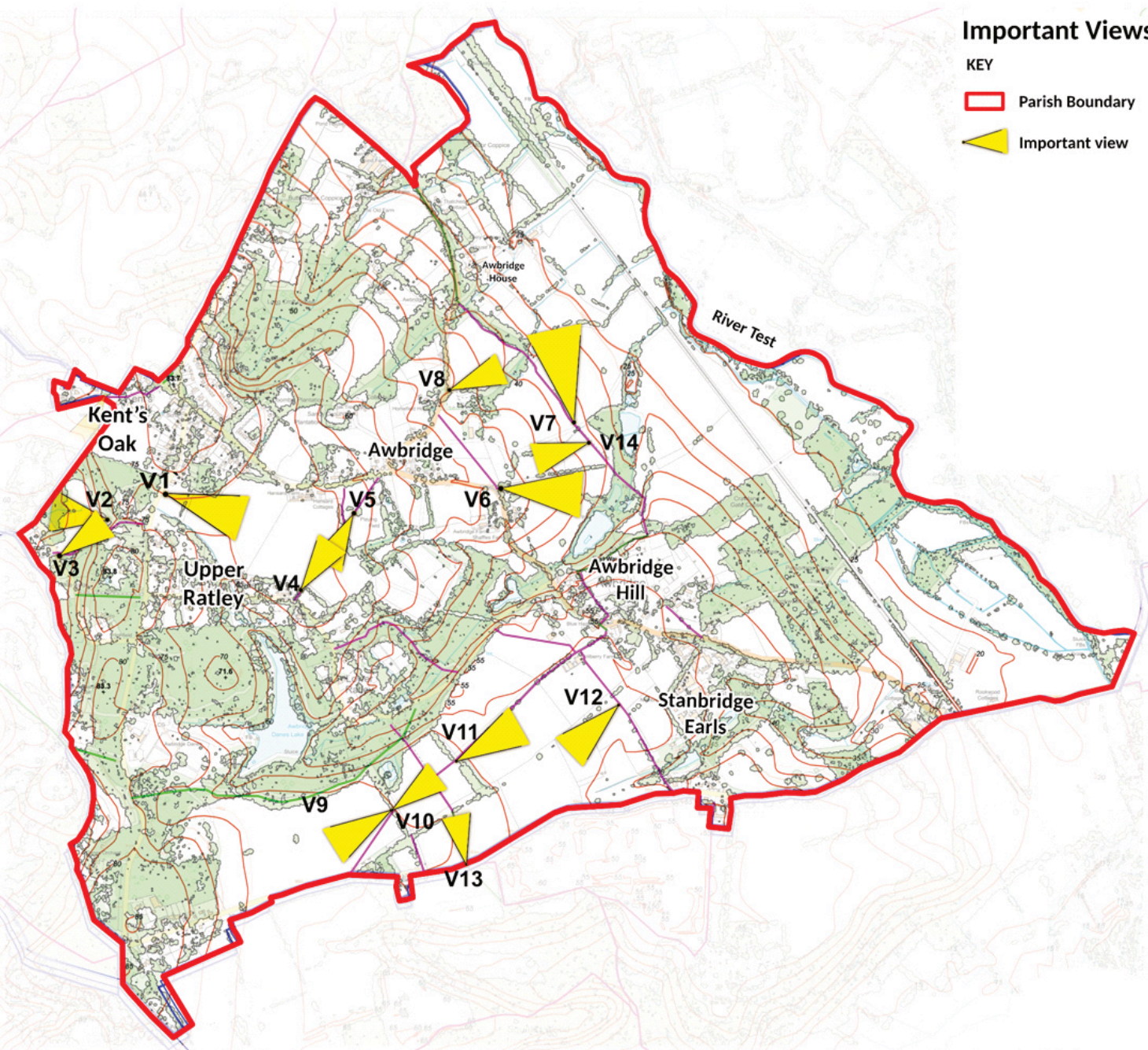
- KEY
- Parish Boundary
 - Important view

CODE AW20 - Views and Vistas

The identified key views must be protected from inappropriate development, preserving their key characteristics and ensuring openness.

New development should not obstruct long-distant views to the countryside beyond.

The design and layout of major and minor development should be informed by the existing views. Where proportionate, a viewscape analysis relating to the impact of the proposed development should be undertaken.



Key Views are important to protect the existing character and retain a sense of place.

The following views have been identified from the Character Appraisal and are shown on the map adjacent.

Views can be long distance and open, enclosed, glimpsed, directed through building placement and orientation. In all circumstances, development should respect these views, which provide significant benefit to the character of the area.

Routes and Accessibility

Any new development should be well connected to the existing network of streets and routes. Where possible, new developments should enhance existing connections.

The movement network should enhance the mobility of non-vehicular journeys and prioritise pedestrians and cyclists (active travel).

The street design should relate to its status in the hierarchy and function for the proposed use. The street hierarchy is set out adjacent.

The aim is to discourage the use of the car for local trips with a higher connectivity level for pedestrians and cyclists to reduce travel time.

It is vital that the new streets are well connected to existing routes and are designed around the existing route hierarchy.

It is essential that the rural character of the area is maintained through the design of streets and that further suburban development does not erode the parish.

The following Design Codes overleaf contain general guidance for new development and should be read alongside the Manual for Streets found at <https://www.gov.uk/government/publications/manual-for-streets>

In any new development, the larger primary and secondary roads are unlikely to be implemented in this location due to the environmental constraints in the parish.

It is likely that new 'Village Streets' will be proposed along with 'Courtyards and Private Drives'. The focus of the next section is primarily on these routes.

CODE AW21 - Route Hierarchy

Developers must, as proportionate to the scheme proposed, provide a route hierarchy which maximises opportunities for pedestrians and cyclists. It should focus upon providing an attractive public realm which draws influence from the landscape led setting of Awbridge.

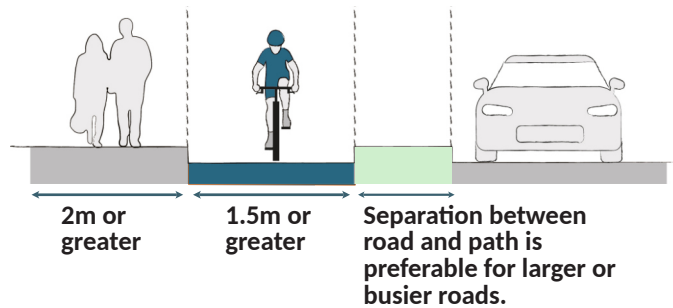
specifically to accommodate the type of traffic flow that is set out in the route hierarchy.

Sites should be accessed via sensitively designed junctions as appropriate to the scale of the development and traffic volume.

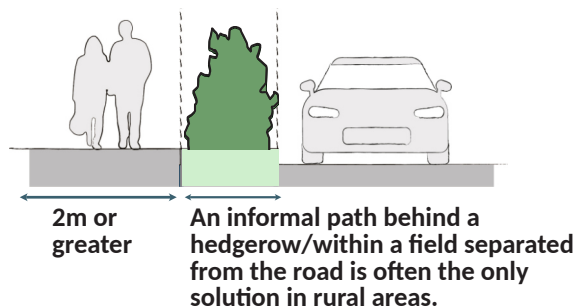
New roads and paths should be designed



CODE AW22 - Walking and Cycling



However, it is rare that sufficient space exists in rural areas and a combined path is generally more appropriate.



Such paths should not be constructed in tarmac or other more urban material.

Developers must submit sufficient information (proportionate to the scale of the proposal) to demonstrate how the scheme is compliant with the walking and cycling guidance as set out below and as befits the site and its circumstances.

To encourage walking and cycling in Awbridge, the following should be considered:

- Pedestrian and cycle routes must be well connected with existing paths and directed towards both existing and other newly created community facilities;
- The route hierarchy must prioritise the pedestrian over vehicles;
- Paths which are attractive and safe with street lighting and benefit from natural surveillance;
- Shared cycle and footpaths are preferred rather than individual footpaths. Such paths should be 3 metres in width;
- Well designed junctions and crossings are essential to achieving a safe movement network for people and vehicles;
- All junctions must maintain good visibility - splays must be kept clear from obstructions such as street trees, furniture and parked cars;
- Crossings should be placed in regular intervals in convenient places which follow pedestrian desire lines;
- Traffic calming measures should be designed in at crossings, for example reducing the road width or introducing raised platforms;
- Consideration should be given to the most appropriate type of crossing depending on the road hierarchy and traffic volume; and
- Footpaths without cycle routes should be at least 2m and more depending on the type and level of activity.



Private on-plot cycle parking either to the side or rear of the dwelling - behind the building line.

Cycle parking provision is essential to encourage people to cycle and increase their activity level whilst reducing carbon emissions.

To do so, appropriate infrastructure must be designed into the fabric of the development and the basic starts with cycle parking provision in key destinations.

Secure covered cycle parking should be provided with all new residential developments within the domestic curtilage. Provision may be made within a designated cycle parking shed or integrated into the car port or by other appropriate



Public cycle parking - located on edge of a public open space.

means. The use of planting can help mitigate any visual impact which distracts from the overall character. Enough space should be designated with regard to the number of bedrooms and likely number of occupiers.

Cycle provision should also be located near community facilities and services, leisure spaces and places of employment. Cycle parking in the public realm should not impede other activities and be in a designated area which benefits from natural surveillance.

CODE AW23 - Parking (Cycles)

Overnight and long-term cycle storage:

Cycle storage facilities must be secure, under cover, clearly identifiable and accessible to people of all ages and a range of abilities.

Dwellings should have their own cycle parking - where possible, a garage should be designed to include secure cycle storage.

Secure, enclosed cycle parking must be provided for all dwellings without a garage, such as a shed to the side or rear garden. If appropriately designed, front garden storage may also be acceptable, but should be low level and not dominate the street scene.

The cycle parking must be accessible without wheeling a bicycle through the dwelling.

Cycle storage facilities may be located in a variety of places to connect into the public transport network.

In apartment blocks, cycle storage facilities should be positioned close to the ground-

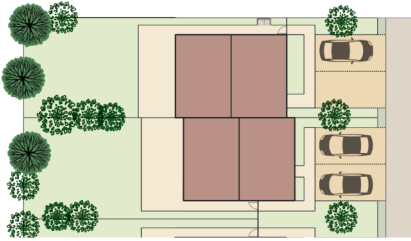
floor entrances and sufficient cycle parking should be available for all residents.

Communal cycle storage facilities should be well-lit, especially at night, and designed in such a way that they discourage vandalism and theft.

Where cycle facilities are being planned adjacent to community facilities or cafes, consideration should be given to opportunities for bike repair hubs, bike share or other facilities to make cycling more attractive.

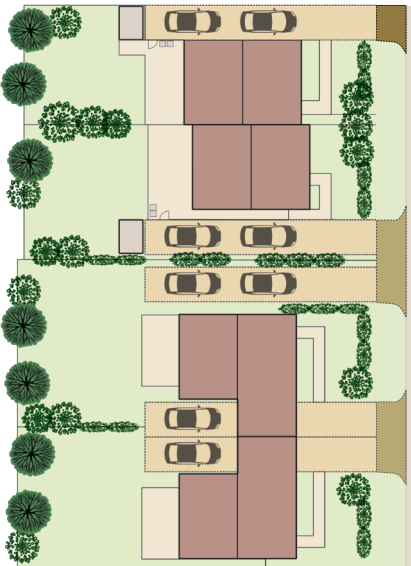
A proportion of the cycle parking (typically 5%) should be provided for non-standard cycles to accommodate people with mobility impairments and cargo bikes.

For cycling parking requirements, please see the Local Plan.

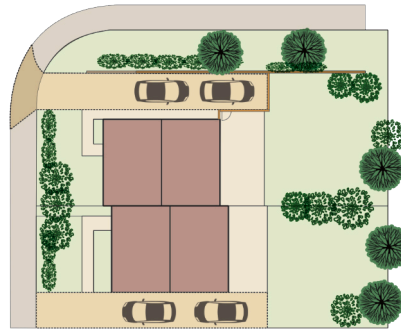


On-plot parking to the front of a property can often dominate the street scene. Ideally the drive should accommodate all vehicles behind the building line.

Alternatively, front gardens should be at least 2m deep in front of the parking to improve the setting.



Here parking is shown behind the building line. Carriageway arches could be used to provide shelter to parked vehicles underneath.



On corner plots, parking should be contained behind walls and vegetation rather than be visible. Sufficient visibility however must be maintained. Any planting, fence or wall must be set back from the highway and lower than 600mm to ensure good visibility. Such heights may be increased further back into the plot beyond 2.4m from the edge of the carriageway.

Ideally, a corner plot should be dual aspect.

CODE AW24 - Parking (Vehicles Layout)

Car parking should be attractive and functional and follow guidance set out in Manual For Streets.

The number of car parking spaces must meet the requirements for the development type and number of bedrooms as set out by Hampshire County Council.

On plot parking is preferable and where possible should be located to the side of the property.

Car ports are preferable to a garage, as often garages are either converted or used for personal storage rather than parking. This loss of parking then exacerbates the current parking issues.

Where garages are proposed, it should be considered whether a condition limiting its use and conversion may be appropriate.

Communal parking should be provided for apartments and be well overlooked, directly accessible and laid out attractively and functionally.

Where rear courtyard or mews court parking is proposed, this must only be where homes directly overlook and front the

parking areas. They should be secure, well overlooked and lit, whilst being in close proximity to the dwellings it serves. Where possible these spaces should be directly accessible from the dwelling or any associated amenity space to minimise walking distance.

On-street parking should not dominate the street scene. It should be broken up with vegetation which should be placed so as not to adversely affect visibility.

Planting should be in keeping with the wider character of the area and offer biodiversity benefit. Choice of plants and hard landscaping should also be functional, attractive and chosen from a co-ordinating materials palette to add visual excitement to the streetscene.

CODE AW25 - Car Parking

A parking space should be at least 5.5m x 2.9m, but ideally further space should be allowed on a driveway to walk alongside a car.

A parking space in front of a garage or dwelling should be at least 6m in length to allow for the door to be opened without moving the vehicle, or placing the vehicle overhanging the footway.

A tandem parking space should be at least 10m x 2.9m with additional space if located in front of a garage.

A garage must have an internal dimension of at least 7m x 3m.

All houses with on-plot parking should have a dedicated Electric Vehicle (EV) charging point.

Within communal parking courts, parking spaces should be at least 5.5m x 2.9m. The rows should be separated by at least 6m to allow ease of manoeuvring.

At least 5% of spaces should be suitable for use by disabled people.

A court should be designed with sufficient planting and landscaping in front of properties to soften the hard urban streetscape.

Parallel parking should be 6m long and 2.5m wide as doors can open into street or footway.

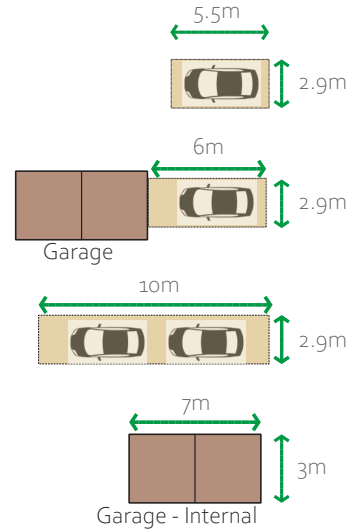
Parallel parking spaces which are restricted by a fence or wall etc. will need to be wider and 2.7m is recommended.

Perpendicular spaces must be 5m long and 2.5m wide if next to another parking space or open space.

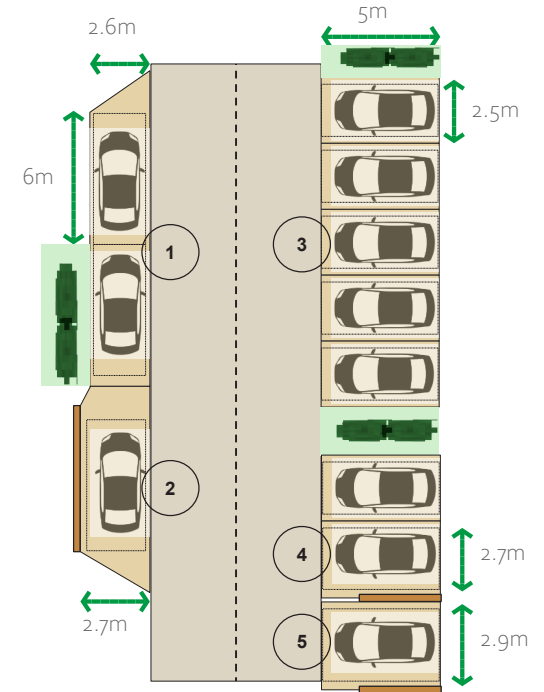
If constrained along one edge then the width should increase to 2.7m.

If constrained on both sides the width needs to increase to 2.9m.

Parking Examples



Private driveway parking should be low key and in keeping with the rural character. Extensive block paving is not encouraged as it is urban in nature.



On street parking can be problematic for pedestrians particularly where vehicles are parked on pavements.

CODE AW26 - Surfacing

Surface materials are extremely important. They can be used in a number of ways, for example to:

- define different road types and speed limits,
- highlight pedestrian or cycle usage,
- contain green spaces, or
- indicate the character of an area.

In Awbridge some of the originally designed surfaces have been replaced by tarmac, concrete or other inappropriate poor quality surfaces.

Block paving is only commonplace on modern development for private driveways. Older properties generally comprise gravel paths and parking areas.

Surface materials are an integral element of creating areas of public realm, ensuring cohesion and continuity. In order to achieve this, a limited palette with materials that are attractive, simple, durable, appropriate to the local character and capable of withstanding their intended use should be chosen.

Steps for example, should be highlighted in a contrasting material to reduce the likelihood of a trip or fall.

Private spaces must be defined by a change in material or physical barrier such as vegetation, fencing or walls.



Large areas of hard surfaces, poorly finished treatments or patched finished with tarmac or concrete for cost saving reasons has an urbanising and adverse impact on the character of the area.

Where appropriate, loose/compacted, permeable surfacing is preferred for both visual appearance and drainage reasons.

Awbridge is a rural parish, largely set within the landscape. The choice of materials should be low key and blend with the natural environment.

Surface materials used within the public realm must be high quality, durable and complement the local context, in addition to satisfying technical requirements and offering a long term, sustainable solution.

Materials should be chosen from a limited colour palette appropriate to the scheme to avoid clutter, confusion and disorientation.

Large areas of concrete, tarmac, block paving etc. will not be supported. Instead, gravel and bonded gravel are preferred. This can be contained by granite setts. In some instances, for highway safety reasons, tarmac is required but should be minimised where possible.

When replacing existing surfaces, original high quality surfaces should not be replaced by tarmac or cheaper concrete alternatives.

The route hierarchy should be surfaced reflecting the nature of the use and the location. The installation of kerbs on rural lanes as a result of development proposals is not encouraged.

Existing grass verges should not be lost to development.

CODE AW27 - Services and Utilities

Utilities

Utility companies and other service providers should be consulted as soon as possible to ensure that all necessary services are available and to avoid any conflicts during construction.

Services should be located under footways or service strips rather than under carriageways.

Designers should consider the future by allowing additional space within the ducting for future technologies.

Ducting should be provided to a point at the property boundary where it can be connected at a future date as required.

Utility related street furniture should be minimised where possible.

Services should not be located within landscaping strips where tree roots may cause an adverse impact.

Larger areas of public open space may be more suitable for services where such spaces remain free of planting.

Lighting

Not all streets or buildings require lighting. There are many instances where the provision of lighting may be detrimental. Such dark areas are important for ecology, especially bat flight corridors.

A compromise in some instances may be more suitable, such as covered downlighters or sensor lighting.

Lighting design should be in keeping with that of

the surrounding area and use lower energy lamps.

Any development proposal should consider the individual location in detail.

Waste/Recycling and Bin Collection Points

Bin collection points must be provided within 25 meters of any dwelling that is more than 25 meters from the highway.

Residents should not have to carry a bin more than 30 meters (excluding vertical distances) to the bin collection point.

Drop kerbs must be provided to facilitate wheelie bin collection.

Waste and recycling provision should be made at the rear of houses, which can be brought to the street via a carriage way, gated access or private path. Service alleys should service no more than 5 houses and be lockable.

Communal waste and recycling storage buildings may be used for apartments. These should be attractively designed to complement the apartment building.

Fire tender access

Any dwelling that is more than 45 meters from the highway must have a driveway that is wide enough (at least 3.7 meters) and strong enough (capable of carrying a 12.5-tonne vehicle) to accommodate fire tenders.

The street network must accommodate the mobility of all emergency vehicles and service vehicles and refuse collection services.

To avoid adverse impacts, co-ordinated utilities should be considered early on in the design process to enable discreet and convenient delivery and maintenance.

To ensure efficient use of space and for aesthetic reasons, services are should be provided underground, below roads and footpaths. It is important to consider the desired placement of new planting and existing trees and shrubs.

All services and utilities must be easily accessible for future maintenance and locations which causes the least disruption should be considered.

Detailed advice on providing for utilities in new developments can be found in Street Works UK Guidance: <http://streetworks.org.uk/>

Guidance on spacing and turning requirements is provided in Manual for Streets: <https://www.gov.uk/government/publications/manual-for-streets>.

Resources and Climate Change

The National Design Guide states that "Well-designed places and buildings conserve natural resources including land, water, energy and materials.

Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050. It identifies measures to achieve:

- mitigation, primarily by reducing greenhouse gas emissions and minimising embodied energy; and
- adaptation to anticipated events, such as rising temperatures and the increasing risk of flooding".

This can be achieved through:

R1. Following the energy hierarchy

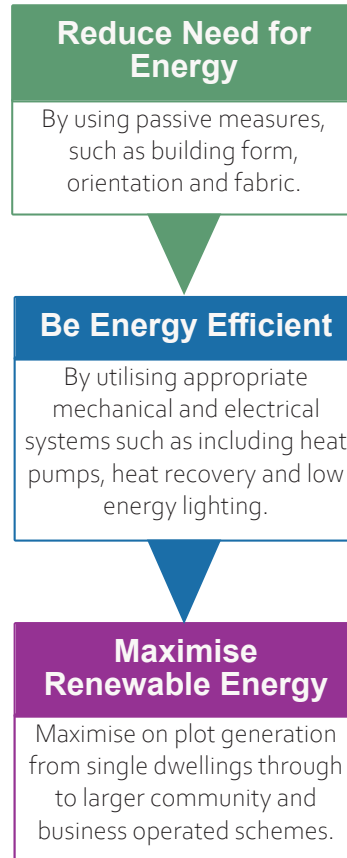
R2. Careful selection of materials and construction techniques

R3. Maximising resilience

The following section looks in more detail at reducing the amount of resources both in construction and future use by occupants. This is not only in materials, but for land, water and energy.

New buildings should aim to be in excess of the requirements set out in current Building Regulations or at least be easily adaptable to do so. This Design Code however does not seek to duplicate current Building Regulations and this should be reviewed separately.

Energy Hierarchy

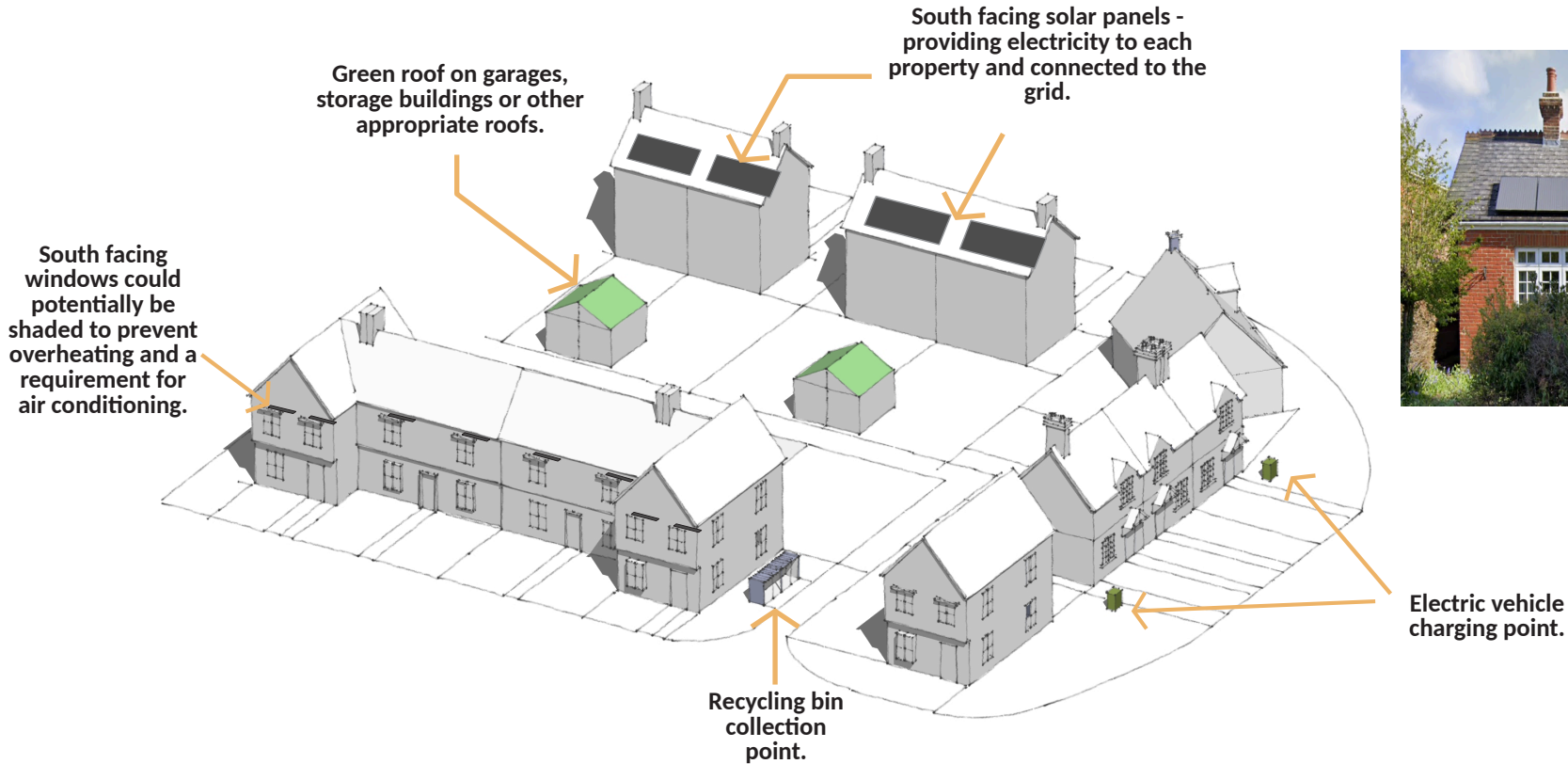


CODE AW28 - Low Carbon Buildings

The following matters should be included in new development. Whilst new building will be required to follow Building Regulations, it may also be possible to retrofit energy efficiency measures to the existing buildings.

Low Carbon Buildings

- i. Insulation - greater levels of insulation to be provided in lofts and walls (both for cavity and solid walls).
- ii. Air tightness and minimisation of draughts. Doors and windows are the most common source of problems. However floors, particularly suspended floors, can be easily insulated.
- iii. New windows should be replaced by double or triple glazing, but should follow the guidance above. South facing windows may need to be shaded and north facing windows should avoid larger panes of glass, which would enable greater heat loss.
- iv. Low carbon heating alternatives to gas or oil boilers must be sought. Solar panels are encouraged.
- v. Water and electricity usage can be reduced by using more efficient products.
- vi. Where possible, materials should be re-used in situ to reduce waste and embodied carbon.
- vii. Maximise green space, green roofs and walls to reducing effects of flooding and overheating.
- viii. In areas prone to river and surface water flooding particularly, consider floor levels and the position of items sensitive to water ingress. Design gardens and boundary treatments to allow water to move through without obstruction.



CODE AW29 - Renewable Energy

It is important that the site layout is designed to optimise renewable energy use. The site layout design and individual building design effects energy consumption.

Improving energy efficiency can be achieved through solar passive gain and efficient form, as well as construction and materials. Optimisation of such can only be achieved if renewable energy is considered early in the design process.

Types of renewable energy technologies include: solar power, wind electric systems, hydro power systems, biomass and a variety of heat pumps.

With accurate design energy-positive buildings may be developable in which the building produces more energy than it consumes. Where possible, new development should be designed to achieve and equal (or greater) a level of energy generation to consumption.

Where viable renewable energy systems should be connected to the grid to enable energy supply if requirements are not met or an energy surplus can be fed back into the grid.

CODE AW30 - Construction and Materials

New development should aim for a net zero carbon construction process and total embodied carbon.

Carbon can be reduced in the design process through limiting the amount of materials needed through structural design and building form, in addition to choosing lower carbon materials.

Developers must seek to reduce carbon emissions during the construction phase. This can be achieved through employing local contractors and reusing and recycling building materials and reducing site waste.

The standard to which buildings are constructed will effect total embodied carbon for the lifetime of the building. New development must be sufficiently insulated and air tight.

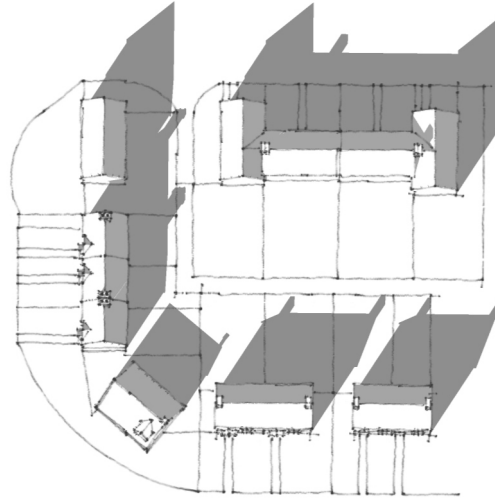
Renewable energy and low carbon appliances should be installed in new properties.

At the design and construction stages the 'end of life' of the building should be considered to reduce carbon emissions from demolition and ensure materials are reusable.

Where proposals affect the fabric of existing buildings, applicants should consider the retrofitting of appropriate materials and technologies to lower carbon emissions.

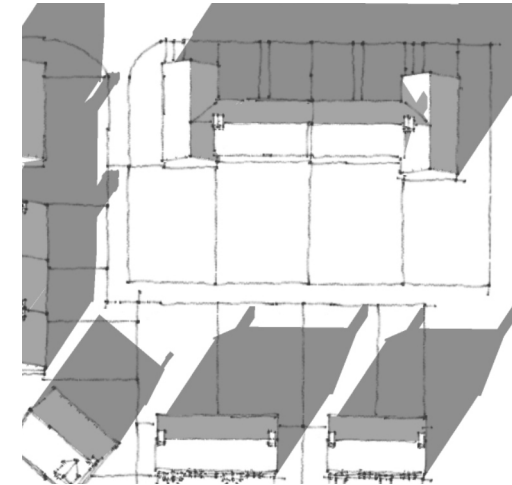
The two examples here highlight the difference orientation makes to a scheme.

Example 1



In Example 1 there are a number of dwellings with north facing gardens and areas which are completely overshadowed.

Example 2



Example 2 is orientated such that there are due north facing gardens. This means both gardens and dwellings receive direct sunlight for more hours of the day.

Orientation - Passive Solar Gain and Shading

The orientation of buildings and passive solar gain should be considered in the early design stages.

To maximise solar gain in the winter, buildings should be within 30° of due south, where ever possible.

Maximising the number of building within his range should help inform the layout. In addition, the north side may have a higher ratio of wall to windows to minimise heat loss.

This however needs to be balanced with existing building lines and patterns of development.

Deciduous trees can be strategically placed to provide summer shading and avoid overheating, as can louvre windows and other shading detailing such as a Brise soleil.

Sustainable Drainage

Sustainable drainage systems (SuDS) are a way of managing rainwater that mimics natural drainage processes. This can help to reduce flooding, improve water quality and create more attractive and biodiverse spaces.

Green SuDS use vegetation and other natural materials to manage rainwater. Examples include green roofs, rain gardens and swales.

Natural flood resilience features are elements of the landscape that can help to slow down and divert floodwaters. Examples include wetlands, woodlands and floodplains.

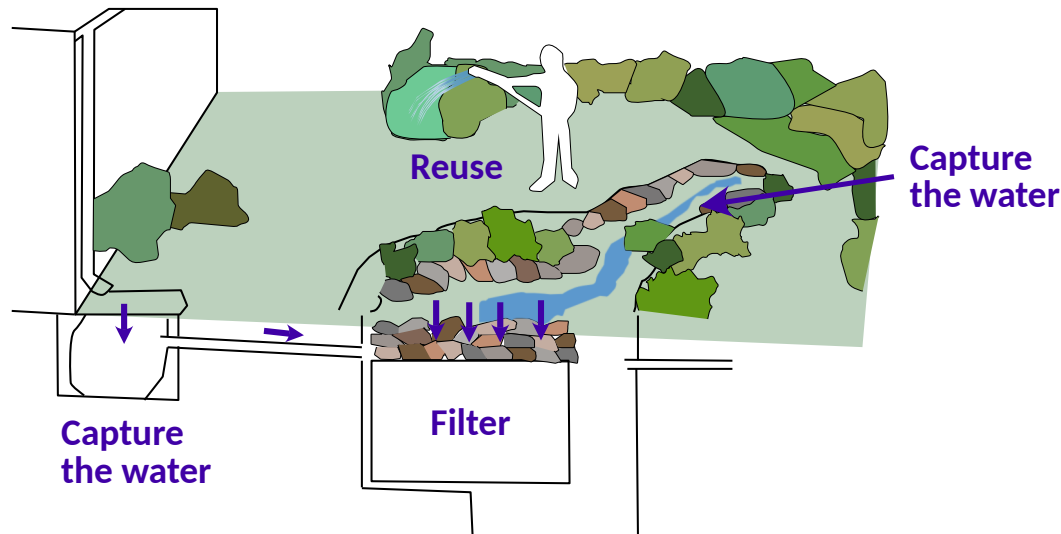
Flood resistance measures help to prevent buildings from being damaged by floodwaters. Examples include raising the ground level around buildings,

installing flood barriers and using waterproof materials.

Flood resilience measures help buildings to recover quickly from flooding. Examples include designing buildings so that they can be easily dried out and repairing any damage caused by floodwaters.

Water-saving measures can help to reduce the amount of water that is used. Examples include installing water-efficient appliances, planting drought-tolerant plants and taking shorter showers.

Rainwater harvesting is the collection and storage of rainwater for reuse. Greywater harvesting is the collection and reuse of household wastewater from sinks, showers and baths.



CODE AW31 - Water Usage and Recycling

Rainwater can be utilised for a range of daily activities including cleaning and flushing toilets. New developments should employ rainwater and storm water harvesting wherever possible. Any such system should have 4 main components:

- **Collection,**
- **Treatment,**
- **Storage, and**
- **Distribution.**

The system should consider the local rainfall pattern and the size and material of the collection surface for optimal operation and economic viability.

Rainwater must not flow into open gullies due to potential risk of contamination.

Potential overflows should be accounted for in design to avoid flooding.

Storage devices should be protected against extreme weather conditions.

More information can be found from the Hampshire Lead Local Flood Authority.

CODE AW32 - SUDS and Flood Resilience

New development should seek to avoid Flood Zone 3 where possible, in particular avoiding areas of functional floodplain. In this regard, the Sequential and Exception Tests should be referred to and development sited as prescribed in the NPPF.

Proposals should not result in an increase to flood risk to either a development site or to surrounding properties.

Sustainable drainage is designed to reduce the rainwater run-off rate. This reduces the risk of flooding and increases the biodiversity, water quality and amenity.

New development, especially major development schemes, should seek to capture rainwater for use on site. This can be used for irrigation and non-potable uses.

If capturing is not possible, schemes should aim for water to infiltrate into the ground or gradually release into a body of water. This can be done through:

- Green roofs,
- Permeable surfacing,
- Swales, and
- Planting and rain gardens.

Drainage should be considered early in the development planning and design process, particularly where surface water and fluvial flood risk is identified. The drainage scheme should be designed along with other key considerations.

Existing watercourses, existing surface water flow routes across the site and existing drainage systems must be taken into consideration and the drainage strategy should mimic natural drainage patterns as closely as possible.

Adoption of permeable paving solutions instead of tarmac is supported. Gravel is a widely used surface in the parish, but suitable containment strips or materials should be used to ensure that there is limited spillage onto the highway.

Permeable pavements reduce flood risk by allowing water to filter through. They should:

- **Respect the material palette,**
 - **Help to frame the building,**
 - **Be easy to navigate by people with mobility aids,**
 - **Be in harmony with the landscape treatment of the property, and**
 - **Help define the property boundary.**
- Gardens, soft landscaping and the use of**

appropriate planting should be maximised to reduce the overall area of impermeable hard surfacing. The introduction of non-porous hard surfaces is likely to increase surface water volumes and increase local flood risk.

Green space can be incorporated for natural flood protection e.g. permeable landscaping, swales etc.

The collection of water within new development is encouraged to collect rainwater from roofs and reduce the overall rainwater runoff impact of any development. This can take the form of a water butt on an individual property to a large scale water tank on larger sites with rainwater and grey water stored and reused to reduce the demand on mains supply.

Where flood water currently adversely affects a property, any new proposals to reduce the impact or to improve matters would be supported, subject to design and effect on biodiversity.

Design Checklist for Development Proposals

General questions and issues to consider when presented with a development proposal

There are a number of locally specific principles which should be demonstrated in the proposals:

- Connecting and strengthening the existing green network to enhance ecological corridors and the provision of quality open space including green spaces.
- Integration with the existing movement network with regard to street hierarchy, pedestrian priority and ecological corridors.
- Strengthening of the existing local character including appearance of buildings and spaces and integration with the physical form.
- Respecting existing context and buildings in terms of scale, height form and massing and considering loss of light and privacy.
- Relation to topography and existing land form whilst respecting important views and gaps.
- Reinforcing local distinctiveness, place identity and retention of significant existing features and using appropriate materials.
- Sufficient provision of sustainable waste management, flood mitigation and renewable energy technologies and energy efficient design.

- 1. Does the proposal constitute a high quality and sustainable site specific solution?**
- 2. Does the proposal meet requirements set out in this document, if not are the reasons justified?**
- 3. Is it suited to the local context and does it enhance local character?**
- 4. Will the proposal maximise efficient use?**
- 5. Does the proposal encourage active travel and provide sufficient parking solutions?**
- 6. Has building form and architectural detailing been used to create interest and enhance place identity?-**

Monitoring and Review

It is considered that this document should be monitored and reviewed alongside the Neighbourhood Plan and at the same timescale.

Conclusion

This document sets out design code guidance for new development within Awbridge. It should be used by decision makers and applicants to design and develop buildings and places which positively contribute to the existing character and achieve high quality design.

The design codes within this document have been informed through background evidence base in preparation for the Neighbourhood Plan.



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Glossary of Terms

Accessibility – Accessibility means that people can do what they need to do in a similar amount of time and effort as someone that does not have a disability. It means that people are empowered, can be independent and will not be frustrated by something that is poorly designed or implemented.

Active Frontage – The design of buildings to encourage interaction between people on the street and people inside the buildings. This can be achieved through frequent doors and windows, narrow frontage buildings, articulation of facades and lively internal uses visible from the outside.

Active Travel – Movement of people using their own power, such as walking, wheeling or cycling. It is a sustainable and healthy way to travel and it can help to reduce congestion and air pollution.

Amenity – The features of a place that make it pleasant and enjoyable to use. This can include visual and aural amenity, as well as other factors such as daylight, sunlight, outlook, privacy, air quality and noise levels.

Appearance – The visual qualities of a building or space. This includes the external built form, architecture, materials, decoration, lighting, colour

and texture of the building or space, as well as the landscape in the case of a space.

Appearance is important because it can contribute to the overall character and attractiveness of a place. It can also influence how people perceive and use a place. For example, a well-designed and attractive building or space is more likely to be inviting and enjoyable to use than a poorly designed or unattractive one.

Area type – A geographic area that shares common features and characteristics. Common rules and parameters can then be applied to each area type to ensure that new development is consistent with the desired character of the area.

For example, an urban design code might divide a local area into the following area types:

- Village Centre: The central area of a village, typically characterised by higher-density housing, commercial development, and public services and facilities.
- Residential Area: An area characterised by housing, with limited commercial development and public facilities.

- Green Space: An area characterised by public open spaces.

Different rules and parameters might be applied to each area type. For example, the code might specify that new buildings must be designed to be in keeping with the historic character of the area.

Biodiversity – The variety of life in a particular area, including plants, animals and other living things. It encompasses habitat diversity, species diversity and genetic diversity.

Biodiversity is important for a number of reasons:

- It provides essential ecosystem services, such as clean air and water, pollination and flood control.
- It contributes to the resilience of ecosystems, making them better able to withstand disturbances such as climate change.
- It supports a wide range of human activities, such as agriculture, recreation and tourism.

Character – The unique qualities of a place. This includes its physical features, such as its geography and landscape, as well as its social and economic features,

such as its activity, people and businesses.

Character is important because it can contribute to the sense of place and identity of a community. It can also make places more attractive to residents, visitors and businesses.

Communal Open Space – Open spaces usually associated with apartments or a wider development. They are distinguished from publicly accessible open spaces or other public land open to members of the public by clearly defined boundaries and signage.

Community Facilities – Facilities such as libraries, places of worship, halls for hire, youth space and training and meeting space. This list is not exhaustive and other uses can be included.

Context – The context includes the immediate surroundings of the site, the neighbourhood in which it sits and the wider setting. The context may include the physical surroundings of topography, routes and built form and uses. An understanding of the context, history and character of an area must influence the layout and design of new development.

Design Code – A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. A clear articulation of what an area should be like in the future, developed with the local community.

Detailing – The details of a building are the individual elements and how they are put together. These include doors, windows and their surrounds, porches, decorative features and ironmongery.

Dual Aspect – Dual aspect houses or apartments have been designed to have an outlook via main windows on two or more walls, allowing for increased levels of natural daylight, sunlight and cross ventilation.

Form – Form is how a building appears in the three-dimensions, in terms of its shape and the spaces it defines. Buildings and spaces can take many forms, depending upon their:

- Size and shape in plan,
- Height,
- Bulk – their volume,
- Massing – how bulk is arranged into a form,
- Building lines – the alignment

and set back of building frontages along a street, and

- Relationship to the plot boundary – i.e. whether they share party walls.

In the case of spaces, their form is influenced by the buildings around them.

Green Roof – A green roof is an area onto which vegetation is intentionally grown or habitats for wildlife are established. A typical extensive green roof is a roof with shallow substrate depths with limited vegetation, formed typically of sedums and limited grasses or wildflowers.

An intensive green roof has a substantial substrate depth, allowing for a greater variety of and intensity of vegetation to be planted.

Habitable Rooms – Any room used or intended to be used for sleeping, cooking, living or eating purposes.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets such as Listed Buildings and Conservation Areas, in addition to

assets identified by the local planning authority/or Neighbourhood Plan as a non-designated heritage asset formerly known as local listing.

Housing Type/Typology – Types of housing can include:

- House (detached, semi-detached and terraced),
- Bungalow, and
- Apartment.

Human Scale – How different elements within a development relate to the size of an individual human being and the way in which those elements are arranged to make people feel comfortable rather than overwhelmed.

Identity – The identity or character of a place as derived from the way in which buildings, streets, spaces, landscape and infrastructure are combined together and how people experience them.

Inclusive design – Inclusive design creates an environment where everyone can access and benefit from the full range of opportunities available to them. The objective is to remove barriers that create undue effort, separation or special treatment, to

enable everyone to participate equally in everyday activities independently.

Landmark – A building or structure that is distinguishable from its surroundings by virtue of its design and architectural quality, height, size or some other aspect of design.

Landscape – How the natural landscape is treated for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the wider natural environment. Landscape includes:

- Landform and drainage;
- Hard landscape such as surfacing, boundary treatments, street furniture and play equipment; and
- Soft landscape – trees, shrubs and other planting.

Layout – Considers how routes and development areas are arranged and relate to one another to create streets, lanes, courtyards, open spaces and buildings. It defines: the structure or settlement pattern, the grain – the pattern of development blocks and plots and the broad distribution of different uses and their densities or building heights.

Legibility – The degree to which a person understands and recognises characteristics about an area or building which help them to navigate around an area, or understand a building.

Living spaces – Living spaces can comprise dining rooms, lounges, kitchens, children’s play areas, offices, libraries or recreational spaces. These rooms should be adequate size, well-lit and not separate from the house. A kitchen combined with another use such as lounge/diner will be considered a living space.

Local Distinctiveness – The positive features of a place and its communities which contribute to its special character and sense of place.

Materials – The materials used for a building or landscape affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. The scale, form and appearance of a building influence what materials may be appropriate for its construction.

Major Development - The provision of 10 or more dwelling houses.

An Outline application on a site area of 0.5 hectares or more and where the proposed number of dwellings has not been specified.

The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more.

Development carried out on a site having an area of 1 hectare or more.

Mixed Use Developments – A mix of different land uses which may include retail, employment, leisure and other service uses with a range of homes of different types and tenures to support a range of household sizes, ages and incomes. Such a mix should be well integrated with each other

Permeability – The extent to which an area has numerous and interconnected pleasant, convenient and safe routes through it.

Place Making – Designing distinct individual locations in plans, policies and proposals and responding accordingly.

Private Amenity Space – Private outdoor space which is accessible by and relates to an individual dwelling in

the form of gardens, balconies, roof and terraces.

Public Open Space – Spaces such as public parks, pocket parks, woodlands, civic spaces and other open spaces with established and unrestricted public access. Public open spaces can offer important opportunities for sport and recreation and can act as a visual amenity. They may be owned and/or managed by either a Local Authority or management company.

Public Realm – The space between buildings that is publicly accessible, including streets, squares, courtyards, parks and open spaces.

Route Hierarchy – Street, lanes and roads according to their functions and capacities.

Scale – Is the height, depth and length of a building proposed within a development in relation to its surroundings. This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts.

The relationships between the different dimensions of a building or component are known as its proportions.

Sense of Place – An experience of the qualities and characteristics that makes one area different to another. It gives meaning or attachment to an area, allowing it to become a home rather than a house, a community rather than a village, etc. The greater the sense of place the more likely that the physical surroundings will be cared about.

Setting of a Heritage Asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.

Shared Private Amenity Space – An amenity space, usually a garden area in an apartment scheme, which can be accessed by all residents but not the public.

Street Rhythm – Typical patterns and characteristics which are evident in a street scene. This may include the massing and proportion of buildings, building elements including windows and the quality and type of street frontages.

Street Scene – The spaces and elements which form the street and its surroundings, including buildings, street furniture, details, finishes, green infrastructure and open spaces.

Streetscape – Is used to describe the natural and built fabric of the street, and defined as the design quality of the street and its visual effect, particularly how the paved area is laid out and treated. It includes buildings, the street surface and also the fixtures and fittings that facilitate its use – from bus shelters and signage to planting schemes.

Street Furniture – All furniture, fittings and objects in the external areas of buildings, landscapes and streets for the benefit of the public. This can include benches, post boxes, cycle stands, traffic lights, street lamps, traffic signs, outdoor sculptures and waste bins that are seen on the street.

Sustainable Drainage Systems (SuDS) – SuDS are a natural approach to managing drainage in and around buildings and structures. Sustainable drainage measures are ones which avoid adding to flood risks both at a development site and elsewhere in the catchment by replicating natural drainage processes. They work by

slowing and holding back the water that runs off from a site, alleviating flooding and allowing natural processes to break down pollutants.

Urban Grain (Density and Ratio of Built Form to Plot Size) – The pattern of the arrangement of streets, plots and their buildings in a settlement. The density and degree of development in an area.

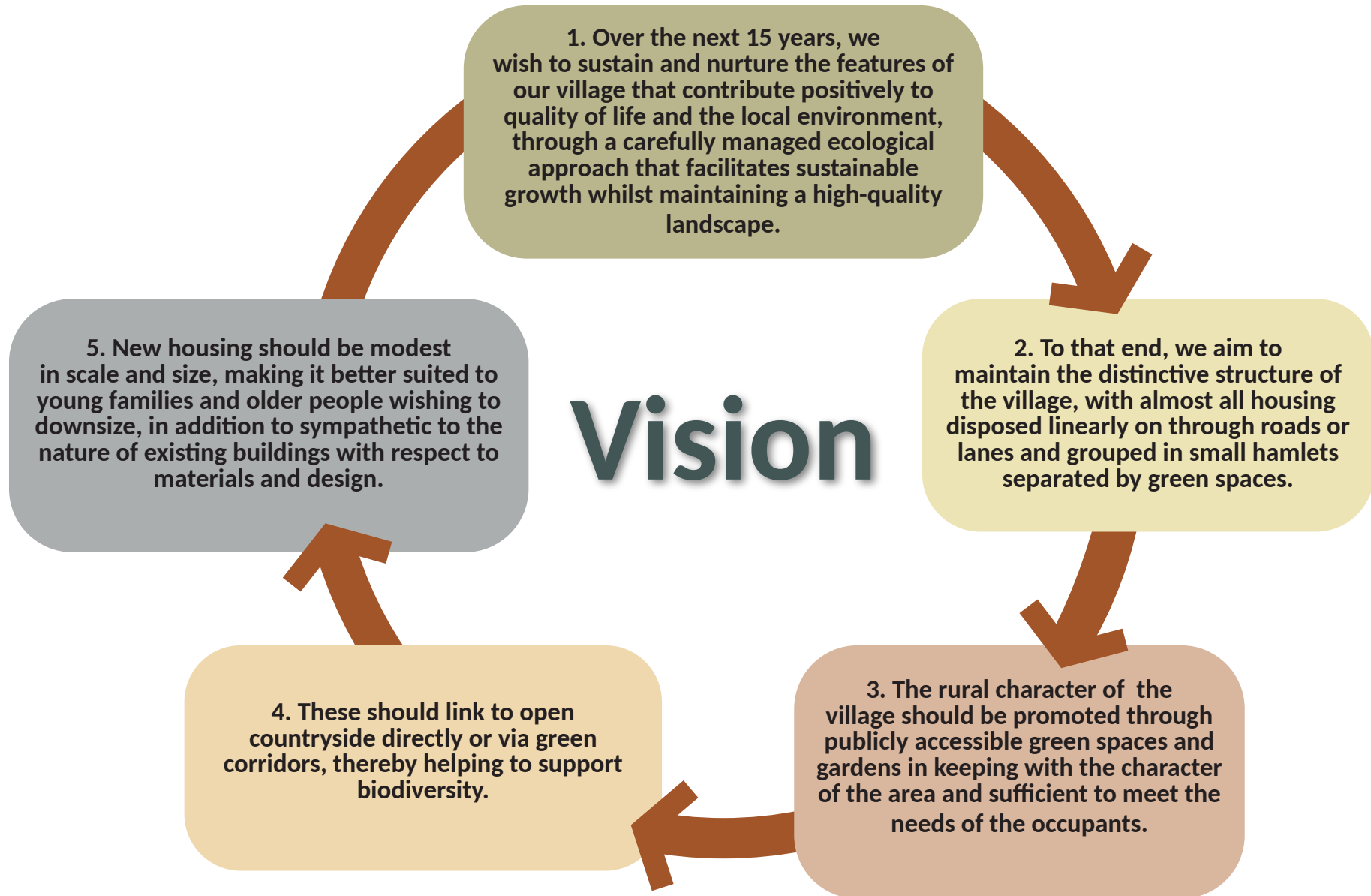
Where plots are small and frequent, these are considered fine grained. Where these are infrequent, they are considered coarse grained. It is a key component of defining the character of a place.

View – What is visible from a particular point. Important views should be from a public vantage point only

Vista – An enclosed view, usually long and narrow and often terminated by a focal feature at the end.

Visual Clutter – The uncoordinated arrangement of street furniture, signs and other features.

Wayfinding – Better wayfinding means improving the ease with which people can navigate themselves to, from and within a place or development.



- 1 Identify and protect important local wildlife habitats and species.
- 2 Enhance existing habitats and create wildlife corridors, particularly in relation to Biodiversity Opportunity Area mapping.
- 3 Protect the Mottisfont Bats foraging zone from loss of trees and hedgerows as well as inappropriate lighting.
- 4 To highlight areas either subject to existing flooding issues or unsuitable geology whereby development proposals should ensure run-off from private drainage systems will be satisfactory.
- 5 Encourage use of appropriate renewable energy and sustainable materials on new development through a Design Code.
- 6 Maintain and enhance the distinctive structure of the settlement areas. In particular to maintain the primarily linear form of development along the rural roads and lanes.
- 7 Retain the individual dispersed small hamlets which are distributed across the Parish and separated by green gaps.

- 8 Protect the dark night skies.
- 9 Enhance the Public Rights of Way and green infrastructure.
- 10 Ensure new development respects the identified character of the area and follows the Design Code with appropriate densities, plots sizes, layout, mass and appearance etc.
- 11 Protect and enhance the identified community services and facilities.
- 12 New dwellings should be located such that occupiers can access public green spaces and contain sufficient private amenity space (Design Code).
- 13 Support improvements to pedestrian access to the village hall and a pedestrian crossing at the school.
- 14 Engage with the school to seek to reduce traffic volumes/parking congestion.
- 15 Support speed limit reduction on narrow rural lanes (including Danes Rd/Saunders La/Romsey Rd) or a quiet lanes policy where appropriate.

Homes and Buildings - Introduction

The National Design Guide states that *"Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them."*

They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time"

This can be achieved through:

H1 Healthy, comfortable and safe internal and external environment

H2 Well-related to external amenity and public spaces

H3 Attention to detail: storage, waste, servicing and utilities

The following section looks in more detail at both internal and external standards for dwellings and how to create a positive environment and promote health and well-being.

This includes space standards, enabling accessibility and maximising natural light whilst maintaining privacy and secure and discreet refuge storage.

It is important that new housing is design to accommodate the needs of a wide range of people.

In this regard, housing should be accessible and adaptable as lifelong homes.



New housing should aim to be in excess of the requirements set out in current Building Regulations or at least be easily adaptable to do so. This Design Code however does not seek to duplicate current Building Regulations and this should be reviewed separately.

CODE MS.02.3 - Private Drives and Settlement Edge

A shared private drive, should provide access to no more than 5 individual dwellings.

Where they are accessible from a primary or secondary street, the vehicle must be able to enter and leave the site in forward gear. Reversing onto such roads is not acceptable.

If accessed from a shared surface zone, there must be a clear carriageway of 8m before the first access to a private driveway.

Passing places are required on shared drives greater than 18m in length, or where the end of the drive cannot be viewed.

All drives longer than 18m require a suitable turning head equivalent. This should be at allow for a refuse vehicle to turn.

Any drive that is accessed from primary or secondary streets, or from a feeder street within 30m of a junction, should have a turning head to allow refuse vehicles to turn.

Driveways should meet the highway at an angle such that a car can turn in either direction in one movement. This typically means that the driveway should meet the highway at an angle within 10 degrees of a right angle.

Where the driveway is to be used by fire tenders, the fire tender should be able to turn in either direction in one movement.

The maximum gradient of inclines should be 8%.

Steeper gradients may be considered where the retention of existing topography is desirable, subject to the use of a special surface finish that affords better adhesion.

Parking on shared private drives

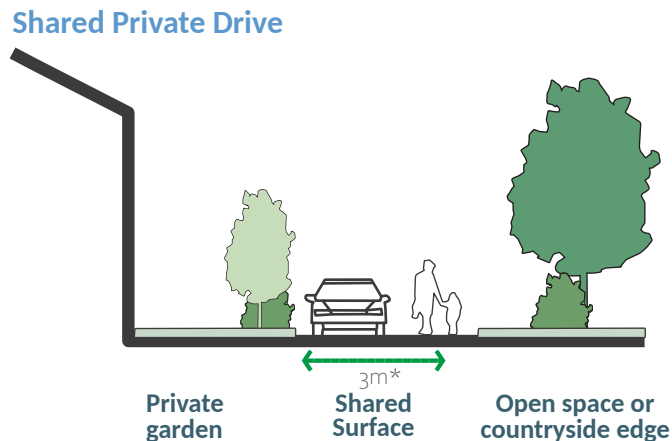
All parking spaces must be located clear of the shared drive area, turning space, passing bays, and other common areas

Adequate manoeuvring space must be provided to

allow vehicles to enter and leave all garages and parking spaces when all other available parking spaces are full.

Vehicle and pedestrian sight-splays of 1.5m x 1.5m from the rear of any footway should be provided on each side of a drive. No obstruction over 600mm high should be placed within any vehicle or pedestrian sight-splays

Major Minor



*Where a private drive is accessed from courtyard, cul de sac or narrow rural lane, the width of the drive should be 3m wide. For other street types, the width should be 5.5m for the first 6 metres and then it may reduce in size over the course of the next 6m to a 3m width.