

Revised Ampfield Village Design Statement (VDS)

List of Respondents

Number	Respondent
001	Southern Water
002	Natural England
003	Steve Lees Planning
004	Steve Lees Planning (on behalf of client)
005	Historic England
006	Public Health at Hampshire County Council
007	Pro Vision
008	Catesby Estates
009	Pegasus Group (on behalf of N&T Trust and Hillers Nursery)

Revised Ampfield Village Design Statement

Schedule of Responses

Summary of Comment No comments (001)
Response Noted
Change No change

Summary of Comment To preserve the wider landscape character of area, the Town or Village Design Statement should recognise and give appropriate consideration to the impact of the design statement on protected landscapes such as National Parks and Areas of Outstanding Natural Beauty (AONB), if the town or village is within or adjacent to one. (002)
Response Ampfield does not lie within or adjacent to any protected landscapes such as National Parks and Areas of Outstanding Natural Beauty (AONB)
Change No change

Summary of Comment Landscape Character Assessments (LCA) provide a context for looking at possible changes and for seeking to ensure that the countryside character is protected and enhanced. Local area LCAs should be cross-referenced as they are a useful tool to ensure a positive contribution in terms of design, form and location, to the character and functions of the landscape, and avoids any unacceptable impacts. NCA profiles are guidance documents which include a description of the key ecosystem services provided in each character area and how these benefit people, wildlife and the economy. They identify potential opportunities for positive environmental change and provide the best available information and evidence as a context for local decision making and action. NCA profiles are available on the NCA pages of our website for you to refer to. (002)
Response Noted, Test Valley recently updated its Landscape Character Assessment in 2018, and which took the Natural England National Character Area profiles into account. This therefore provides and appropriate local evidence base on this issue.
Change No change

Summary of Comment Green infrastructure is a term used to refer to the living network of green spaces, water and other environmental features in both urban and rural areas. Green infrastructure is relevant in a rural context, where it might refer to the use of farmland, woodland, wetlands or other natural features to provide services such as flood protection, carbon storage or water purification. Green infrastructure maintains critical ecological links between town and country. The Design Statement could usefully promote high quality and multifunctional green infrastructure. (002)
Response

Noted, the Test Valley Green Infrastructure Strategy 2014-2019 was adopted in order to set out an approach to maintain existing GI and to enhance it. While green infrastructure is not a specific design consideration there are references made to subjects such as the importance of wetlands and woodland and farmland within the VDS, which the Councils GI strategy provides local guidance on.

Change

No change

Summary of Comment

The Design Statement should have recognised and referenced designated wildlife sites and other biodiversity assets in the immediate area, such as protected species, ecological networks, habitats and green spaces. Design guidelines should respect, and where possible, enhance the town or village's local and neighbouring biodiversity resources. When preparing the Design Statement, your local Wildlife Trust and local environmental record centre should have been consulted, and local and national Biodiversity Action Plans should be referenced where relevant. (002)

Response

Noted, there is a chapter dedicated to nature and wildlife within the document. The Wildlife Trust was consulted on the document as a statutory consultee. The Test Valley Biodiversity Action Plan is also a resource available on the Council website. Reference has been made in the VDS to the importance of certain habitats and designations including the SSSI at Ratlake and Trodds Copse. The Test Valley BAP provides an appropriate local evidence base on this issue.

Change

No Change

Summary of Comment

As an organisation, we are committed to involving the community in our work, ensuring that local people and the organisations that support them are consulted at the earliest possible stage. We are keen to see this principle adopted as part of the village design statement formulation process so that local people have a chance to contribute to the development of the statements from the outset. (002)

Response

The residents of Ampfield have been consulted on throughout the process of compiling this document; pages 4 to 6 of the VDS which went to public consultation show examples of some of the methods used for community engagement as well as responses from the questionnaire which was sent to all households.

Change

No Change

Summary of Comment

The VDS identifies land south of the A3090 at Ratlake as an area to be considered for inclusion in a local gap under Policy E3 of the Local Plan ref pt9 on page 19. It also identifies the same area as one to be considered as an important landscape feature under Policy E2 of the Local Plan ref pt9 page 19. This is an interesting approach in as much as the VDS appears to be promoting a course of action it would like the Council to undertake as opposed to setting out in the document specific guidance in respect of this area of land.

The Council has reviewed the boundaries of the Ampfield- Valley Park local gap on two occasions since the current VDS was adopted in 2003 and excluded the land at Ratlake. In considering any proposals for development can I be advised that the reference to a possible extension to the existing local gap in the VDS would not be a material consideration?

A request was made in respect of promoting the status of Ratlake as an important landscape feature. Policy E2 of the Local plan does not specifically designate important landscape features and not extensive areas of countryside. Can I be advised that the reference to future consideration of this area as a landscape feature in the VDS when adopted would not be a material consideration? (003)

Response

The map within the VDS which is being referred to is showing suggested possible extensions to the Local Gap and Important Landscape Features. This is in order to reflect the views of the residents of Ampfield as what they might like to see in future in order to protect the character of the village; these suggested extensions do not form part of the Planning Guidance within the document. Any future amendments to designations will be a matter for the next Local Plan process. This map is similar to a map which was featured in the previous 2003 VDS document.

Change

A new subheading "Recommendations for Consideration" has been included; including recommendation R2) *Consideration should be given to recognising the gateways to the village, both western and eastern, in any future review of any Important Landscape Features and Local Gaps.*

This will be considered as part of the next Local Plan review.

Summary of Comment

The review of the 2003 VDS is welcomed and the quality of the publication is a significant positive improvement in particular the use of photographs.

The recognition within the VDS of the importance of addressing the housing needs of the parish is welcomed.

The positive approach taken by the VDS (ref page 3) of seeking to shape and inform new development rather than to stop the process of change is supported. However the detailed planning guidelines focuses on identifying significant areas of the parish where development is to be resisted (potential extensions to the conservation area, possible extensions to the existing Local Gap and designations of important landscape features covering extensive areas of countryside) which are at odds with the sentiments expressed at the beginning of the document (004)

Response

The map showing suggested possible extensions for example to the Conservation Area, Landscape Features and the Local Gap is included to reflect the views and opinions of the residents of Ampfield as what they might like to see in future in order to protect the character of the village; however these suggested extensions do not form part of the Planning Guidance within the document. Planning proposals will be determined in accordance with the development plan. Any future amendments to designations will be a matter for the next Local Plan review. This map is similar to a map which was featured in the previous 2003 VDS document.

Change

The wording of the document has been amended to promote a more positive approach to design for potential future development in Ampfield. For example; *"Parishioners believe that, by encouraging high standards of architectural design in new building and in new development, opportunities can be created that will enhance the appearance of the parish in the future."*

Summary of Comment

Overall, we consider the Statement to be an excellent comprehensive and attractively-produced Village Design Statement, and an exemplar in its preparation by volunteers and the engagement of the community. We just have a few detailed comments.

We welcome the vision in principle, particularly the references to safeguarding character, the conservation area and historic buildings, although we prefer to refer to the special interest,

character and appearance of conservation areas and the significance of historic buildings i.e. what it is that is important about them.

We note that the vision is expressed as being of “*a community that will strive to.....*”, but that it is expected that the Statement will act as a reference document for a range of people outside the community. We presume that it is hoped or expected that these will also “sign up” to that vision and strive to make it a reality. We therefore suggest that consideration be given to revising the vision to make it clear that it applies to all who have a say in the future development of the village, perhaps by revising the wording slightly so that the vision sets out what the community would like the village to be.

It would be helpful to explain what the special interest of the Conservation Area is (the reason for its designation) and whether or not there is a Character Appraisal and/or Management Plan for the Area.

We note the suggestion that consideration should be given to extending the Conservation Area on page 27. Whilst we understand that the proposed areas of extension are historic and/or contain historic buildings, care needs to be taken in designating conservation areas or extensions to existing areas.

We should make it clear that we are not expressing a view on whether or not the areas proposed as extensions are of “special interest” - that is a matter for the Borough Council to determine.

We suggest that it be clarified if the buildings identified on page 28 are statutorily listed or identified as being of local historic interest. The term “heritage building” is not one used in the National Planning Policy Framework – we would suggest, to avoid confusion, that historic buildings be either referred to simply as historic buildings, or as listed buildings and buildings of local historic interest, as appropriate, (are the latter actually identified on a “local list”?)

(005)

Response

Noted, the vision is considered appropriate; this is a document that was completed with the involvement and cooperation of the residents of Ampfield. It is expected that the content of the VDS should be taken into account by local residents for any future development proposals. The details of the conservation area have their own chapter within the document, and the map showing suggested possible extensions for example to the Conservation Area is included to reflect the aspirations of the residents, and will not form part of the guidance. The final point raised regarding reference to heritage and historic buildings is accepted.

Change

All references to the term “heritage building” have been replaced with the term “historic building” as suggested.

Summary of Comment

Buildings:

To support the health and wellbeing of residents we would recommend: the design of affordable housing, buildings which meet the EPC rating of band C or above and buildings which meet the Lifetime Homes standard.

We acknowledge that the planning guidance sets out the need for smaller, lower cost homes for sale in the private sector. These homes, along with other new builds, should meet the nationally described space standards as a minimum. We would recommend a presumption in favour of developments that include homes with more than one bedroom. Two+ bed homes allow for flexibility for healthy aging (e.g. provide space for carers) and provides space for families to live and remain in the borough.

Developments should also include the socially rented sector in addition to a range of other affordable tenure types. All affordable homes should evenly distributed across development and be indistinguishable to market homes in design and appearance (i.e. “tenure blind”).

(006)

Response

Noted, the provision of affordable homes, space standards and the energy efficiency of new build dwellings are a subject that would not be covered by a Village Design Statement and are instead matters for the next Local Plan to take into consideration

Change

No change

Summary of Comment**Roads, traffic and utilities:**

We are very supportive of the approaches to reduce the number of cars parked on pedestrian walkways on the A3090. We feel that this approach could be strengthened by applying it to all other roads to enable all pedestrians to walk safely, this is particularly important for those that use wheel chairs/mobility aids or those that have a physical impairment e.g. hearing.

Adequate parking within new developments can help to ensure that pedestrian and cycle pathways remain safe to use and free from obstruction, by avoiding the need for cars to park on verges, curbs and pavements. This can be achieved via policy that specifies the number of car parking spaces required as part of new developments.

In line with the NPPF, new developments should allow for the installation of electric car charging points. This should also be encouraged in the village centre and other retail developments.

In addition to car parking, there should be adequate cycle storage provided within new developments. We recommend a minimum of two cycle storage places per home (including for one bedroom units). This is in anticipation that one bedroom units may often be occupied by two people. Visitor cycle parking should also be available.

We also support the promotion of cycling through the use of cycle lanes; again this could be strengthened by applying it to more areas across the whole parish. This can support the promotion of active travel and improvement in air quality.

It is evident that the Parish is largely made up of woodland and countryside, which provides a huge opportunity for active travel and recreational use. A recent review of green space suggests that perceived quality and safety of green spaces appear to be particularly important to its use. Woodlands may be seen as inaccessible for those concerned with safety, particularly lone women, ethnic minorities and young people. Removing litter and signs of vandalism whilst improving pathways and signage can overcome this. Furthermore, organised activities to encourage exploration of local woodlands have been shown to increase confidence in accessing woodlands. (006)

Response

Noted, many of these suggestions fall beyond the remit of a Village Design Statement but are topics that can be reviewed as part on the next Local Plan.

Change

No change

Summary of Comment

1. The extent of the 'suggested addition to important landscape features' between the western end of the village and The Straight Mile; and

2. The suggested extension to the conservation area particularly between Lower Farm Lane and the housing on the A3090.

It is not clear whether either of the above proposals are evidence based. There does not appear to have been a thorough landscape assessment or conservation area assessment or review. Robust evidence will be needed before these proposals or policies can be firmed up in any adopted VDS.

The suggested addition to the important landscape feature is questionable in its extent. As drawn it covers land that now falls within the settlement boundary including developed areas or areas of approved development (either under construction or yet to be built).

It would be inappropriate to include the Grosvenor Court offices, their car parks and driveway within the important landscape feature. The designation should also take account of the following:

1. The large new equestrian development which is under construction and will be prominent on the Hill within the suggested landscape feature;

2. The site of the derelict glasshouses and the large new agricultural barn which has been approved for this site;
3. The new offices and car park to replace the farm buildings at Sleepy Hollow;
4. The large new agricultural barn recently erected on the field north of the A3090 between Sleepy Hollow and The Straight Mile; and
5. The caravan site which now operates all year round within the centre of Tadburn Meadow.

We would be grateful if you could reconsider the proposals in the light of the above and if there are to be changes to either the conservation area or the designated important landscape features there should be professional reports by suitably qualified individuals to evidence the proposals. (007)

Response

The map within the VDS which is being referred to is showing suggested possible extensions to the Local Gap and Important Landscape Features. This is in order to reflect the views of the residents of Ampfield as what they might like to see in future in order to protect the character of the village; these suggested extensions do not form part of the Planning Guidance within the document. Planning proposals will be determined in accordance with the development plan. Any future amendments to designations will be a matter for the local plan review. The area highlighted by this comment has already been included within the same suggested possible extensions map since the previous VDS document was adopted by the Council in 2003.

Change

A new subheading "Recommendations for Consideration" has been included; including recommendation R2) *Consideration should be given to recognising the gateways to the village, both western and eastern, in any future review of any Important Landscape Features and Local Gaps.*

This will be considered as part of the next Local Plan review.

Summary of Comment

Catesby Estates objects to the adoption of the draft Village Design Statement (VDS) on the basis that it introduces large swathes of untested, unjustified and ineffective policy via a document not subject to any independent scrutiny.

The Important Landscape Features (ILFs) are noted within the Ampfield Village Design Statement (VDS) and mapped on the plan on page 18 of the draft VDS (Suggested Extensions to The Conservation Area and Important Landscape Features). They are not illustrated on the adopted Local Plan Proposals Map for Ampfield and are only referenced a small number of times within the Local Plan policy text.

The main mention is within Local Plan Policy E3 (Local Gaps), which is a general landscape character protection policy, rather than a policy directed specifically at the ILFs. ILFs are therefore only one part of the wider gamut of landscape character protection measures, and do not represent, for example, a form of Local Landscape Designation (LLD) that might have a genuinely elevated planning status.

Local Plan Policy E3 does suggest that development should be entirely avoided in ILFs (or future ILFs). This would suggest that the potential impact of development has not been tested to any significant degree, or that development would necessarily harm these features. The neighbouring parts of the proposed ILF (to the west) comprise a golf course, so landscape character appears to be secondary for these areas.

There appears to be no evidence base to characterise, define or justify either the suggested additions to the ILFs on page 18 of the draft VDS. There isn't, for example, a landscape sensitivity study which looks objectively at the land around Ampfield to identify the higher value areas that might be appropriate for such additional protection. Ordinarily, an appraisal based upon the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) would be undertaken to define such areas. The plan included within the Conservation Area Appraisal (from 1989) identifies that part of the land south of Redburn Farm comprises an 'important open area' and that an 'important view' extends to the south west from the southern end of Green Pond Lane. Despite the contentions made within the CAA and the draft VDS, review of the part of the proposed ILF covering the 4.5ha of land south of Redburn Farm would suggest

that in no way does it currently represent an area of landscape worthy of particular protection or elevated value, nor is it substantially different from the wider site in landscape character terms.

Indeed, the area identified as an ILF at the southern end of Green Pond Lane comprises an area of grazing land, directly adjacent to the 1960s housing and associated parking areas along the Lane, and is of typical edge-of-settlement character. This actually results in a lower sensitivity than the remaining parts of the site, rather than a higher sensitivity as suggested by the ILF. The land to the south of Redburn Farm also contains an old built structure within it and the footprint of another, which can be seen on aerial photography. Again, this contributes to a lower sensitivity in terms of landscape fabric and character.

ILFs are partly defined in the VDS as being “made up of small fields, hedgerows and woodland that are typical of the area. They create attractive space around the settlements, providing pleasant views into and out of them.” Whilst this part of the ILF is broadly typical in character to the wider landscape, there has to be a serious question as to whether it provides pleasant (rather than relatively ‘normal’) views in and out, or whether it could be considered an ‘attractive’ space in the context of the wider village and its hinterland. The evidence would suggest not. (008)

Response

The map within the VDS which is being referred to is showing suggested possible extensions to the Local Gap and Important Landscape Features. This is in order to reflect the views of the residents of Ampfield as what they might like to see in future in order to protect the character of the village; these suggested extensions do not form part of the Planning Guidance within the document. Planning proposals will be determined in accordance with the development plan. Any future amendments to designations will be a matter for the local plan review. This map is similar to a map which was featured in the previous 2003 VDS document. The a review of the Council’s SHELAA document is due to take place shortly as part of the next Local Plan, merits of submitted sites will considered against multiple factors including planning policy, deliverability, viability and sustainability.

Change

A new subheading “Recommendations for Consideration” has been included; including recommendation R2) *Consideration should be given to recognising the gateways to the village, both western and eastern, in any future review of any Important Landscape Features and Local Gaps.*

This will be considered as part of the next Local Plan review.

Summary of Comment

The VDS usefully differentiates between the character of different parts of the Parish, and the ability for these different areas to accommodate development to differing degrees. The land interests for N & T Trust and Hillier’s Nursery are centred on Ampfield Village Centre (in Knapp Lane) which represents the most sustainable part of the village, close to the ‘village heart’ and local facilities including the primary school, public house, church etc.

Notably, there is an acknowledged need to ensure that any development that does take place is of a limited scale, which respects the existing pattern and layout of development (as existing), whilst also respecting key views both within and into/out of the defined Conservation Area. The VDS usefully outlines examples of potential threats to development including:-

- Encroachment of new development into countryside;
- Unsympathetic infill development within existing settlements;
- Ribbon development;
- New housing or extensions that are too large for their plots;
- Subdivision of existing plots.

There is an acceptance that any development that does take place needs to respect the grain and form of existing development that makes up the character of Ampfield, and should as a result be limited to a suitable scale of development and only on suitable sites.

Whilst there are constraints to development in relation to landscape protection; ecological factors; the need to respect key views, equally there are opportunities where suitable ‘infill development’ can continue to take place, providing the scale of development and any new plots created, respect the character of the immediate surroundings.

The VDS as drafted is overly restrictive in relation to its approach to accepting appropriate 'infill development' within the 'heart of the village'. Contrary to advice set down in Para 3 (page 18) there are opportunities for new 'infilling' on sites which do not contribute to the character of 'open undeveloped areas', but which instead could result in an appropriate scale of development on plots fronting Knapp Lane (to the rear of substantial hedges), and which would simply consolidate the built form of the village in a way which has slowly evolved in the past.

The sensitive development of such plots, to the north and south of Knapp Lane and on land within and outside of the Conservation Area, should not be precluded outright, but subject to compliance with relevant policies within the Adopted Local Plan, (or associated with any revised settlement development boundary for Ampfield in the Emerging Local Plan) could be considered appropriate for development.

These Representations agree that in respect of Ampfield Village (Centre) the form and pattern of development that has occurred, particularly along Knapp Lane is not one of uniformity, and that as a result any such further development that was to take place should do so in the form that continues to promote a continuation of single detached dwellings on substantial plots, thereby retaining clear views and vistas between existing dwellings of the open countryside beyond. (009)

Response

Noted, it is not considered that the wording relating to in-fill or back-lands development in the heart of the village is overly restrictive. It states development may be acceptable "where it does not adversely affect the existing overall appearance of the settlement". Under Local Plan Policy COM2 if a site is within the settlement boundary the principle of development is permitted provided it is also in compliance with the other Local Plan policies, the VDS would be a material consideration. It should be noted that Policy E1 (High Quality Development in the Borough) includes criterion a) which states that "*development should integrate, respect and complement the character of the area in which the development is located...*" This document reflects this policy.

Change

No change

Summary of Comment

The VDS (Pages 22-23) usefully identifies 'gaps' which do allow the surrounding countryside to penetrate into the village, and this occurs to a substantial degree in locations as set down and identified in Hook Road (between Potters Heron Close and Broadgate Farm) and at the bottom of Ampfield Hill (between Pound Lane and the White Horse Public House), but I would contest that the smaller undeveloped parcels along Knapp Lane contribute in the same degree given their size and here the VDS should not preclude opportunities for sensitive 'infill development'.

Notwithstanding the restrictive nature of text within the VDS as referred to above, there is an acknowledgement and concession that future appropriate developments can take place, including 'infill or backland development' but only where it takes place 'within settlement areas only where it does not adversely affect existing overall appearance of the settlement area; having regard to important scenic gaps, views, woodland, trees, hedges etc.'

The land interests that will be promoted for N & T Trust and Hillier's Nursery, either side of Knapp Lane are in the heart of the village, and whilst currently forming land that falls outside of the defined settlement boundary is land which appropriately conforms with the definition of 'infill development' and which subject to the policy tests as outlined above could be considered suitable for future development.

These land interests will be promoted through the planning system either through the submission of planning applications and/or the submission of further representations to the emerging version of the Test Valley Borough Local Plan, which will provide an opportunity for the realignment of settlement boundaries to all villages/towns. (009)

Response

Noted, it is not considered that the wording relating to in-fill or back-land development in the heart of the village is overly restrictive. It states development may be acceptable "where it

does not adversely affect the existing overall appearance of the settlement". The VDS document states that in-fill development outside of the settlement boundary which would resultantly join up settlements should be avoided, where this would damage the rural character. Under Local Plan Policy COM2 if a site is within the settlement boundary the principle of development is permitted provided it is also in compliance with the other Local Plan policies. Similarly under the same policy any site outside of the settlement boundary would not be permitted unless it is deemed essential to be located in the countryside, or it meets a number of criteria as laid out in the Local Plan policies. The wording of the VDS document does conform to Policy COM2 and would be a material consideration.

Change

No change

Summary of additional changes made in order to provide greater clarity between guidance and supporting evidence

New Section Headings

Design Principles – Landscape Setting	New section heading which helps differentiate between the details which provide the evidence behind the Planning Guidance for the different natural features found within the village including countryside, woodland and wildlife
Design Principles – Important Views	New section heading which helps differentiate between the details which provide the evidence behind the Planning Guidance related to the important views which are identified as being of most importance to residents
Design Principles – Settlements	New section heading which helps differentiate between the details which provide the evidence behind the Planning Guidance relating to the differing characteristics of the smaller settlements which make up Ampfield
Ampfield Village (centre) – design principles	Sub-section of <i>Design Principles – Settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain features it differentiate these from other areas
Ampfield Village (Outer Settlements) – design principles	Sub-section of <i>Design Principles – Settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain features it differentiate these from other areas
Potters Heron, Potters Heron Lane and Close – design principles	Sub-section of <i>Design Principles – Settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain features it differentiate these from other areas
Ampfield Hill (West), Straight Mile and Jermyns Lane – design principles	Sub-section of <i>Design Principles – Settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain features it differentiate these from other areas
Upper Hocombe 'A' and 'B' – design principles	Sub-section of <i>Design Principles – Settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain features it differentiate these from other areas
Hamlets- Ratlake, Hawstead, Gosport, Green Lane, Crampmoor – design principles	Sub-section of <i>Design Principles – Settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain features it differentiate these from other areas
Design Principles - Buildings	New section heading which helps differentiate between the details which provide the evidence behind the Planning Guidance for the different period styles of buildings found within the village

ANNEX 2

Street scene – design principles	Sub-section of <i>Design Principles – Buildings</i> providing more in depth detail relating specifically to the way the buildings within the village relate to the street scene
Existing building in the settlements areas – design principles	Sub-section of <i>Design Principles – Buildings</i> providing more in depth detail relating specifically to the differing types and characteristics of buildings within the village

Principles of building design in the settlements	New section which identifies specific design details of the buildings within the different areas of the village
The Village Centre	Sub-section of <i>Principles of building design in the settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain architectural features of the buildings within this area differentiate these from the buildings of other areas
The Straight Mile, Jermyns Lane and the west end of Ampfield	Sub-section of <i>Principles of building design in the settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain architectural features of the buildings within this area differentiate these from the buildings of other areas
Hookwood Lane, Woodlea Way, Potters Heron Close, Potters Heron Lane and Lower Hook Road	Sub-section of <i>Principles of building design in the settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain architectural features of the buildings within this area differentiate these from the buildings of other areas
Hook Crescent, Hook Close, Upper Hook Road, Hursley Road, Baddesley	Sub-section of <i>Principles of building design in the settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain architectural features of the buildings within this area differentiate these from the buildings of other areas
Road, Beechwood Crescent and Close	Sub-section of <i>Principles of building design in the settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain architectural features of the buildings within this area differentiate these from the buildings of other areas
Hursley Road, Hocombe Wood Road, Hookwater Road and Close	Sub-section of <i>Principles of building design in the settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain architectural features of the buildings within this area differentiate these from the buildings of other areas
Flexford Close	Sub-section of <i>Principles of building design in the settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain architectural features of the buildings within this area differentiate these from the buildings of other areas
Mobile Home Parks	Sub-section of <i>Principles of building design in the settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain architectural features of the buildings within this area differentiate these from the buildings of other areas
The Outlying Hamlets	Sub-section of <i>Principles of building design in the settlements</i> providing more in depth detail relating specifically to this area identified within the village and how certain architectural features of the buildings within this area differentiate these from the buildings of other areas

Recommendations for Consideration	New section which comprises certain matters previously included Planning Guidance but which were not considered design related
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New Village Design Statement placed within guidance boxes

VDS 1 – Important Views	Within <i>Design Principles – Landscape Setting</i> . Lists the views in the village considered to be most important by residents. Intended to supplement the Planning Guidance
VDS 2 – Street Scene	Within <i>Design Principles – Buildings</i> . Highlights the design principles that are considered to help create and retain the street scene within the village. Intended to supplement the Planning Guidance
VDS 3 – Local Features	Within <i>Design Principles – Buildings</i> . A list of local architectural features that are commonly found within the village. Intended to supplement the Planning Guidance
VDS 4 – Village Centre	Within <i>Principles of building design in the settlements</i> . A list of identified local architectural features that are commonly found within this specific character area of the village. Intended to supplement the Planning Guidance
VDS 5 – Hookwood Lane, Woodlea Way, Potters Heron Close, Potters Heron Lane and Lower Hook Road	Within <i>Principles of building design in the settlements</i> . A list of identified local architectural features that are commonly found within this specific character area of the village. Intended to supplement the Planning Guidance
VDS 6 - Hook Crescent, Hook Close, Upper Hook Road, Hursley Road, Baddesley Road, Beechwood Crescent and Close	Within <i>Principles of building design in the settlements</i> . A list of identified local architectural features that are commonly found within this specific character area of the village. Intended to supplement the Planning Guidance
VDS 7 - Hursley Road, Hocombe Wood Road, Hookwater Road and Close	Within <i>Principles of building design in the settlements</i> . A list of identified local architectural features that are commonly found within this specific character area of the village. Intended to supplement the Planning Guidance
VDS 8 - The outlying Hamlets	Within <i>Principles of building design in the settlements</i> . A list of identified local architectural features that are commonly found within this specific character area of the village. Intended to supplement the Planning Guidance