

2021– 2039

Submission Plan



PUBLISHED BY

Ecchinswell, Sydmonton & Bishops Green Parish Council under the
Neighbourhood Planning (General) Regulations 2012 (as amended).

24TH OCTOBER 2022

GUIDE TO READING THIS PLAN

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

1. INTRODUCTION & BACKGROUND

This section explains the background to this Neighbourhood Plan and how you can take part in and respond to the consultation.

2. THE NEIGHBOURHOOD AREA

This section details many of the features of the designated area.

3. PLANNING POLICY CONTEXT

This rather technical section relates this Plan to the National Planning Policy Framework and the planning policies of Basingstoke & Deane Borough Council.

4. COMMUNITY VIEWS ON PLANNING ISSUES

This section explains the community involvement that has taken place.

5. VISION, OBJECTIVES & LAND USE POLICIES

This key section firstly provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are proposed to address the issues outlined in the Foreword and in Section 4. These Policies are listed in Table 1. There are also Policy Maps at the back of the plan and additional information in the Appendices and Supporting Evidence to which are referenced in the policies.

6. IMPLEMENTATION

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy which the Parish Council will have some influence over. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

SCHEDULE OF EVIDENCE & APPENDICES

This lists the accompanying material to this document.

FOREWORD

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FOREWORD

This submission version of the Ecchinswell, Sydmonton & Bishops Green Neighbourhood Plan represents the views of the local community with regard to the future evolution of the parish up to 2039.

It has been prepared for the Parish Council by a team of volunteer residents with support from the community, statutory bodies and our advisors.

As the plan is based on extensive community consultation, we believe it represents a strong and robust approach to the Localism agenda. Within this context it has been designed to operate within the policies laid out in the adopted Basingstoke and Deane Borough Council Local Plan (2016) that covers the period 2011-2029 and the Local Plan Update presently being prepared with a plan period to 2039. The latter is anticipated to have significant impacts on the parish and the plan development has taken account of the emerging LPU evidence base and draft policies.

Our View for the Future of the Parish

The Plan has been designed to be a planning and land use document. However, within this important context it delivers an overall community view for the future of this small rural parish, summarised as follows:

- | | |
|----------------------------------|--|
| <i>What we value:</i> | <ul style="list-style-type: none">➤ <i>Our rural setting,</i>➤ <i>Access to green spaces,</i>➤ <i>Our heritage assets.</i> |
| <i>What we want to do:</i> | <ul style="list-style-type: none">➤ <i>Protect our rural environment & heritage assets,</i>➤ <i>Improve sustainability,</i>➤ <i>Improve biodiversity.</i> |
| <i>Any more homes should be:</i> | <ul style="list-style-type: none">➤ <i>In limited numbers based on modest local growth,</i>➤ <i>Affordable to buy,</i>➤ <i>In keeping with rural setting,</i>➤ <i>Providing more options for young families, the elderly & less mobile.</i> |

The plan has been prepared during a period when a number of proposals have been made by developers for large scale housing projects in the parish. These proposals are not only contrary to existing and emerging policies in the Borough

Local Plan and the Update being prepared but also contrary to the wishes of residents of the parish.

A full draft version of the ES&BG Neighbourhood Plan was subject to Regulation 14 Pre-Submission Consultation between 25th August and 7th October 2022. B&D BC as the Local Planning Authority were supportive of the plan with suggestions for various refinements and amendments. The parish community also supported the plan direction and content. Accordingly after completion of the plan documents, the Parish Council (as Qualifying Body) agreed on 21st October 2022 to proceed with formal submission of the plan to the LPA for consultation and examination.

The parish council would like to thank residents for the considerable time they have spent giving us their thoughts on the future of the parish and their reactions to the emerging plan. Thanks are also due to the team of volunteers who have worked on the plan and to our consultants (oneill homer) for their support. We would also like to recognise Locality for provision of grants and guidelines that enabled creation of the plan, AECOM for the SEA/SA and design code work and the teams in other nearby parishes and in Basingstoke and Deane Borough Council who have provided advice and support.

Marian Dain

Chair Ecchinswell Sydmonton & Bishops Green Parish Council

ES&BG Neighbourhood Plan Steering Team

24th October 2022

Abbreviations widely used in this document:

ES&BG	Ecchinswell, Sydmonton & Bishops Green
ES&BG PC	Ecchinswell, Sydmonton & Bishops Green Parish Council
ES&BG NP	Ecchinswell, Sydmonton & Bishops Green Neighbourhood Plan
B&D BC	Basingstoke & Deane Borough Council
B&D BC LP or ALP	Basingstoke & Deane Local Plan 2011-29 Adopted in 2016
B&D BC LPU	Basingstoke & Deane Local Plan Update now under development
NPPF	National Planning Policy Framework
AONB	Area of Outstanding Natural Beauty
QB	Qualifying Body – in this case ES&BG PC
LPA	Local Planning Authority – in this case B&D BC



Thanks to Polly Monteith for this image reflecting our rural environment. The picture was judged the winner in a small competition accompanying the launch of the Neighbourhood Plan

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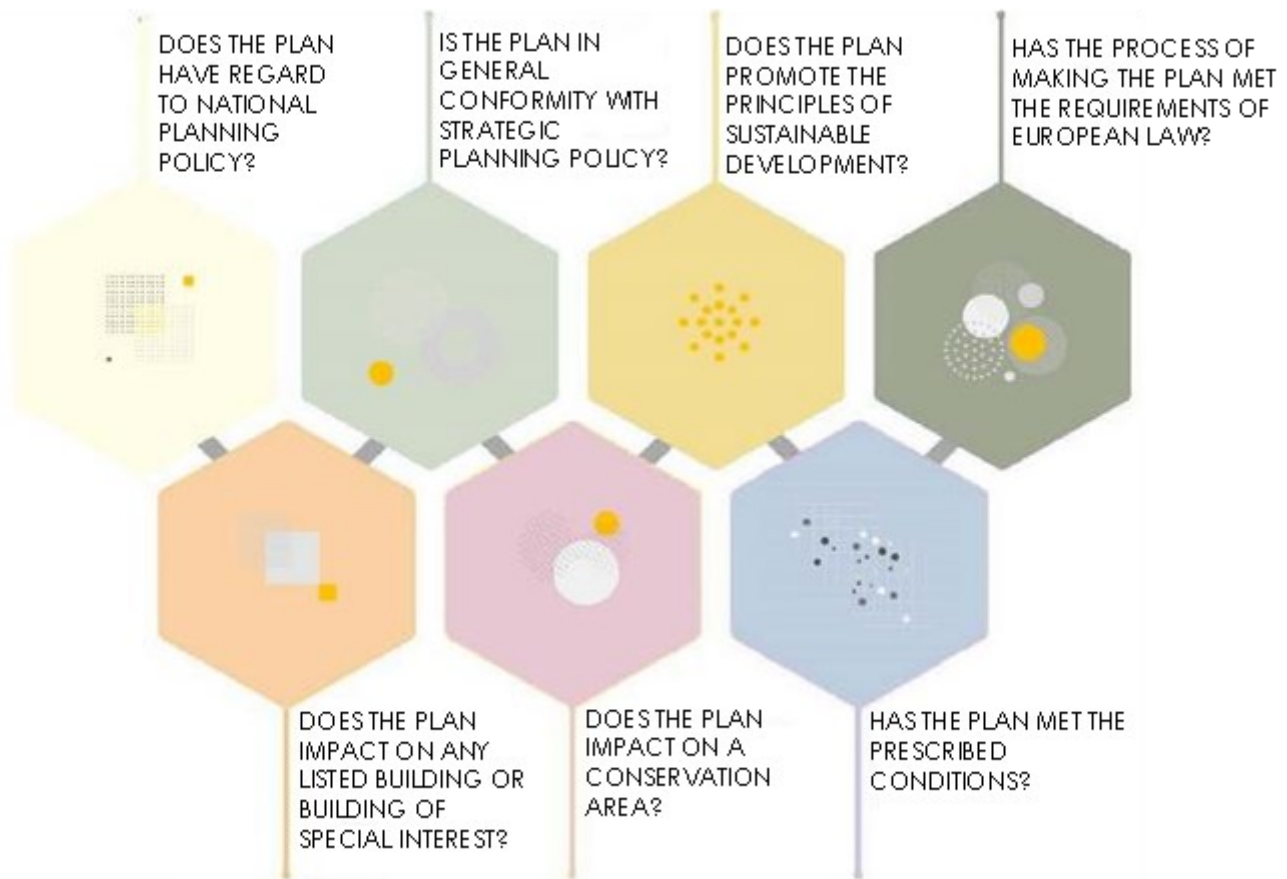
1. INTRODUCTION & BACKGROUND

1.1. Ecchinswell, Sydmonton & Bishops Green Parish Council (as the Qualifying Body) is preparing a Neighbourhood Plan for the area designated by the local planning authority, Basingstoke & Deane Borough Council (B&D BC) on 24th February 2021. The area coincides with the parish boundary (see Plan A on page 11). The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2. The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2039.

1.3. The Plan will form part of the development plan for the parish, alongside the Basingstoke & Deane Local Plan 2011 – 2029 adopted in 2016 (ALP). The Borough Council is in the process of updating the ALP and the Neighbourhood Plan is intended to cover the same period as the Updated Local Plan that is expected to cover the period 2021-2039.

1.4. Neighbourhood Plans provide local communities with the chance to manage the quality of development of their areas. Once approved at a referendum, the Plan becomes part of the Council's statutory development plan and will carry significant weight in how planning applications are decided in the neighbourhood area. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning. Although there is scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all of the relevant basic conditions per the illustration below.



Neighbourhood Plan Basic Conditions

1.5. In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community and stakeholders in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority (over 50%) of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the neighbourhood area.

ENVIRONMENT ACT 2021

1.6 The Environment Act (2021) introduces a range of measures to protect and improve the environment and address species decline, including introducing biodiversity net gain. It supports the creation of a Nature Recovery Network, including Local Nature Recovery Strategies and measures to increase investment in and action to 'Make Space for Nature'.

THE LEVELLING UP WHITE PAPER

1.7. In February 2022 the Government published for consultation its White Paper, 'Levelling Up the United Kingdom', which proposes to make changes to planning system. It indicates that there is still a future for neighbourhood planning in that system. It remains unknown when any proposed changes will be implemented.

THE SUBMISSION PLAN

1.8. A draft ('Pre-Submission Plan') was published for consultation between the 26th August and 7th October 2022 in line with the Regulations. The Parish Council has reviewed the comments received from the local community, the LPA and other interested parties and has made a few changes to this final version. They have also updated some of the reports published in the evidence base (see Schedules of Documents and Supporting Evidence).

1.9. In addition to the Pre-Submission consultation, the plan has been built on the basis of two extensive community consultations held in September 2021 and May 2022. In the first a range of potential options and issues were presented and the opinions of residents used to establish draft vision objectives and policies. The second consultation tested and garnered strong support for these as the basic building blocks for the Pre-Submission Plan which was subjected to further review with the community.

STRATEGIC ENVIRONMENTAL ASSESSMENT

1.10. B&D BC confirmed in its [screening opinion](#) dated 8 February 2022 that the proposals of the Neighbourhood Plan could have significant environmental effects and therefore a Strategic Environmental Assessment was required per the Environmental Assessment of Plans & Programmes Regulations 2004. The Parish Council appointed expert independent consultants, AECOM, via the Neighbourhood Planning Support Programme, to undertake the SEA and requested it be scoped to include economic and social objectives as a Sustainability Appraisal (incorporating SEA). See supporting evidence document Supp Ev A ESBG NP SEA-HRA Screening Reports & Decision Notices.

1.11. The SA/SEA process ran alongside the preparation of the Neighbourhood Plan as per the Regulations. Iterations between the two processes has enabled the potential for significant harmful environmental effects to be mitigated and for the economic and social benefits to be considered. A copy of the Final SA/SEA report is included as one of the documents accompanying this Submission Plan.

THE HABITATS REGULATIONS

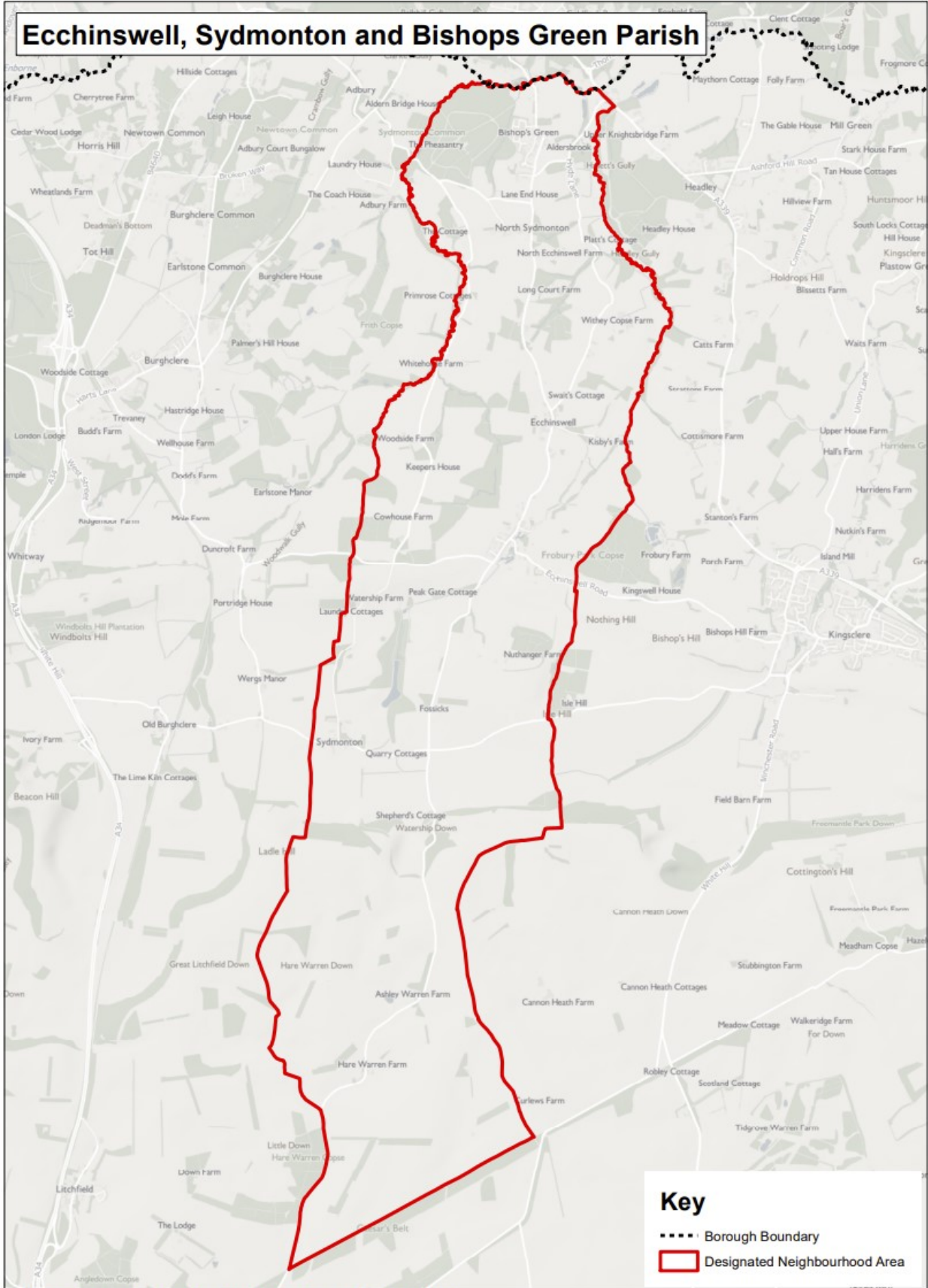
1.12. The Screening Opinion also confirmed that, given the plan scope, a Habitats Regulations Assessment (HRA) was not required. This decision statement noted that "There

are three European sites within a 10km buffer zone of the neighbourhood area, however as the draft plan is proposing to allocate a small amount of development (potentially approximately 15 units) and includes policies to protect the historic and natural environment. It is therefore considered that there are not likely to be significant effects on any European sites flowing from the Neighbourhood Plan and that an HRA is not required".

1.13. However, in the recent examination of the East Woodhay Neighbourhood Plan, concerns were raised about the impact of nitrates in the River Test catchment. The Parish Council were advised by B&D BC that the plan should be re-screened to ensure the screening decision took full account of the impact of the plan upon protected nature conservation sites in the Solent into which the River Test flows. [The updated Screening Opinion](#) issued on 6th October 2022 confirmed there was no change to the original conclusions as the Plan does not propose to allocate any development sites within the affected area.- (See also supporting evidence document Supp Ev A ESG NP SEA-HRA Screening Reports & Decision Notices)

HERITAGE

1.14. There are considerable heritage assets in the parish represented by listed structures and the Ecchinswell Conservation Area (see documents Supp Ev M & Supp Ev N). Non-designated heritage assets may also be identified during the planning process. These are buildings, monuments, sites, archaeological remains, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not designated heritage assets.



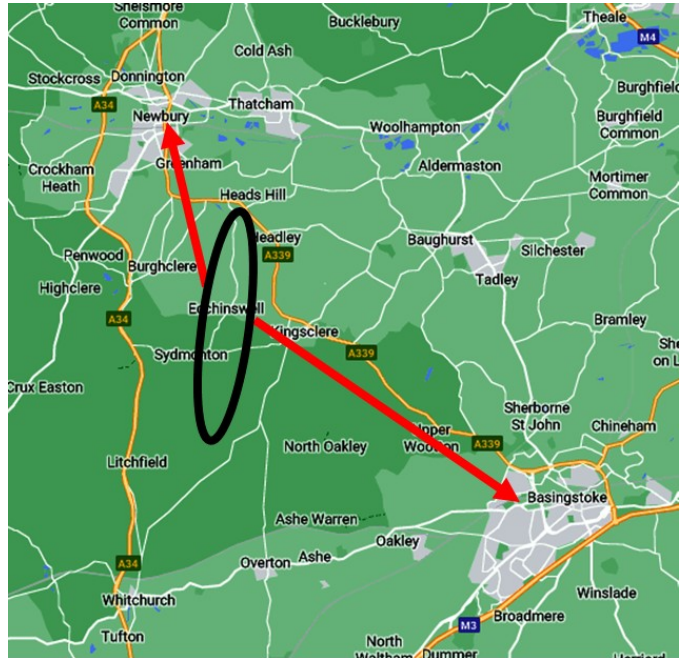
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Plan A: Designated Neighbourhood Area

2. THE NEIGHBOURHOOD AREA

HISTORY & GEOGRAPHY

2.1 Ecchinswell Sydmonton and Bishops Green is a small rural parish in North West Hampshire and part of the borough of Basingstoke and Deane. Basingstoke is the primary settlement in the borough. However, as the map shows, proximity and the range of facilities and services available mean that for most residents of the parish, Newbury in West Berkshire is seen and used as their main "centre".



2.2 Ecchinswell is believed to have derived its name from the Old Saxon word Eikena, which itself derives from the Old Norse word "Eik", which is the Icelandic word for tree. At the time of the Domesday Book the village was called 'Eccleswelle' and the land was used for 'supplies for the monks of Winchester'. Sydmonton, mentioned in the Domesday Book as 'Sidemanestone', is a scattering of houses and farms, including Sydmonton Court, set at the foot of the Downs.

2.3 Historically, Sydmonton Court was the seat of the Kingsmill family who gained possession of the estate after the dissolution of the monasteries in the Tudor period. Watership Down, location of the famous Richard Adams novel of the same name, lies just south of Ecchinswell. The western edge of the parish touches the part-built Iron-Age fort known as Ladle Hill, most of which is in Burghclere Parish.

2.4 Historically the parish was based around Ecchinswell and Sydmonton which were originally separate parishes highly focused on agriculture. These settlements have slowly evolved over centuries adding various homes and community buildings.

2.5 Bishops Green was originally a few houses around a ford over the River Enborne but since the mid-20th century has grown rapidly partly driven by housing for people working at the former Greenham Common Airbase located just to the north in what is now West Berkshire. Around a third of the homes (on Eagle Road) were built for US servicemen based at Greenham. Most of the remainder are an early 21st century redevelopment of housing dating from the 1940s.

2.6 The parish is long (~11km) and narrow (~2km) running north-south. The River Enborne forms the northern boundary of the parish and also the border with West Berkshire. The

southern border is a section of the Portway ancient Roman road between Silchester (Calleva) and Old Sarum near Salisbury. In the northern half of the parish the east and west boundaries are formed by streams draining into the River Enborne and thence into the Rivers Kennet and Thames. The southern part of the parish drains into the Test valley.

2.7 The landscape is seen as very rural with three distinct character areas. The main settlements are in the northern half surrounded by fields, hedges, streams, groups of trees and woodland.



2.8 The southern half of the parish is open downland countryside lying mainly within the North Wessex AONB and containing a section of the Clere Scarp and Great Litchfield Down.

2.9 A large proportion of the parish is and has historically been used for agriculture or equine activity. This is linked to land ownership which is dominated by 4 large estates and a small number of other significant land owners. A large proportion of the Sydmonton Court Estate lies within the parish along with small parts of the Adbury, Litchfield and Sainsbury Estates.

2.10 The area immediately around the Enborne at the northern border is prone to flooding after heavy rain especially at the one-way bridge carrying the C155 road into Bishops Green from the A339 (parts lie in Flood Zones 2 and 3). On occasions, this has made the road impassable. Besides the impact on traffic, there have been concerns over the effect on the sewage treatment works located there. No homes are seen to be at risk but some speculative (but so far not approved) proposals for housing by developers extend into areas of concern. The stream from the south that runs mainly to the east of Ecchinswell through Headley Gully into the Enborne is prone to surface water flooding - again this affects agricultural land rather than homes.

2.11 The only mineral deposits in the parish noted in the Hampshire Minerals Conservation Area (2015) and a B&D BC map of Minerals Safeguarding areas in the Borough are some small deposits of sand/gravel around Sydmonton Common and to the north of Bishops Green.

2.2 POPULATION

2.12 The population is small with ~1250 residents living in ~450 homes. (Parish-level data from the 2021 Census is not yet available)

2.13 The settlement of Bishops Green with ~250 homes has around half the population. Around 80% of the dwellings there are social housing run by the Sovereign and Vivid Housing Associations.

2.14 Ecchinswell is the other significant settlement with ~ 150 homes. There are then ~50 other homes, many in small groupings like Ashley Warren, Brock's Green, Hare Warren and Sydmonton and the remainder as individual homes in the countryside.

2.15 Population growth has been modest rising ~9% overall between 2001-2019 and is aging with the 65+yrs old population rising significantly from ~9% to ~15% of the total and 0-18yrs falling from ~35% to ~26%. (Data is from ONS Parish Population Data Estimates published in 2019 and broadly in line with the 2021 Census results published for the B&D Borough). Population turnover is low with many long-standing residents and many multi-generational families living locally

2.16 Most residents of the parish feel strongly that they live in a rural environment and want it to stay that way as they value highly the rural setting, the landscape and access to the countryside. There is concern that inappropriate development could damage the rural character and as an example, the area around Ash Road in Bishops Green is seen as inappropriately urban in style and layout for the rural environment. In addition, the 3 storey flats there do not have lifts, making them ill-suited for the elderly or less mobile.



2.17 Despite the scale of agricultural activity across the whole parish, modern relatively low labour intensity farming and the presence of very few other businesses means that most employment opportunities lie outside the parish either in/around large nearby settlements like Newbury and Basingstoke or further afield.

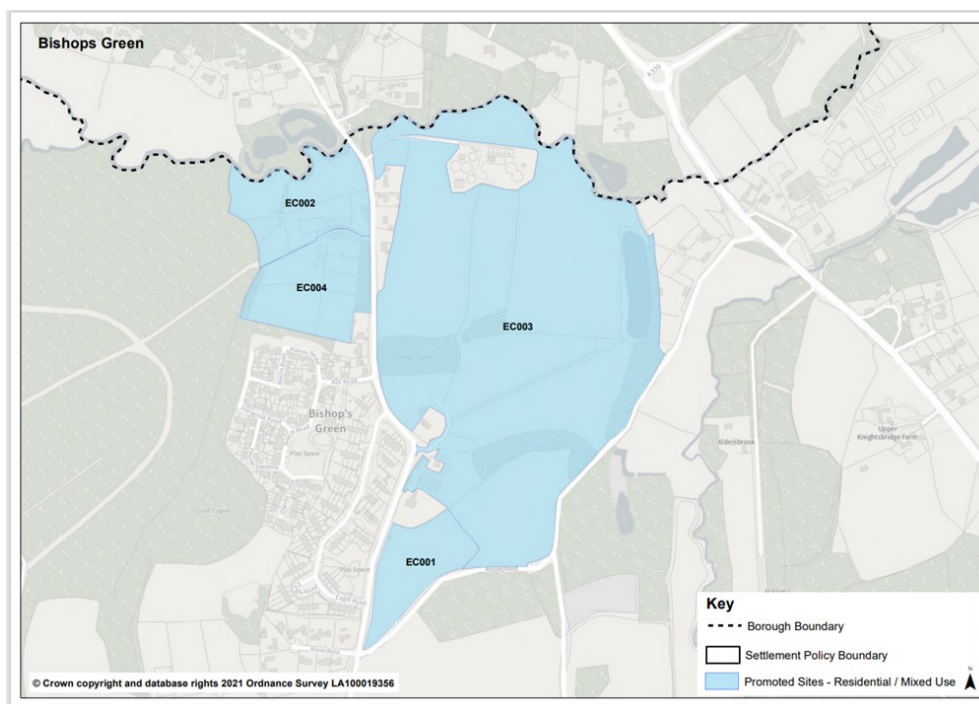
2.18 The housing stock of around 450 homes ranges from a number of very large houses located in extensive grounds through a range of owner-occupied homes to a variety of forms of social housing (2011 census data indicates ~40% households were social housing). With more than 200 units of social housing (~90% in Bishops Green) accommodating almost half the people living in the parish, the population is very socio-economically diverse with some very wealthy residents and a significant number of socially and economically challenged households.

SUSTAINABILITY OF THE PARISH

2.19 Given the small population and the rural setting, the parish and the main settlements are of limited sustainability with few community facilities/services and hence a need to travel to larger nearby settlements for work, schooling, shopping, medical facilities and most sport/leisure activity. Each of the community facilities in the parish (a village hall & small shop in Bishops Green; a village hall, church, pub and primary school in Ecchinswell) are of marginal viability operating with significant volunteer support and/or supreme effort by the owner/operator.



2.20 Despite the limited sustainability of the area and a resulting spatial policy by B&DBC that does not support large scale housing development around Bishops Green, 4 sites have been promoted in the [B&D BC SHELAA](#) for a total of up to 570 extra houses. The map from the SHELAA report illustrates the huge scale and impact of this promoted potential housing vs the current form of Bishops Green.



2.21 Two of these promoted sites are presently (2022) the subject of speculative planning applications for a total of 400 extra homes in very urban layouts. If these were approved they would nearly triple the size of the settlement without bringing any significant new services or facilities. Large numbers of residents have objected strongly to both applications on the basis that such development is wholly inappropriate to the rural location and would have a significant negative effect on the sustainability of the settlement.

2.22 Concern over the scale of the promoted sites in the B&D BC SHELAA and the related planning applications that are currently in play have been the main driving force for the community to get this Neighbourhood Plan created.

2.23 Public transport is limited to a local bus service between Newbury and Greenham Business Park via Bishops Green (operating working hours Mon-Fri) and access to a Newbury to Basingstoke service (operating working hours Mon-Sat) on the A339 road north of the parish. Consequently the parish is very dependent on the use of private car transport for work, leisure and access to essential services. This presents a number of challenges given the number of cars now owned by residents, plus a growing number of delivery vehicles all using what are narrow rural lanes.

2.24 There are no major roads or railway lines in the parish but given availability of a car, it is well located for residents to access good rail and road links. Stations at Basingstoke, Newbury and Overton or Whitchurch provide regular rail services not only to London but also to most parts of the country. There is ready access to major roads like M3/M4 and A303/A34 enabling fast travel in most directions.

2.25 The services infrastructure is not strong. The sewage treatment plant serving Bishops Green is at capacity and requiring frequent road evacuation of material to prevent discharges into the Enborne. The main part of Ecchinswell relies on a pumping station to take sewage towards Kingsclere for treatment but many houses rely on septic tank drainage which creates concern over water quality in the Enborne. Electricity supply from the local distribution points is "constrained" and many homes are fed by overhead cables. Significant upgrades to supply are required to support widespread adoption of EVs and heat pumps. Mains gas is available in Bishops Green but not elsewhere in the parish so the use of oil/LPG for heating is widespread. Internet is limited to FTTC in most of Bishops Green and the core of Ecchinswell (a small amount of overhead fibre (FTTP) has been installed in Bishops Green). Outside the settlements, both internet and mobile phone/data services are poor with no immediate prospect of improvement following changes to the DCMS support grants for rural areas. Poor communications infrastructure is a problem for businesses in the parish and the growing numbers working from home.

2.26 The parish has one school (Ecchinswell & Sydmonton C of E Primary) located in Ecchinswell. For 11-16 secondary schooling, the parish lies within the catchment area for The Clere School in Burghclere and for sixth form, Basingstoke College. Quite a number of children attend primary schools in Burghclere and Kingsclere, secondary schools in Newbury or one of the many private schools in the area.



2.27 There are no medical or dental services in the parish and residents have to make use of already stretched services in Kingsclere and Newbury. Continuing housing development in all these areas and the general shortage of doctors and dentists mean that newcomers to the parish can find it difficult to register with any doctor or dentist.

HERITAGE

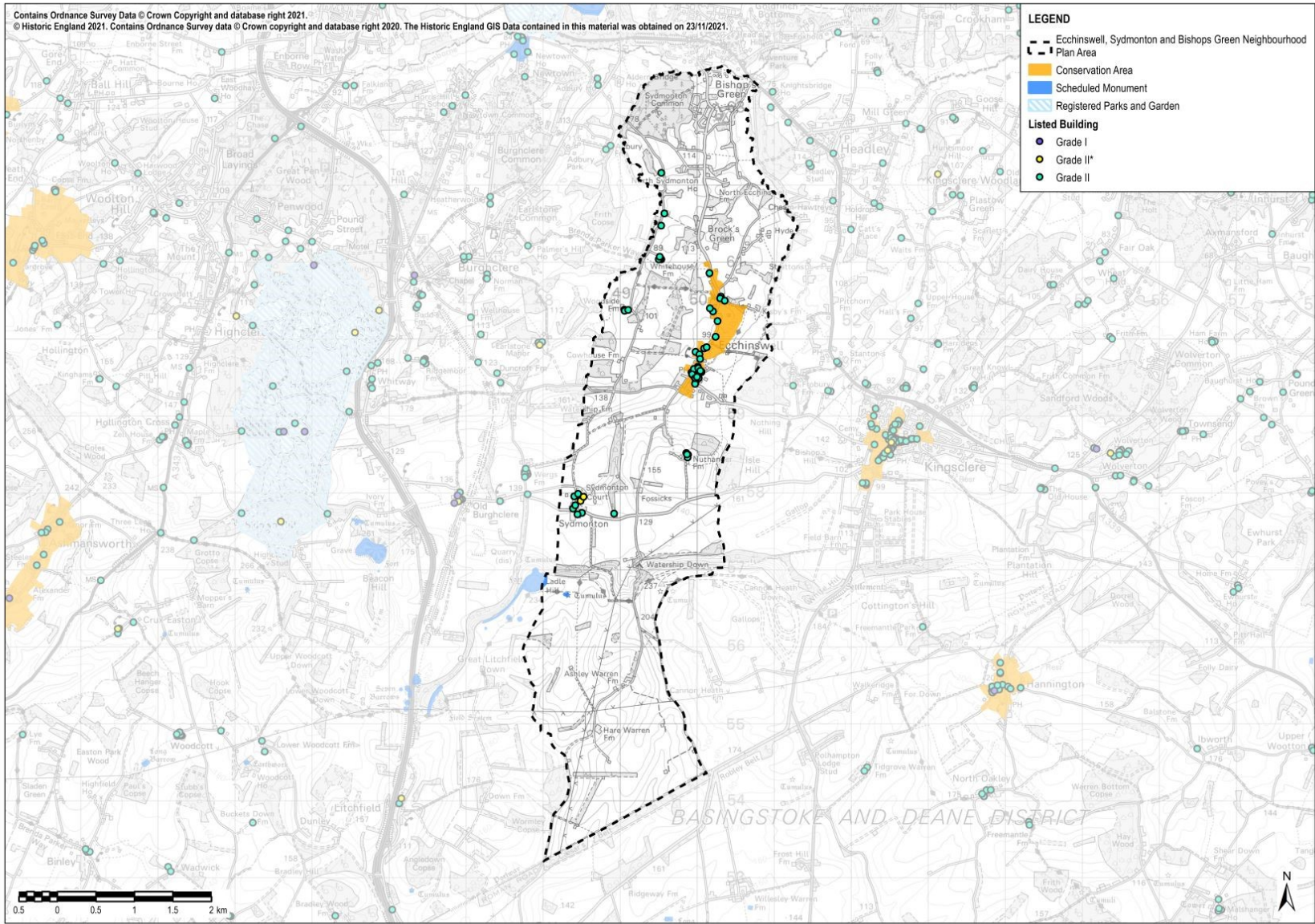
2.28 There are 53 Listed structures in the parish including Grade 2* listed Sydmonton Court and church of St Mary as well as a number of other noted buildings (see document Supp Ev M). Many of these are located in the Ecchinswell Conservation Area that was designated by B&D BC in 1990 with a 2003 Appraisal that was adopted as Supplementary Planning Guidance by B&D BC on 20 February 2003.



2.29 B&D BC also have a "local listing" of 6 structures of historic or architectural interest. (see document Supp Ev N)

2.30 Outside Bishops Green and some parts of Ecchinswell which were developed in significant blocks between the mid 20th and the very early 21st centuries, the architectural design and building materials employed are very diverse with thatched, slate and tiled roofs and very varied styles reflecting the wide period over which housing has developed in the parish. The ES&BG NP Design Guidance and Codes published as Appendix B of this plan illustrates this diversity.

2.31 Plans B, C and D below illustrate the heritage.



Plan B: Heritage Assets (Source: ES&BG NP SEA Scoping Report)



Plan C: Ecchinswell Conservation Area Appraisal Map (B&DBC)



Plan D: Heritage, Archaeology and Ancient Woodland (from Strategic Environmental Impact Assessment and Habitats Regulations Assessment in B&D BC Neighbourhood Planning Screening Report Feb 2022)

2.32 As noted above, the parish is rural in character and this is highly valued by residents. Much of the area is farmed - historically this was a mix of arable and dairy/beef/sheep activity – dairy has largely disappeared and there is now significant equine activity.

2.33 In and around the farming activity, woodland, hedges, road verges and streams are an important part of the landscape and these features are a critical part of the natural environment as they not only define the rural character of the area but also provide habitats for a diverse range of flora and fauna.

2.34 The quality of water in the streams is an important topic as rainfall in the south of the parish runs off into the environmentally sensitive Test river basin and in the north into the Thames basin via the Enborne and Kennet rivers. [Recent testing](#) gave good results in the south of the parish but some concerns in the north relating to a combination of agricultural activity and the large number of septic tank type drainage systems in the area.



2.35 Changes in farming practices in recent years including features like wild flower buffers have led to the recovery of some species and improvement in biodiversity. However, historic practices, large area fields of arable crops, the planting of single species hedges and trees and insensitive maintenance of hedges and road verges have also adversely affected biodiversity.

2.36 Nurture of the Green Infrastructure and biodiversity is seen as important by residents. However, [the latest audit](#) of the change in area of priority habitats across the Borough by the Hampshire Biodiversity Records Centre confirms a net loss of 158 hectares of priority habitat between 2011 and 2021. This loss also runs counter to the Government's [nature recovery targets](#) intended to halt species decline by 2030 and to create or restore in excess of 500,000 hectares of a range of wildlife rich habitat outside protected sites over the next 20 years – 25,000 hectares per annum.

2.37 Access to the natural environment is enabled by but also limited by the network of public rights of way in the parish. Optimising access to these paths and bridleways via gates rather than stiles is a current project being led by the Parish Council with the assistance of volunteers and the co-operation of land owners.



View of Watership Down at the Centre of the Parish (Key View 14C)

3. PLANNING POLICY CONTEXT

3.1 The Parish lies within the borough of Basingstoke & Deane and the Borough Council is the local planning authority for the area.

NATIONAL PLANNING POLICY

3.2 The National Planning Policy Framework (NPPF) published by the Government is an important guide in the preparation of local plans and neighbourhood plans. The following paragraphs of the latest NPPF version published in July 2021 are considered especially relevant:

- Neighbourhood planning (§14, §28 - §30)
- Plan-making and the plan-led system (§15)
- Delivering a sufficient supply of homes (§60, §67, §69, §70)
- Healthy and Safe Communities (§92)
- Community facilities (§93)
- Sustainable Transport (§104)
- High Quality Communications (§114)
- Achieving well designed places (§126-§133)
- Planning for Climate Change (§152-§154)
- The Natural Environment (§174)
- Biodiversity (§179)
- The Historic Environment (§190)

3.3 The Government has also set out a requirement for the provision of 'First Homes' in a Written Ministerial statement on 24 May 2021. These requirements were subsequently incorporated into National Planning Practice Guidance requiring 'First Homes' to become a 25% component of 'affordable housing'. It is anticipated that the forthcoming Local Plan will deal with this matter appropriately, in the meantime B&DBC have published [interim guidance](#).

STRATEGIC PLANNING POLICY

3.4 The Neighbourhood Plan must be in general conformity with the strategic policies of the development plan which primarily comprises ***the Basingstoke and Deane Local Plan 2011 – 2029 adopted in 2016 and the Hampshire Minerals and Waste Plan 2030 adopted in 2013***. The Local Plan did not include policies specific to the two main settlements of the parish nor did it make any development allocations. Consequently the policies for small rural settlements and the countryside are applicable.

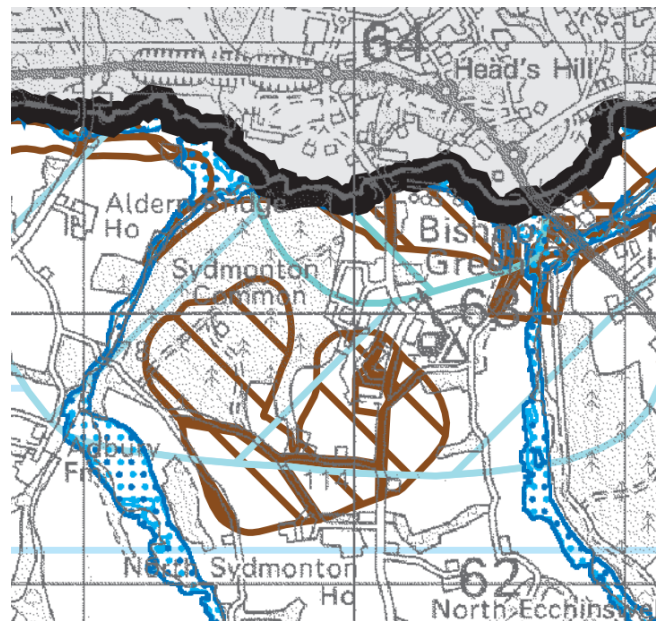
- Policy SS1 Scale and Distribution of New Housing in which the Parish is considered entirely countryside;

- Policy SS5 Neighbourhood Plans – allocates no housing requirement to the Parish
- Policy SS6 New Housing in the Countryside – in principle applies to the whole parish;
- Policy CN1 Affordable Housing;
- Policy CN2 Rural Exceptions for Affordable Housing;
- Policy CN3 Housing Mix for Market Housing – requires market housing to be made up of type and size that addresses local need;
- Policy CN8 Community, Leisure and Cultural Facilities – seeking to protect and enhance community facilities;
- Policy CN9 Transport;
- Policy EM1 Landscape – reflecting the national importance of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and its setting and requiring proposals within the AONB to adhere to criteria set out in the North Wessex Downs AONB Management Plan;
- Policy EM4 Biodiversity, Geodiversity and Nature Conservation – seeking to protect and enhance biodiversity;
- Policy EM5 Green Infrastructure – seeking to protect and enhance green infrastructure assets;
- Policy EM10 Delivering High Quality Development – setting out criteria to secure a robust design-led approach;
- Policy EM11 The Historic Environment – seeking to conserve and enhance the quality of the historic environment;
- Policy EP4 Rural Economy – supporting economic uses in the countryside;

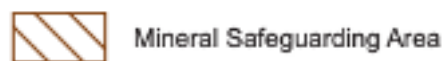
3.5 Since the Local Plan was adopted, B&D BC have also published a number of planning policy guidance notes and Special Planning Documents (SPDs) to guide development.

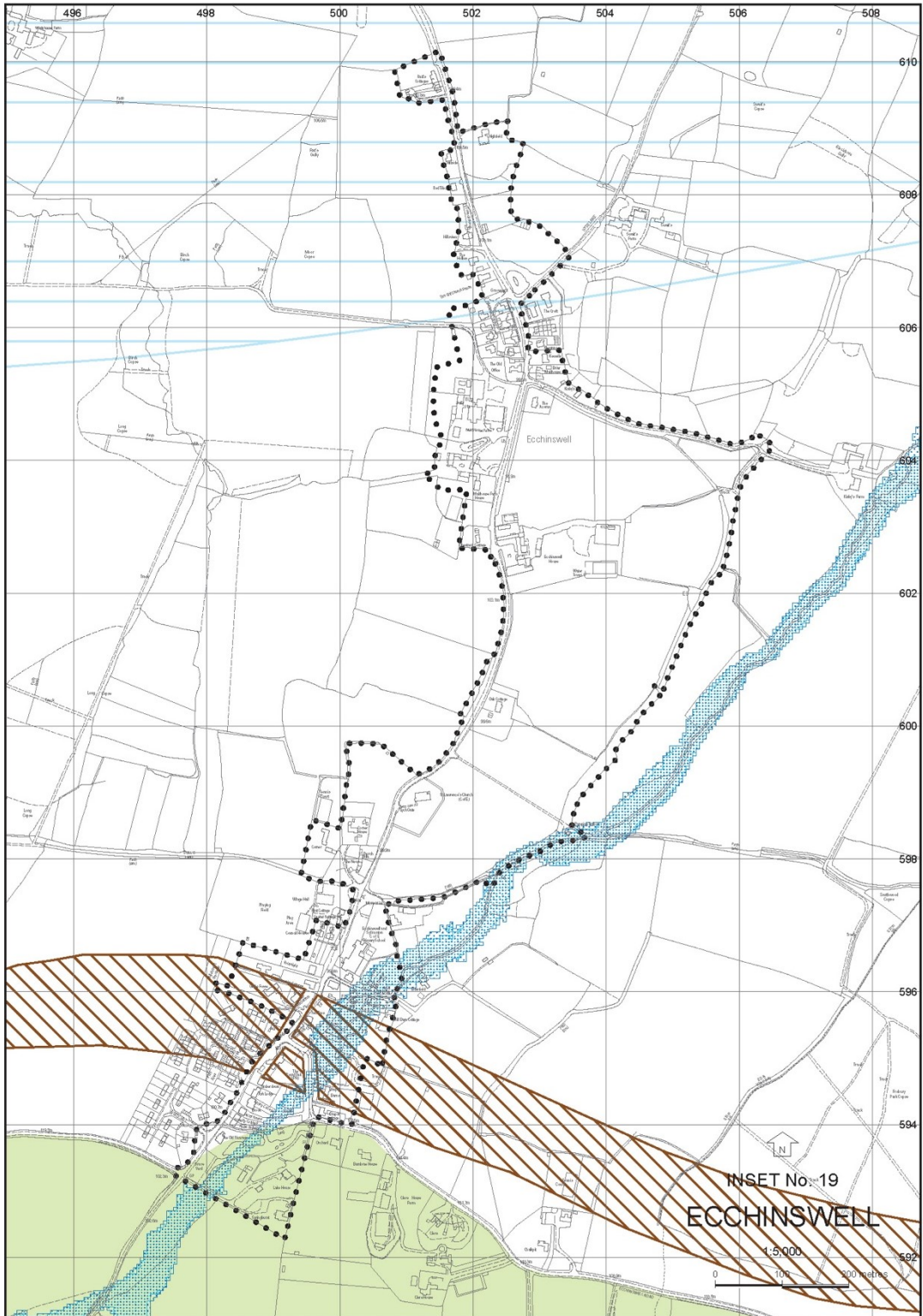
- Achieving Biodiversity Net Gain ([Interim Guidance for Development](#))
- First Homes ([Interim Policy Statement Dec 2021](#))

3.6 With regard to Minerals and Waste Plan, a key policy applying to Ecchinswell Parish is Policy 15 Safeguarding Mineral Resources which defines several Minerals Safeguarding Areas (MSA) in the Parish. These are areas where an additional test will be applied by B&DBC in order that proven resources are not needlessly sterilised by non-mineral development (see Plans E and F below). As minerals and waste matters are 'excluded development' for Neighbourhood Plans, the Parish Council, where necessary, will engage in the Minerals and Waste Local Plan preparation process.



Plan E: B&D BC Local Plan Policies Map – Bishops Green Inset





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- Conservation Area
(Policy EM11)
- ▨ Mineral Safeguarding Area

Plan F: B&D BC Local Plan Policies Inset Map No.19

3.7 B&D BC strongly supports the role of neighbourhood planning. Neighbourhood planning has been both popular and successful throughout the borough, with 11 adopted neighbourhood plans and 7 additional areas designated. Both Burghclere Parish to the west and Kingsclere to the east have 'made' neighbourhood plans and Ashford Hill & Headley to the north have just had a successful referendum for their plan. It will be important to consider cross boundary opportunities, particularly ecological and walking/cycling connectivity not only with these neighbouring parishes but also with West Berkshire. The high uptake of neighbourhood planning has given communities the ability to influence and guide development in their local areas.

3.8 The Government also strongly supports neighbourhood planning as emphasised by paragraph 14 of the NPPF. Policy SS5 of the ALP established local housing requirements for the rural areas of the borough to be met through neighbourhood planning, although no housing requirement was attributed to ES&BG in the ALP.

3.9 The ES&BG NP is being prepared alongside the preparation of the Local Plan Update (LPU) which is anticipated to be submitted for Regulation 18 consultation in 2023. Although the ES&BG NP is not tested against the policies in the emerging local plan, which is at an early stage of preparation, the 'reasoning and evidence' in the LPU work is informing the ES&BG local plan process as per ID:41-009-20190509.

3.10 The [latest expression](#) of the LPU's emerging spatial strategy and policies was published on the 9th June 2022. As with earlier papers published in 2021, this most recent material defines the settlements of Bishops Green and Ecchinswell as Category 4 "small villages" with an expectation that each should establish Settlement Boundaries and the parish should contribute a modest level of sustainable development over the revised plan period, currently proposed to 2039.

3.11 The adopted Local Plan for the Plan Period up to 2029 contains no housing requirement for this designated neighbourhood area as anticipated by NPPF paragraph 66, Therefore In line with NPPF paragraph 14 and 67, the Parish Council requested an indicative figure to take account of the 'reasoning and evidence' underpinning the Local Plan Update and its emerging spatial strategy for the smaller villages in the Borough. In response, B&DBC confirmed by letter of 1st June 2022 (attached as Appendix A) an indicative figure of 15 dwellings for Bishops Green, but none for Ecchinswell Village in order to deliver sustainable development for the anticipated LPU Plan Period to 2039.

3.12 B&DBC and the Qualifying Body (QB) have agreed that, on balance, the ES&BG NP should adopt 2021-2039 as the plan period and that ES&BG PC as the QB is committed to an early review should the housing number for the parish increase as the LPU advances. The letter to ES&BG PC giving the indicative housing number confirms that the LPU is at an early stage of preparation and will be subject to consultation and examination.

Nonetheless, the indicative figure provides the neighbourhood plan with a starting point to inform its own plan preparation, its own housing supply policy and a “complementary” spatial strategy as anticipated by Planning Practice Guidance (PPG) Reference ID:41-009-20190509 and Reference ID: 41-070-20190509. The Qualifying Body's approach has regard to NPPF paragraph 13, paragraph 15 and paragraph 60 by providing a positive vision for the future of the parish as anticipated under the ‘Plan Led System’.

4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 Until mid-late 2020, there was little or no community awareness of Neighbourhood Planning as the B&D BC Adopted Local Plan (2016) had not allocated any housing to the parish. A proposal for development of up to 400 new homes on farmland near Bishops Green galvanised interest within the community. In addition, the ES&BG Parish Council became aware that the B&D BC Local Plan Update process getting underway was likely to allocate some housing to one or both of the settlements in the parish. The ES&BG PC therefore decided on 10th February 2021 that a Neighbourhood Plan was required for the parish and that a team of volunteers should be recruited and mobilised to develop the plan. B&D BC approved the Designated Area for the ES&BG NP on the 24th February 2021. A project team came together, a formal Steering Group was established and formal Terms of Reference agreed with ES&BG PC on 9th June 2021.

4.2 The project to develop the ES&BG NP was launched to parish residents in March 2021 via a number of communication channels including email, Facebook, posters, the parish website and a leaflet drop to all homes. Further building of awareness and collecting early ideas from residents was done via a series of "pop-up" sessions at events in the Village Halls and other locations as well as via a competition run with all pupils at Ecchinswell & Sydmonton C of E Primary School to create the logo for the project. The exhibition of logos provided an opportunity to engage with parents on the Neighbourhood Plan.

4.3 The parish website (http://www.ecchinswell-pc.gov.uk/Home_2082.aspx) has carried [regular updates](#) from the Steering Team and the Parish Council has received monthly [progress updates](#) in its open meetings. Updates have also been published in the "News from the Villages" magazine.

4.4 Two sets of formal community consultation events were held in September 2021 and May 2022. These were held as drop-in sessions in the Village Halls over 2 and 3 days respectively with residents invited to visit during one of the 4-5 hour windows on each day.

4.5 Invitations to both these events were not only widely publicised via emails, the parish website, posters on notice boards and social media but also by leaflets that were delivered to every home in the parish. Alternative options to give input were also offered to those unable to attend.

4.6 The September 2021 Consultation explored residents' feelings about the parish, its future, the need for extra homes, and community thinking on potential policies in the areas of Economic and Leisure, Transport, Services and the Environment. Around 100 residents came and spent significant time giving more than a thousand written inputs in response to a series of posters.

4.7 Key take outs from this consultations are as follows:

- All residents place high value on the rural environment of the parish, the perceived safe and friendly environment and the opportunities this all provides for enjoying the countryside, wildlife and walks. Many also value the proximity of our rural location to facilities in Newbury & Basingstoke.
- Many residents expressed serious concerns over the current level of traffic/speeding and also over the impact of any significant housing development on already stretched infrastructure and services. Other concerns were the availability of housing that is affordable to buy, the need for one or more comprehensively stocked local shops and the lack of useful public transport.
- For the future, a large majority of residents want to see some but not a lot of housing development (10-30 homes over both the main settlements) with a focus on homes that are a) affordable to buy and/or suited to the elderly and b) in keeping with the rural environment. Residents want to see homes that are “built well for the future” not ones that are cheap and unsustainable. They also want to see maintenance/enhancement of the rural feel, the countryside/environment and the sense of community.
- A small minority (<10%) say they do not want to see any more housing in the parish.
- There is essentially universal rejection of larger scale development because it would ruin the look/feel of the parish, create even more problems with traffic on narrow rural roads and adversely impact education/medical provision and other services like electricity & sewerage. Such development is also seen to create risk of flooding around the Enborne and significant negative impact on the environment, nature and wildlife.
- A range of other policy areas for the Neighbourhood Plan to address were tested. These were under the broad headings of Economic and Leisure, Transport, Services and Environment. Most were seen as important or essential.

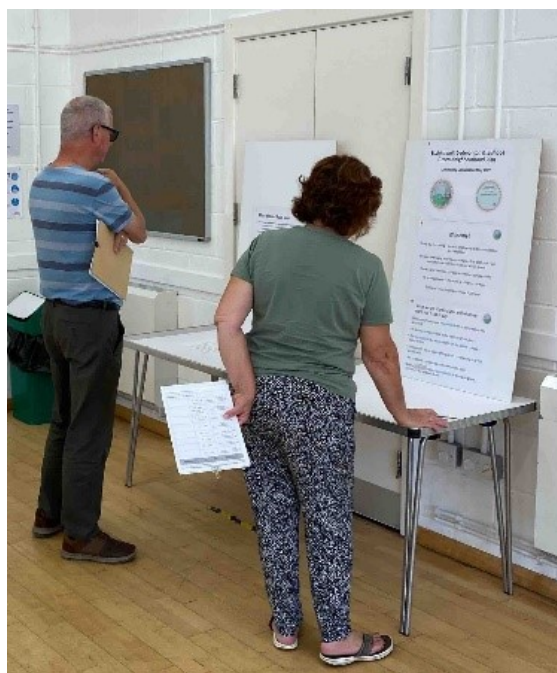


4.8 The output of the September 2021 consultation was used to create drafts of a vision, objectives and policies that would form the building blocks for the plan. In parallel, a “Call for Sites” process was initiated in January 2022 to identify and short-list potential sites for the modest number of extra homes seen to be needed in the parish.

4.9 The second set of Community Consultation events was held on the 26th, 27th and 28th May 2022 in the village Halls. The objective was to share with the community the main elements of the plan (vision, objectives, key policies) and get feedback on both the overall direction of the plan and each of the main plan components. The events were well attended with around 120 residents spending significant time going over the material that was presented on posters in 13 “booths” and giving serious thought to the set of 12 questions posed in a feedback form.



4.10 There was very strong (95+%) support for the basic direction of the plan. There was also strong (85+%) endorsement for each and all of the main components that were presented. The consultation also gave useful input to help complete the selection of sites for the extra homes in Bishops Green and Ecchinswell. Discussions between residents and members of the team and the wide range of comments recorded on feedback forms were taken on board and used in the preparation of the Pre-Submission Draft of the plan.



4.11 Following the May consultation and in addition to the monthly progress updates on the parish website, the Parish Council, on 19th August, communicated to residents a special update ahead of initiating the Regulation 14 Pre-Submission Consultation. This was sent by email to Parish and Neighbourhood Plan lists, posted on Facebook and on the [Parish Website](#). This communication informed residents that each household would receive a leaflet summarising the plan and indicating how they would be able to read the ‘pre-submission’ document and make comments. The consultation was initiated on 25th August 2022 and completed after 6 weeks on 7th October 2022.

4.12 The Pre-Submission Consultation clearly showed majority support from the local community for the Plan and a number of comments were received. B&D BC were supportive of the plan and also made a number of comments. From these inputs some relatively minor changes have been made to the plan to enhance clarity and to the detailed policy wording to ensure the Plan meets the Basic Conditions. The accompanying Consultation Statement not only sets out those changes but also describes the overall process of formal and informal consultations carried out during development of the plan.

COMMUNITY VIEW OF THE FUTURE

Based on extensive consultation, the community has aligned around the following as their summary view for the future of the parish of Ecchinswell, Sydmonton and Bishops Green:

- | | |
|----------------------------------|--|
| <i>What we value:</i> | <ul style="list-style-type: none">➤ <i>Our rural setting,</i>➤ <i>Access to green spaces,</i>➤ <i>Our heritage assets.</i> |
| <i>What we want to do:</i> | <ul style="list-style-type: none">➤ <i>Protect our rural environment & heritage assets,</i>➤ <i>Improve sustainability,</i>➤ <i>Improve biodiversity.</i> |
| <i>Any more homes should be:</i> | <ul style="list-style-type: none">➤ <i>In limited numbers based on modest local growth,</i>➤ <i>Affordable to buy,</i>➤ <i>In keeping with rural setting,</i>➤ <i>Providing more options for young families, the elderly & less mobile.</i> |

From this, the Vision and Objectives for the ES&BG Neighbourhood Plan have been developed.

VISION

A small rural parish located near prosperous towns that nurtures modest organic growth and continues to evolve towards a more sustainable lower-carbon future.

Peaceful settlements with a rural character where residents prosper and enjoy both their communities and the surrounding countryside as well as having easy access to employment, vital services and leisure activities. Confidence that the highly-valued natural environment, biodiversity and landscape are continuously improving and that important heritage assets and views are maintained for future generations.

Housing development is limited, in keeping with the rural environment, governed by local growth, the need for affordability and with more options for young families, the elderly and less mobile.

OBJECTIVES

Realisation of this vision requires the following objectives to be delivered in alignment with existing and emerging Borough and National Policies

1. Retain and enhance the rural character of the parish and its settlements (Policies ESBG 1/2/5/6/7/8/12/13/14/15/17);
2. Ensure the inherently limited sustainability of our small village settlements is not damaged by inappropriate development and is nurtured with improvements to community facilities and internet access (Policies ESBG 1/2/3/4/5/6/7/8/9/10/11/16);
3. Accommodate and encourage organic growth of the parish and the evolving needs of residents by encouraging the development of a modest number of extra homes that are affordable to buy and suited to different stages of individual and family life. (Policy ESBG 1/2/3/4/5/6/7/9/10/14/16);
4. Ensure the parish is fit for a low/zero-carbon future via:
 - Adopting advanced standards for insulation, renewable power generation/heating and internet access for both new homes and significant alterations and extensions (Policies ESBG 5/6/10/16),
 - Enabling and encouraging widespread usage of zero emission vehicles by easy access to charging points (Policies ESBG 5/6/11/17);
5. Enhance the environment, biodiversity, landscape, and access to the countryside and green spaces via clear policies and an alliance between parish residents and landowners. (Policies 2/5/12/13/14). Specifically address shortfall of accessible Green Space in Bishops Green (Policies 2/3/5/14) ;
6. Ensure our heritage assets, key views and the rural character of settlements are retained and enhanced by good stewardship and that design policies ensure new development and refurbishments are in keeping with existing housing character. (Policies ESBG 5/6/7/13/14/15)
7. Strengthen the community and reduce the need for travel outside the parish by development of employment opportunities and community facilities suited and scaled not only to our rural environment but also the needs/wishes of residents. (Policies 7/8/9/10/11);
8. Reduce concerns over road safety and help community health and well-being by improvements to road layout, parking and traffic management hardware and by actions to encourage more walking and cycling. (Policies ESBG 5/6/8/17)
9. Underpin delivery of the Vision and Objectives by establishing and progressing community-led programmes in Transport, Socio-Economic Development and Facilities/Services.

INTRODUCTION TO THE LAND USE POLICIES

5.1 The following policies relate to the development and use of land in the designated Neighbourhood Area of Ecchinswell Sydmonton & Bishops Green. They focus on specific planning matters that are of greatest interest to the local community.

5.2 There are parts of the Parish that are not affected by these policies, and there are many other policy matters that have been left to the adopted and forthcoming update for the B&D BC Local Plan to cover. This has avoided unnecessary repetition of policies between this Neighbourhood Plan and the adopted B&D BC Local Plan and its forthcoming update, though they have a mutual, helpful inter-dependence.

5.3 Each policy is numbered and titled, and it is shown in bold. Where necessary, the area to which it will apply is shown on the Policies Map attached to the document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

POLICY ESBG1: SETTLEMENT BOUNDARIES

A. The Neighbourhood Plan defines Settlement Boundaries, as shown on the Policies Map, for each of the main settlements of Bishops Green and Ecchinswell Village Core. Proposals for development within the settlement boundary will be permitted provided they accord with the ES&BG NP Design Guidance and Codes and other development management policies of the Development Plan.

B. Apart from the special circumstances set out in paragraph 80 of the NPPF and policy SS6 of the adopted Local Plan 2011-2029 or successor policy, there is a presumption against housing development outside the Settlement Boundary unless specific provision has been made by Policy ESBG4 or ESBG8.

C. In the area of the parish that is part of the River Test catchment (see Map at §5.11) new dwellings and development resulting in a net increase in population (including rural worker housing and tourist attractions and accommodation) served by a wastewater system that will discharge into the River Test will be required to demonstrate nutrient neutrality in accordance with the latest Natural England guidance.

5.4 The policy is intended to distinguish between the built-up areas of each of the two main settlements in the parish and their surrounding countryside in order to manage sustainable development proposals accordingly. Given their small size and isolation in the parish it is not appropriate to define boundaries for any other settlement areas for example the group of houses in the separate northern part of Ecchinswell around the pond or hamlets like Sydmonton.

5.5 Historically there have been no Settlement Boundaries for the small villages in the parish but the scope of the Local Plan Update now includes a number of the smaller villages in the borough for which there are no specific policies in the current Adopted Local Plan (2016).

5.6 The policy therefore establishes a new settlement boundary for each settlement following the conventions set out in the Basingstoke and Deane 'Draft Spatial Policy Proformas' (June 2022) and developed in collaboration with the Planning Policy Team at B&D BC informed by their Local Plan Update Settlement Study (Part 1) which defines Bishops Green and Ecchinswell Village as a Category 4 'Small Villages'.

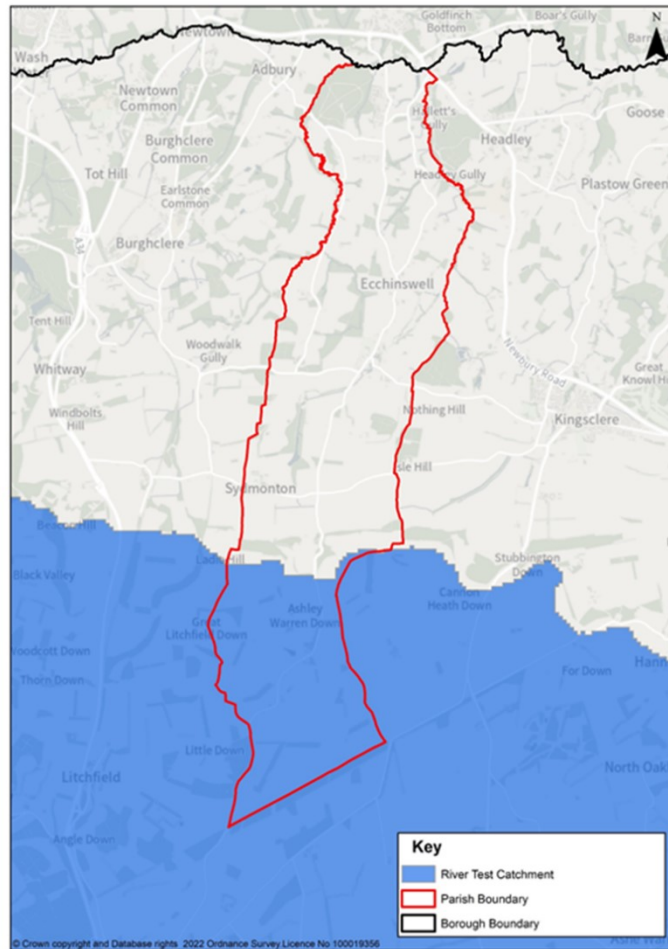
5.7 The new boundaries are fully aligned with the proposals now being taken forward in the Local Plan Update with the exception of accommodating the allocation at Bishops Green proposed under Policy ESBG3. The settlement boundary of Policy ESBG1 has been modified to incorporate this scheme which is expected to deliver approximately 15 dwellings to meet the needs of the local community and reflects the indicative housing requirement currently proposed in the Local Plan Update. A document in the supporting evidence for this plan (Supp Ev B ESBG NP Settlement Boundaries) gives some detail on how the boundaries were developed in consultation with B&D BC).

5.8 Settlement boundaries remain an important feature of the Plan-Led System, distinguishing how planning applications are considered if they relate to land inside or outside a boundary. The policy is consistent with Policy SS1 of the ALP in supporting housing development within the newly defined boundaries and how applications are dealt with in the Open Countryside.

5.9 The policy does not remove permitted development rights. Thus the provisions of Local Plan Policy SS6 (New Housing in the Countryside) on development outside a boundary and hence in the countryside continue to apply.

5.10 Local Plan Policy CN2(Rural Exceptions for Affordable Housing) and Policy EP4 (Rural Economy) support some development in the countryside outside settlement boundaries in exceptional circumstances. While the NP is supportive of these circumstances, maintaining the rural character of the countryside in the Parish is regarded with high importance by the community. Therefore, any planning applications for new housing outside the Settlement Boundary should be determined in accordance with Policy SS6, B&DBC design guidance, the ES&BG NP Design Guidance & Codes, and where relevant, have regard to the North Wessex Downs AONB Management Plan.

5.11 In recent years, the issue of nutrient neutrality has become apparent in the borough. Waste water effluent that discharges to the River Test catchment could cause nutrient enrichment and is likely to lead to significant effects on the internationally designated sites for nature conservation in the Solent. A small section of the River Test catchment is located in the south of the parish to the south of Watership Down and within the North Wessex Downs AONB ([see map](#)). Natural England have produced advice on achieving nutrient neutrality for new development in the Solent Region. A nutrient budget will need to be submitted with an application for development in this area in accordance with the latest Natural England guidance, to determine whether the development is nutrient neutral. If there is a nutrient surplus appropriate mitigation will need to be demonstrated.



River Test Catchment Map

A. The Neighbourhood Plan provides for approximately 20-25 dwellings to be delivered as follows:

- **Approximately 15 dwellings at Bishops Green allocated through policy ESBG3**
- **Approximately 5 dwellings at Ecchinswell allocated through Policy ESBG 4**
- **Approximately 5 dwellings as windfall schemes within a Settlement Boundary**

B. In any new residential development, there should be a varied mix of house types, of which at least 50% of market dwellings must be 1, 2 or 3 bedrooms. Planning applications for 2 or more net new dwellings should set out and justify the housing mix in line with the Basingstoke and Deane Housing Supplementary Planning Document (July 2018), section 3.3 (or any successor requirement) with at least 25% of the affordable housing requirement being 'First Homes' discounted in price by 30% in line with the B&DBC First Homes Interim Policy Statement and the conclusions of Basingstoke and Deane's Housing Market Assessment (Sept 2020).

C. In Bishops Green, any housing development should, where possible, over-supply the provision of accessible Green Space to make up the existing shortfall versus the Local Plan requirements for settlements in Rural Areas.

D. Proposals for First Homes Exception Sites will be deemed appropriate if:

- i. They are adjacent to a settlement boundary and the gross site area is no more than 0.2ha;**
- ii. the scheme is for no more than 6 houses; and**
- iii. It can be demonstrated that the scheme will;**
 - **avoid areas at risk of flooding;**
 - **not cause unacceptable harm to identified key views or harm to any designated heritage assets or protected habitats; and**
 - **accords with all other relevant development management policies of the development plan.**

5.12 The parish is small and is demonstrated as having relatively low sustainability. The Plan objective is to ensure that development to realise the Parish Vision enhances rather than damages current sustainability and also enhances (or at least maintains) the rural character of the parish and its settlements. The community is clear that to meet local growth, there should be a modest number of extra homes in both Bishops Green and Ecchinswell that are affordable for local people to buy in terms of size/facilities. This complements the high proportion of social housing for rent already available in the parish (see § 2.8). In the May 2022 consultation the community gave overwhelming support to this overall housing policy summary *“Only modest scale development in the small settlements of Bishops Green and Ecchinswell will be supported. Furthermore such development must not be detrimental to the sustainability nor the rural character of the settlements.”*

5.13 The spatial strategy for the B&D BC Local Plan Update is still under development. This Policy not only fulfils the currently proposed allocation in the Update (see para 3.10-3.12 above), but also a quantum of additional housing designed to meet local needs. Once the ES&BG NP is made, the provisions of NPPF §14 will apply, should this be necessary. These provisions give a recently “made” Neighbourhood Plan significant “weight” in the event that development proposals contrary to Neighbourhood Plan policies are using the absence of “up to date” policies in a Local Plan to exploit the general presumption in favour of sustainable development.

5.14 In practice, this means:

- Small scale development of homes with a rural feel that are affordable to buy and hence that enable people to retain connection with the parish and thus part of a sustainable community.
- A mix of housing that enables individuals and families to stay connected to the community over time and through evolving circumstances (couples getting together, growing families, later life etc.)
- First Homes (outside of AONBs) are the government's preferred discounted market tenure and should account for at least 25% of all affordable units.
- Encourage the development not only of facilities that enable more local in-parish shopping, leisure, sporting, social activity but also for employment with premises and activity appropriately scaled to the rural environment.
- Design codes that enhance the rural feel of the parish and ensure new building is in harmony with existing buildings, the conservation area and heritage assets.
- Design codes that encourage low-carbon footprint buildings that anticipate future standards.
- Development that reduces dependence on private cars. Encourage service providers (e.g. health, sports etc) to deliver in-parish with suitable (shared/community) premises.
- Development that supports greater level of home-working.
- Development that supports the availability of renewable energy and the use of electric cars.

- Development that enhances the rural feel and character of the parish notably the natural environment, green spaces and our valued landscape including the AONB bio-diversity/habitats.
- Bishops Green is a settlement with a compact layout largely surrounded by private land. It should have accessible Green Space of at least 2.2 ha to meet the B&D BC standard for rural areas. Current space is well short of this so any new development must provide not only the standard green space of 32m² per person for rural areas but where possible significant extra green space to raise the total available to the settlement.
- No dense, large-scale development that reduces sustainability by increased reliance on external facilities and services, adds to traffic movements and suburbanises the environment.

5.15 In respect of Clause B, the objective is to diversify the housing supply to deliver a balanced and sustainable community. Based on the data available for 'Rural Wards' in Appendix 3.1 (Figure A3.2) of the Basingstoke and Deane Housing Supplementary Planning Document (July 2018), the Parish housing mix is skewed towards larger 3 and 4+ bedroom family homes. Feedback from the community consultation and housing needs survey is that the present housing mix does not meet the needs of the Parish. Specifically, there is a real need across the Parish for more one, two and three-bedroom homes suitable for purchase by younger people/growing families and older residents for downsizing, all with local connections.

5.16 In respect of windfall schemes within the settlement boundaries, there have been 2 extra homes and permission for 2 change of use in the last 7 years. Thus the potential for up to approximately 5 extra dwellings via windfall schemes within the settlement boundaries would seem realistic.

5.17 In respect of Clause D, to guide an applicant in considering an appropriate scale of development for the purposes of NPPF §72, First Homes exception sites will be supported on unallocated land outside the North Wessex Downs AONB and adjacent to settlement boundaries. The Parish Council considers a proportionate development to be as defined by the policy.

5.18 A document in the supporting evidence for this plan (Supp Ev C ESBG NP Small Rural Settlement Sustainability and Housing Need Report) provides further background detail and elaborates on the above points.

A. The Neighbourhood Plan allocates 2.1ha of Land south of Rooksfield and west of C155 Ecchinswell Road, as shown on the Policies map, for approximately 15 dwellings on the northern part of the site including accessible green space uses and green infrastructure to support a biodiversity net gain.

B. The scheme will be permitted provided:

- I. Proposals take account of the current and future needs of the Parish, to address the following tenure, type and size of dwellings needed in the parish:
 - 1 or 2 bed homes suitable as first homes
 - 2 or 3 bed small family homes
 - Homes suited to larger families with older children
 - Downsizer homes for the elderly/less mobile**
- II. Vehicular access is via Ecchinswell Road to the satisfaction of the Highways Authority, requiring a like for like replacement of any existing hedgerows affected, to minimise the impact on the rural gateway;**
- III. The development creates safe and convenient access for all users, supports 'slow the pace' measures and provides for the creation of a footway on the existing verge between Rooksfield and Eagle Road to improve pedestrian and cycle access northwards to the village facilities;**
- IV. The landscape and habitat scheme makes provision for a publicly accessible green space and biodiversity enhancements that contribute to the enhancement of 'Green Corridor 4', in line with policy ESBG12, including the restoration of the hedgerow boundary to the Ecchinswell Road;**
- V. The design and layout provides an appropriate buffer to properties at Rooksfield and Featherbed Lane through the retention and reinforcement of the existing boundary trees and hedgerows;**
- VI. The design, layout, form and materials have full regard to the ESBG NP Design Guidance & Codes, creating a positive new settlement edge; and**
- VII. The heights and roofscape of buildings have regard to the landscape setting, solar orientation for amenity and sustainability purposes, and external lighting is kept to a minimum.**

C. To achieve a comprehensive and well-designed development that is acceptable to the community, including an accessible green space amenity for the village, a design brief should be prepared by the developer with the local community, agreed with the Parish Council and submitted in support of the planning application.

5.19 During the creation of this Neighbourhood Plan, the most sustainable edge areas of the Bishops Green settlement were reviewed for the development of new homes. The location selected is suited to a mix of housing types including homes of 1, 2 or 3 bedrooms; and some homes suitable for downsizing. Appendix B (ESBG NP Site Assessment Report) describes how the site (BGI) was selected.

5.20 This policy allocates land for a housing scheme on a site that is well-related to the main built up area of the village. It is a former equine pasture bordered to the north by existing village development. The row of mature trees to the west of the site provide a landscape buffer to housing off Featherbed Lane and a valuable contribution to the landscape. A suitable offset should be provided which may reduce the net developable area.

5.21 Based on clear messages from community consultation, a key objective of the Neighbourhood Plan is to place an emphasis on homes that are more affordable to buy in terms of their size. The housing type and mix proposed in the policy reflects that described in policy ESBG2. A document in the supporting evidence (Supp Ev C ESBG NP Small Rural Settlement Sustainability and Housing Need Report) provides background evidence.

5.22 A Landscape Assessment will be required to demonstrate how a landscape scheme for the site will be successfully delivered. A green buffer is required around the perimeter of the site, together with a publicly accessible open space. This could form a new community orchard, together with greenspace to provide a valuable wildlife habitat and green corridors along the edges of the site .

5.23 At this key gateway to the village, the design needs to be in keeping with the character found elsewhere, and ideally with no street lighting. The road layout should be designed in a way that encourages safe pedestrian movement within the development with shared surfaces, few pavements, providing eclectic verge side boundary treatments and varying road widths to minimise the impression of an 'estate build'.

5.24 The Parish Council are aware of the desire by the community to maintain and enhance the rural feel of the settlement and to offset the excessively urban appearance of the early 2000s redevelopment of Ash Road. Accordingly extra accessible green space is included and the policy seeks to ensure that the potential for adverse landscape impacts are successfully mitigated.

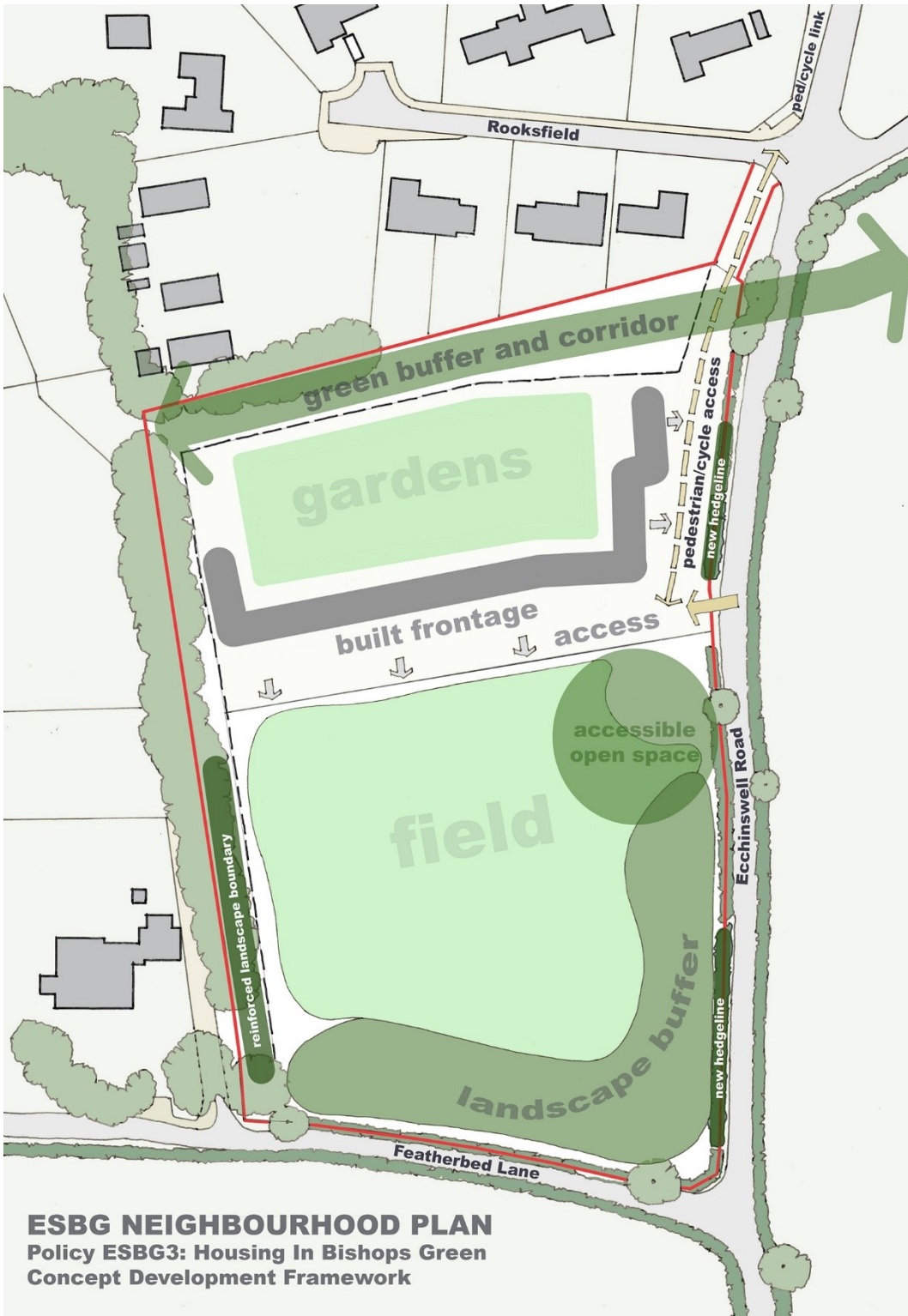
5.25 The policy sets out a series of key development principles to ensure the potential effects of development are addressed to ensure the scheme is of high quality and delivers clear community benefits. The National Planning Policy Framework expands upon the fundamental principles of good design to define what is expected for well-designed places and how planning policies and decisions should support this. The policy requires the design proposals to have full regard for the ES&BG NP Design Code and is drafted to ensure there is sufficient clarity to inform Development Management considerations and to avoid ambiguity.

5.26 Integration with the rest of the Bishops Green settlement is important hence the provision for an improved footway from the site to the south end of Eagle Road. Furthermore, the additional “request” bus-stop at the south end of Eagle Road (on the route taken by the 103 bus) would benefit all residents living in the southern part of Bishops Green (see ESBG 17).

5.27 The supporting evidence indicates that it is possible to avoid or mitigate any significant adverse environmental effects by ensuring compliance with the requirements of the policy. A key element of the policy is the requirement for a detailed design brief to be prepared for the housing and the green space and for the Parish Council and the community to be engaged in its preparation. This requirement responds to the heightened emphasis placed on design standards and design quality in current/emerging National and Local policies.

5.28 The policy therefore requires a ‘co-design’ approach to be taken prior to a planning application being submitted as advocated by paragraph 7 of the national Design Guide and supported by the NPPF §126 and PPG ID26-019-20191001. This ensures the scheme has a sense of community ‘ownership’ as described by policy L3 (paragraphs 159 and 160) of the National Design Guide.

5.29 The land promoter has confirmed as per (PPG:ID10-002) that the policy is viable and deliverable. A Design Concept report has been prepared by the land promoter to illustrate how the scheme could come forward to meet the policy requirements. The report will inform the preparation of a Development Brief, outlined in Clause C, to reflect the protocol set out in Appendix 5 of the Local Plan. The report is available in the Supporting Evidence (document Supp Ev P ESBG NP Site BGI Design Report) and a concept development framework from this report is shown below.



ESBG3 – Concept Development Framework

POLICY ESBG4: HOUSING IN ECCHINSWELL

A. The Neighbourhood Plan allocates approximately 0.15ha of previously developed land south of the C155 Ecchinswell Road, as shown on the Policies map, for approximately 5 dwellings,

B. The scheme will be permitted provided:

- I. Proposals take account of the current and future housing needs of the Parish by providing a scheme generally of 1 or 2 bed homes;**
- II. Vehicular access is via Ecchinswell Road to the satisfaction of the Highways Authority, with a minimal loss of the existing hedgerow to reduce the impact on the existing rural character;**
- III. The development is to create safe and convenient access for all users, support 'slow the pace' measures and where technically feasible, improve pedestrian and cycle access to the village facilities including the consideration of a "green path" along the north side of Ecchinswell Road;**
- IV. The design has full regard to sustaining the setting of the Conservation Area, the North Wessex Down AONB Management Plan and the ESBG NP Design Guidance & Codes;**
- V. The developable area is contained, as far as possible, within the footprints of the existing building/structures to minimise impacts on the existing boundary trees;**
- VI. The development retains access to the existing livery yard on the adjacent land; and**
- VII. The development provides for a biodiversity net gain and external lighting is to be kept to a minimum.**

C. To achieve a well-designed development that is acceptable to the community, a development brief should be prepared by the developer, agreed with the Parish Council and submitted in support of the planning application.

5.30 During the creation of this Neighbourhood Plan, it was not only clear that a limited number of smaller-size homes was required in Ecchinswell but also that suitable locations were scarce. The site selected is in reasonable proximity to some key community facilities (school, village hall, pub) and makes use of previously developed land. (See Appendix B ESBG NP Site Assessment Report for full detail)

5.31 This policy allocates land for a scheme of small homes as part of the holistic vision for the future of Ecchinswell Village and to contribute to the Parish housing requirement. The

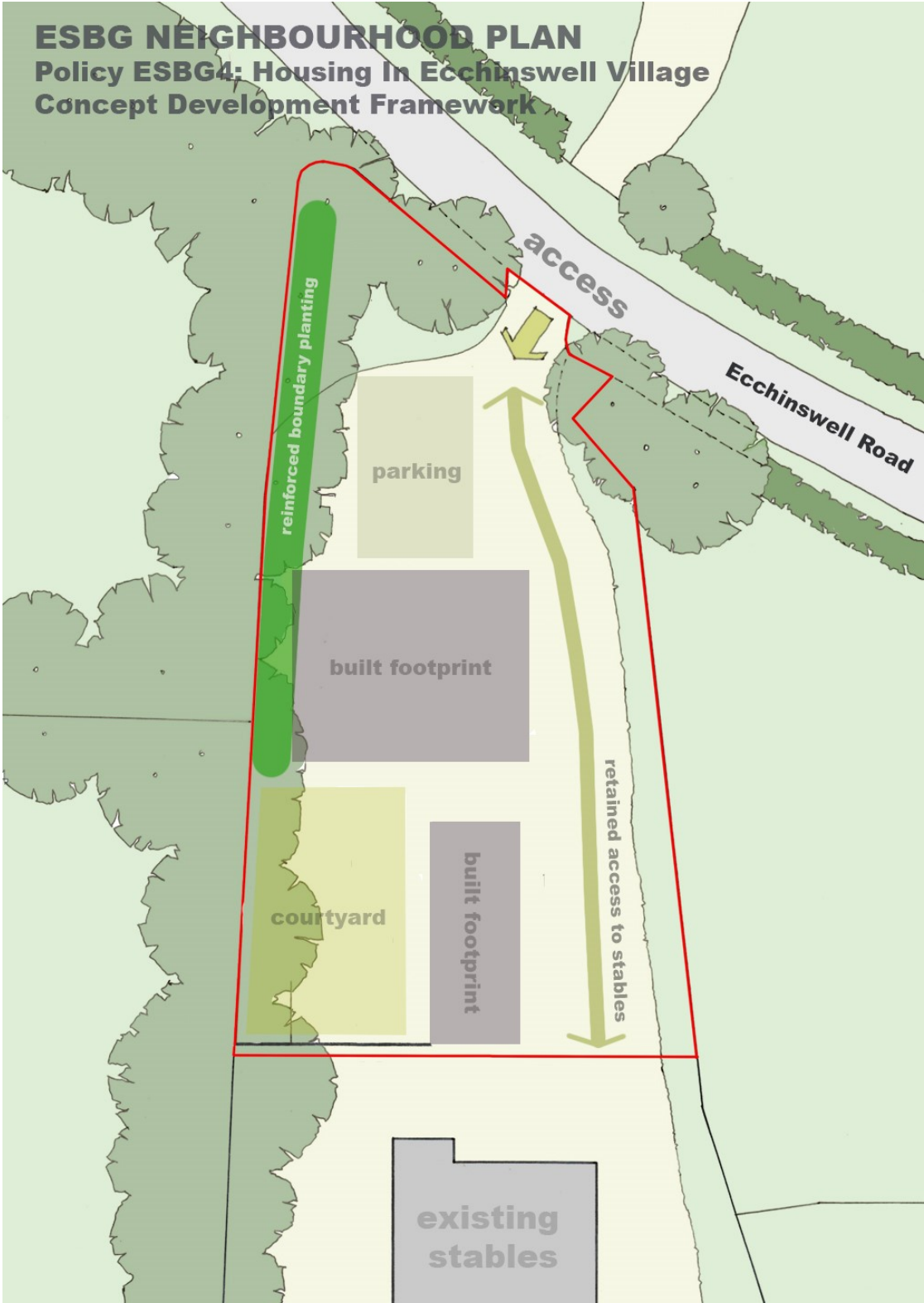
site has been little-used for a number of years and comprises various barns and storage structures. The homes are proposed to be smaller in size and are suited for either starter homes or downsizers. A document in the supporting evidence (Supp Ev C ESG NP Small Rural Settlement Sustainability and Housing Need Report) provides background evidence.

5.32 The site is approximately 100m from the boundary of the Ecchinswell Conservation Area. The Ecchinswell Road forms the northern boundary of the North Wessex Downs AONB. The site lies just within the boundary but its scale is not considered to be 'Major Development in the AONB' for the purposes of NPPF paragraph 177.

5.33 The redevelopment of this land will be beneficial in two ways. Firstly, it will make better use of previously developed land on a site within the AONB; providing an opportunity to enhance the local landscape within the Clere Scarp and Greensand Terrace (13A) landscape character area.

5.34 Second, and subject to detailed technical work, it may contribute via "Slow the Pace" measures to an improved pedestrian/cycle connection to the village facilities westward along the Ecchinswell Road towards Footpath 18. The policy also requires the retention of mature trees, onsite biodiversity net gain and limited use of external lighting.

5.35 The land promoter has confirmed as per (PPG:ID10-002) that the policy is viable and deliverable. A Design Concept report has been prepared by the land promoter to illustrate how the scheme could come forward to meet the policy requirements. The report will inform the preparation of a Development Brief, outlined in Clause C, to reflect the protocol set out in Appendix 5 of the Local Plan. The report is available in the Supporting Evidence (document Supp Ev Q ESG NP Site EX Design Report) and a concept development framework from this report is shown below.



ESBG4 – Concept Development Framework

POLICY ESG5: DESIGN QUALITY IN THE PARISH OF ECCHINSWELL, SYDMONTON AND BISHOPS GREEN

A. The Ecchinswell, Sydmonton and Bishops Green NP Design Guidance and Code, attached as Appendix B, identifies six Local Landscape Character Areas, as shown on the Policies Map, and provides design guidance applicable to each character area.

B. All development proposals should be of high quality which respond positively to the character and local distinctiveness of the parish. Applicants will be expected to demonstrate through the application process they have properly understood and responded to the relevant Local Landscape Character Area in the design of their proposals.

C. Within Ecchinswell Village Core and Ecchinswell North proposals that fill an essential gap providing views into the countryside (Code DC01) will be resisted.

5.36 The policy establishes the importance of high-quality design that reflects the locally distinctive character of the parish. It requires applicants to acknowledge, understand and respond to the *Ecchinswell, Sydmonton and Bishops Green NP Design Guidance and Codes* prepared by AECOM for the Parish Council as part of the Neighbourhood Plan. To be clear, although published as Appendix B to this plan document (ESBG NP Design Guidance and Codes) for convenience of presentation, the Design Guidance and Codes form an integral part of the policy and is not supplementary guidance. It therefore carries the full weight of the development plan in decision making, as provided for by NPPF §129.

5.37 Good design is a process, and the aspiration for good design should be embedded from the outset. The Code provides design guidance to supplement the design guidance published by B&DBC and seeks to ensure that developments of all scales and types which come forward in the parish complement and build upon the character of the area in which they are located; whether a proposal is for an extension to a family home, a new housing development or rural workspace or any other appropriate application.

5.38 The Policy refines and updates Local Plan Policy EM10 to align with the Government's priority for creating high quality, beautiful and sustainable places (NPPF §126). The Code describes the local character and distinctiveness of the Parish valued by the local community consistent with ALP paragraph 6.81.

5.39 Safeguarding the parish's rural character has been a key driver in establishing the Design Codes for the Neighbourhood Plan. Most of the buildings in Ecchinswell, Sydmonton and the surrounding countryside have been established steadily over several centuries with the result that there is a wide range of historic building styles and materials in place.

5.40 More recently there have been some larger scale developments in Bishops Green and Ecchinswell with more uniform styles and materials. It is also notable that the early 2000s re-development of the Ash Road area in Bishops Green is seen to be of excessively urban style and layout and future development should work to offset this shortcoming and add to the desired rural character of the settlement.

5.41 The attention of applicants is drawn to the Area-Wide Design Principles and detailed Design Codes for the LLCAs relating to:

- Pattern of Development,
- Green Infrastructure and Open Space,
- Building Typology,
- Building Line and Boundary Treatments,
- Architectural Details and Materials
- Parking and Utilities
- Preserving and Enhancing Views, Landmarks and Gateways
- Sustainability

5.42 The essence of the Design Codes is for any development to be:

- sympathetic to the existing variety of styles and materials
- enhancing or at least maintaining the rural feel of the parish
- enhancing the sustainability of living in the parish and of the buildings in terms of the materials/designs/facilities used.

5.43 Section 5 of the ES&BG NP Design Guidance & Codes includes checklists to help application of the codes to new developments. Use of these checklists could be a good way for developers to demonstrate, in planning applications, how the codes have been followed.

POLICY ESBG6: DESIGN QUALITY IN THE ECCHINSWELL CONSERVATION AREA

A. Development proposals in the Ecchinswell Conservation Area, as shown on the Policies Map, must preserve and enhance the significance of the area as defined by the Ecchinswell Conservation Area Appraisal (CAA).

5.44 Preservation and enhancement of the Ecchinswell Conservation Area is seen as important to sustaining the rural feel of the settlement. The Design Codes in ESBG5 are fully aligned with the most recent [Ecchinswell Conservation Area Appraisal](#) carried out by B&D BC in 2003.

5.45 The following features are identified as positive characteristics of the Conservation Area which reinforce its special character:

- i. Timber frame buildings with thatch roofs and high quality decorative brickwork are an important feature throughout the conservation area and contribute to its character and must be preserved and maintenance encouraged;
- ii. Private spaces, trees and hedges make an important contribution to the character of the village, as well as providing wildlife corridors.
- iii. The importance of the undeveloped rural quality of the gaps between Ecchinswell House and St Lawrence Church and between the church and the main part of the Ecchinswell settlement which protects their historic character and setting;
- iv. Watercourses and ponds make a picturesque setting, particularly in the south of the conservation area, and an important contribution to surface water drainage, where they act as reservoirs in periods of intensive rain. They should not be piped;
- v. Areas of Archaeological Significance, including the Area of High Archaeological Potential to the west side of the village where the original village church was located; the earthworks to the eastern side of the road; and the area around Clere House Farm and the Mill.

POLICY ESBG7: COMMUNITY ENGAGEMENT IN DESIGN

A. Applicants of development proposals which are likely to generate public interest, should demonstrate early, proactive, and effective engagement with the community particularly with regard to design issues.

B. All major development schemes with a residential component should use the 'Building for a Healthy Life 12' design assessment tool (or equivalent methodology) to inform the design proposals. As a guide, development should seek to achieve a score of no 'reds', design out all 'ambers' and achieve a majority of 'greens'.

C. A 'Building for a Healthy Life' Assessment should be included within the Design and Access Statement. The Statement should describe how the knowledge and opinions of the local community have been sought, positively considered and responded to in formulating the design of proposals. Where a proposal has not accommodated that knowledge or opinion, then the Statement should explain the reasons for not doing so.

5.46 The policy refines the way in which the process of engaging the local community in the design of major development proposals is carried out. Importantly, it uses established means within the Council's [established planning application requirements](#) to achieve its aims, rather than to create an additional process.

5.47 The distinctive local character of the Parish and the importance of high quality design were raised as important issues by the local community and it is therefore vital that their knowledge of how the area functions, their understanding of the essential features of local character, and their views on the merits of emerging proposals are given proper weight in the consideration of planning applications.

5.48 The NPPF encourages 'any applicants who are not already required to do so by law to engage with the local community...before submitting their applications.' (§40). The National Design Guide highlights the vital role that communities play in the design process. The intention of this policy is therefore to lead to a higher standard of local community engagement in the design process.

5.49 NPPF §133 also states that..."local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life. These are of most benefit if used as early as possible in the evolution of

schemes, and are particularly important for significant projects such as large scale housing and mixed use developments.”

5.50 Policy ESBG7 refines and updates Local Plan Policy EM10 to align with NPPF §133 to support 'a robust design-led approach' (ALP paragraph 6.79). In addition, High Quality Design is fundamental to the creation of high quality places. The National Model Design Code H2 (para 187) reinforces this:

“The built environment has a significant impact on people's health and wellbeing. This relates across the design code with regard to walkable neighbourhoods, access to greenery and recreation, attractive buildings and public spaces, space standards, and strong communities.”

POLICY ESBG8: SUPPORT FOR RURAL BUSINESSES & WORKSPACE

- A. Proposals for the expansion or diversification of existing commercial, business and service uses will be supported, providing the proposals accord with all other relevant policies of the development plan, notably Local Plan Policy EP4 and policies ESBG5, ESBG6 and ESBG13, and are of a scale and type suited to their rural location and have no detrimental impact on the rural highway network .**

- B. Opportunities to create local employment and/or rural workspace will be permitted as long as they do not create vehicle-intensive development.**

5.51 The parish is rural with two settlements classified as 'small villages' and a small number of other hamlets/groups of houses. The majority of the land area is employed for agriculture with most of this executed by a few large landowners notably the Sydmonton Court Estate. There is also significant woodland and areas used for commercial and private equine grazing.

5.52 Outside the agricultural/equine business activity, there are no businesses or employers of significant scale. There are however a number of small businesses of different types including:

- Providers of services to parish and other residents – notable examples are the small convenience store in Bishops Green and the Royal Oak pub,
- Businesses with an operating site in the parish providing services to a range of customers over a wider area – notable examples are the Honesty Group Cookery

School, the Darling Buds of May (plant sales and dog exercise), Springbourne Stud, Bishops Green Farm Camping and some gardening businesses (e.g. Gardens by James Dean) and GT Executive (an airport limousine service).

- Small businesses of various types operated from homes often by individuals.

5.53 In the supporting evidence for this plan a document (Supp Ev K ESBG NP Community Facilities and Businesses Report) lists businesses based in the parish. For the majority of working residents, their place of employment is outside the parish (although the Covid-19 pandemic has dramatically increased the numbers working at home on a full or part-time basis). Newbury, Basingstoke and other nearby big settlements provide a proportion of employment. The availability of good rail and road connections means that quite a number of residents commute long distances to work.

5.54 Three factors limit the opportunity for developing businesses in the parish:

1. Limited availability of suitable premises (neighbouring parishes of similar size like Ashford Hill & Headley and Burghclere are better endowed).
2. There are no roads in the parish suited to high or even moderate intensity use by delivery/other vehicles of any size so the very limited capacity road infrastructure of the parish precludes businesses that involve significant vehicle movement.
3. Poor communications infrastructure – mobile coverage is patchy or poor for the various networks and broadband internet access is very poor outside the centres of the Bishops Green and Ecchinswell settlements.

5.55 Looking to the future of the rural economy consistent with ALP policy EP4: The rural character of the parish and constrained road access mean that development of large-scale and vehicle intensive businesses are NOT supported. Development within the parish that provides premises and opportunity for small craft, horticultural, specialist food, etc. type businesses will be supported especially if they provide at least modest and sustainable employment for residents without creating new traffic problems. These opportunities could be realised by being:

- part of development of new homes within or adjacent to the Settlement Boundaries following Policies ESBG1/2/3.
- based on re-purposing existing (likely agricultural) buildings.
- outside of the defined settlements, provided it is part of a small “rural exception” development of a few affordable homes for rural workers.
- suited for “working from home” recognising the growing demand for such activity. This will be achieved by ensuring homes are designed for sustained working at home, and services (e.g. internet) are fit for such activity.

POLICY ESBG9: SUPPORT FOR HOME WORKING

- A. Insofar as planning permission is required, home extensions or other building alterations to facilitate working from home will be supported provided they fall within the residential curtilage, whether within the settlement boundaries defined by ESBG1 or in the surrounding countryside, and accord with all other relevant policies of the development plan, notably policies ESBG 5/6/13 as relevant to their location and scale.**
- B. The co-location of 'Work Near Home' space within a community facility will also be supported.**

5.56 The Neighbourhood Plan proposes to support householder applications to extend existing homes or build new structures within residential curtilages to enable more home working. Many such proposals will not require planning permission, but some will, and the policy will increase the importance attached to home working so that the Parish can take advantage of modern technology and reduce the need to travel, especially commuting.

5.57 Home based working was already common before the Covid 19 pandemic and has become the norm for many residents for some or all of the working week. Given the constraints inherent in working from home in smaller houses, some form of shared "Work Near Home" space in one or more of the community facilities is desirable and this idea is supported in ESBG 11 Clause C.

A. All new dwellings and business premises in the Parish should be enabled to ensure a superfast broadband connection can be installed on an open access basis, directly accessible to the nearest suitable broadband infrastructure and designed to permit future repair, replacement or upgrading.

B. Where it is practicable to do so, broadband connections should be enabled by way of suitable ducting to enable one or more service providers to provide a fibre connection to individual properties from a connection chamber or chambers located on the public highway, or else from an alternative connection point available to different service providers.

C. Proposals for new or improved mobile phone infrastructure will be permitted, providing that the proposals do not adversely affect the surrounding built or natural environment (including without limitation the setting of heritage assets and key views).

5.58 Access to high quality Broadband and mobile phone/data services are an essential part of modern life and explicitly targeted in NPPF §114 (Supporting high quality communications). The rural nature of the parish means that the availability of these services is variable. The policy ensures that new developments are properly fit for 21st century life.

5.59 At this time there is minimal fibre to the property (FTTP) broadband service (a small part of Bishops Green). There is fibre connection to 2 cabinets, one in Bishops Green from Headley Exchange and one in Ecchinswell from Kingsclere Exchange; these provide reasonable VDSL internet speeds in the centre of each settlement but poor service (10Mb/s or less) elsewhere. Some parts of the parish have no mobile coverage at all and large parts only get good reception from a couple of providers. At this time there are also no new land-line phone links available in Bishops Green.

5.60 Attempts have been made to develop community-based fibre broadband networks as has been done in nearby areas but grants from DCMS (required for this approach to be viable for most residents) are presently unavailable as the grant system is being changed. A few residents are using satellite broadband services (e.g. Starlink) but these would be financially out of reach for many.

POLICY ESG11: COMMUNITY FACILITIES

A. The Neighbourhood Plan identifies the following buildings, structures, open areas and their curtilages as community facilities, as shown on the Policies Map:

- **Bishops Green Village Hall**
- **Bishops Green Convenience Shop (Ashland Store)**
- **St Lawrence Church**
- **Ecchinswell Village Hall and Parking area**
- **Ecchinswell and Sydmonton C of E Primary School**
- **Royal Oak Public House**

B. Proposals that will harm or result in the loss of a local community facility as defined above, will be resisted unless it can be clearly demonstrated that:

- **all reasonable efforts have been made to market the premises for its existing use and no other potential occupier can be found; and/or**
- **all reasonable efforts have been made to improve the operation and management of the business or facility; and/or**
- **the land is no longer a suitable location for a local community facility, shop or pub; and/or**
- **in the case of the loss of a public house, suitable alternative public houses exist to meet the needs of the local community; and/or**
- **in the case of the loss of a local community use, suitable alternative uses exist to meet the needs of the local community.**

C. Development of an existing Community facility to provide extra facilities/services for local residents will be supported in each settlement including:

- **the concept proposal for a “Community-led Development Project to create 21st Century Village Hub” in Ecchinswell;**
- **enhancements to Bishops Green Village Hall.**

5.61 In the supporting evidence, document Supp Ev K (ESBG NP Community Facilities and Businesses Report) details existing facilities. The policy identifies community and open space facilities for the application of Policies CN8 of the ALP. The Use Class Order of September 2020 now deems such uses as either Class F2 ('Local Community Uses') or in the case of the schools and churches, F1 ('Learning and non-residential Institutions'). The list of facilities includes all of those that are valued by the local community and offer a valuable resource to support community life.

5.62 Community Consultation made it clear that the community facilities listed above are highly valued by residents. There is also a strong appetite for extra services/facilities (e.g.

some form of shop in Ecchinswell, space for receiving some forms of medical treatment, community EV charging facilities etc)

5.63 Given the small and relatively geographically dispersed nature of the parish population, the viability of many of the community facilities is marginal. Some are reliant on significant usage by people from outside the parish and the use of volunteers for even basic operations; some (e.g. the Village Halls) have difficulty in building financial reserves for improvements or major maintenance.

5.64 Long term viability of all community facilities in the parish requires widespread and sustained community commitment to their utilisation.

5.65 An example of such commitment is the potential community initiative to design and deliver a project to create a modern “community hub” based around Ecchinswell Village Hall which co-locates a range of facilities. The principle of this idea (that could include a modest amount of downsizer housing suited to the elderly and less mobile) is supported by ALP Policy CN8 and policy ESBG11, and also by the community. Outline detail for this potential project is in the supporting evidence (document Supp Ev J ESBG NP EVH Community Hub Proposal). The concept received support from the community in the May 2022 consultation but such a project is outside the scope of this plan and would best be taken forward as a Neighbourhood Development Order delivered by a Community Land Trust.

POLICY ESBG12: GREEN INFRASTRUCTURE NETWORK & NATURE RECOVERY

A. The Parish contains a variety of green and blue infrastructure that provides an environmental support system for the community and wildlife. The Neighbourhood Plan designates this as a Nature Network, as shown on the Policies Map, for the purpose of promoting nature recovery and for mitigating climate change. The Network is parish-wide, encompassing various areas of woodland, streams and hedgerows in the north of the parish to downland in the south. Bishops Green and the land to the north lie in close proximity to Greenham and Crookham Commons SSSI.

B. Development proposals that lie within or adjoining the Network must demonstrate how they will maintain or improve the functionality of the Network in the design of their layouts and landscaping schemes, including delivering a minimum of 10% net gain biodiversity value (or successor target). The net gain shall be calculated in accordance with the relevant DEFRA net gain metric (at the time of the application) and guided by the methodology set out in the B&DBC Interim Guidance Note¹

C. The mitigation hierarchy must be applied in all cases. On sites over 0.1 hectare a 'net gain' calculation and 'Biodiversity Net Gain Plan' must be submitted with all applications and will be secured by condition.

D. Proposals that will lead to the loss of land lying within the Network and that will undermine its integrity will be resisted. Development proposals that will lead to the extension of the Network, which includes the delivery of additional Accessible Green Space in Ecchinswell and Bishops Green for the use of the community and the 'green corridor opportunities', will be permitted, provided they are consistent with all other relevant policies of the development plan.

5.66 The policy defines the presence of Green and Blue Infrastructure assets in the parish. The network, defined by the policy, is the entirety of the habitats illustrated on the map with the opportunities to connect them 'schematically' defined by the 'green corridors'. This method of defining potential corridors (but not defining their precise boundaries) has been applied by the Local Nature Recovery pilots including the Cambridge Nature Network as illustrated by their Nature Network Area Map.²

5.67 The approach is consistent with NPPF §179(a) and provides local definition to ALP Policy EM4 and EM5 on Biodiversity and Green Infrastructure. Its purpose is linked with the vision and principles outlined in the Nature Wealth Report published by the Hampshire Nature Partnership in April 2022 by defining a network of green infrastructure assets in the

¹ Achieving Biodiversity Net Gain Interim Guidance for Development; Feb 2021 ([Link](#))

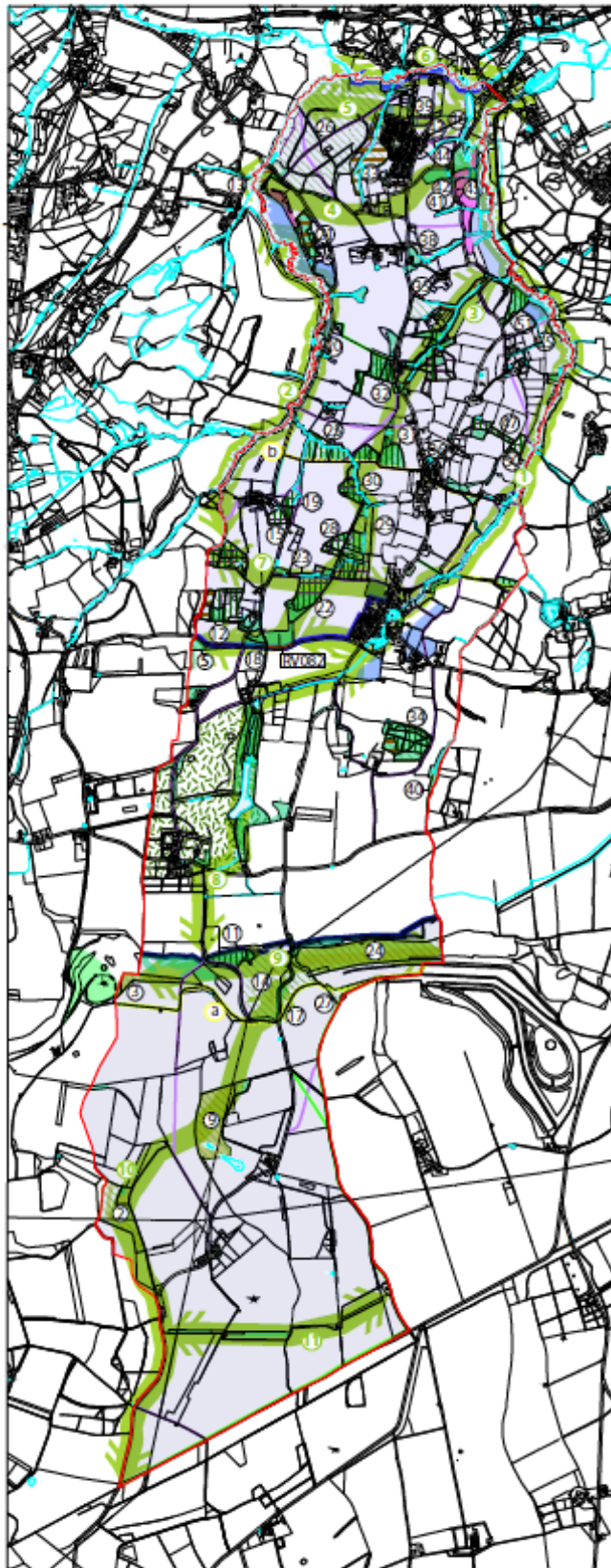
² Cambridge Nature Network Map [Link](#)

neighbourhood plan area as a means of providing environmental support for the community and wildlife by promoting habitat creation and linkage.

5.68 The policy requires that all development proposals that lie within the Network, or that adjoin it, should consider how they may improve the Network, or at the very least do not undermine its integrity of connecting habitats. The Policies Map shows the full extent of the Network, which allows applicants to determine if their proposals should take this policy into account. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the Network, for example in complementing existing biodiversity value through the design of the landscape scheme. At the very least, the policy requires that proposals that will undermine the existing value of the Network will be a reason for refusal or planning permission.

5.69 The Network will become more valuable over time as there are clear improvement opportunities. The Neighbourhood Plan Steering Group have identified the potential for eleven new Green Corridors as shown on the ESBG12 GI Network map below. (A high resolution version of the Network map is available for on-line viewing in the Policy Map Booklet – Appendix C to the plan). These corridors reflect the approach set out in NPPF §179 and described in Natural England's Nature Networks Evidence Handbook (Crick et al - [NERR081](#)) and identify opportunities to link various statutory and non-statutory designations and physical features such as streams and waterbodies. The proposed corridors have been reviewed by and are supported by the Hampshire Biodiversity Information Centre (HBIC) and more detailed maps are included in the supporting evidence (document Supp Ev H ESBG NP HBIC Ecology & Biodiversity Report). The Parish Council will work with other organisations and landowners to realise these nature recovery opportunities and, where possible, avoid the loss of the best and most versatile agricultural land.

ESBG12 Green Infrastructure Network Map.



Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan ESBG12 Green Infrastructure & Nature Network

- Parish Boundary
- Statutory Designations**
- Ladle Hill Site of Special Scientific Interest
- Other Designations**
- Sites of Importance for Nature Conservation (SINC)
- SINC's listed in Supplementary Evidence H
- Road Verges of Ecological Importance (see Supplementary Evidence H)
- Priority Habitats**
- Woodland**
- Ancient and semi-natural
- Ancient replanted
- Lowland Mixed Deciduous
- Wet Woodland
- Traditional Orchard
- Woodpasture and Parkland BAP
- Grassland**
- Coastal and floodplain grazing marsh
- Lowland meadows
- Lowland calcareous
- Heathland**
- Lowland Heathland
- Other Important Assets**
- Streams and Ponds
- Multi-functional green space
- Movement**
- Public Rights of Way - Footpath
- Public Rights of Way - Bridleway
- Long Distance Walking Routes
 - a. Wayfarers Walk
 - b. Brenda Parker Way
- Enhancement Opportunities**
- East Woodhay to Headley Biodiversity Opportunity Area
- Northern Escarpment Biodiversity Opportunity Area
- Green Corridors
 - 1. Ecchinswell Brook
 - 2. Western Stream
 - 3. Brock's Green to Hyde Lane
 - 4. Bishops Green South
 - 5. Bishops Green North
 - 6. Enborne River
 - 7. Recreation Ground West
 - 8. Ecchinswell to Sydmonton
 - 9. Chalk Escarpment
 - 10. Ladle Hill to Caesar's Belt
 - 11. Southern Shelter Belts

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5.70 The following comprise the key outcomes of the evidence gathering exercise conducted with regard to Green Infrastructure within Ecchinswell, Sydmonton & Bishops Green Parish. Full detail is in the supporting evidence (document Supp Ev F ESBG NP Green Infrastructure Report)

- Green Space Standards: - Although a rural parish, ES & BG only has moderate access to Accessible Natural Green Space (per B&D BC criteria). Although considering sports grounds and play areas improves this, opportunities for attaining additional Accessible Natural Green Space should be sought. In addition, any new developments must be required to meet the Green Space Accessibility standards in the current B&D BC Local Plan.
- Habitats: - ES & BG Parish has a wide range of habitats owing to its elongated north-south shape. Many of these are designated as Priority Habitats, however, relatively few areas are publicly accessible, except by Rights of Way. As a result, footpaths and road verges are important accessible natural habitats and require appropriate and sensitive management.
- Green Infrastructure Assets: - Twelve sites are listed as potential Green Infrastructure Assets for the parish, being at least partly accessible, having existing natural value and/or potential for improvement. These sites should form the core of site lists for potential designation as Local Green Space, or for inclusion in a Nature Recovery Plan.
- Biodiversity Opportunity Areas: - ES & BG parish intersects with two HCC Biodiversity Opportunity Areas (BOAs). While these do generally focus on previously-designated sites and habitats, there may be the potential to use links to [NERC Act Section 41 Priority Habitats](#) in the relevant BOA to support plans for Nature Improvement/Recovery and to encourage private landowner activities that would increase biodiversity.
- Species: - Information on species present within ES & BG Parish may be key to providing defences against inappropriate developments. Also, such information may assist in the development of Nature Recovery Plans.
- Rights of Way: - The network of Rights of Way within ES & BG Parish, while extensive, is mostly appropriate for recreational use and does not except in limited cases, represent a viable means of accessing nearby services or transport links.

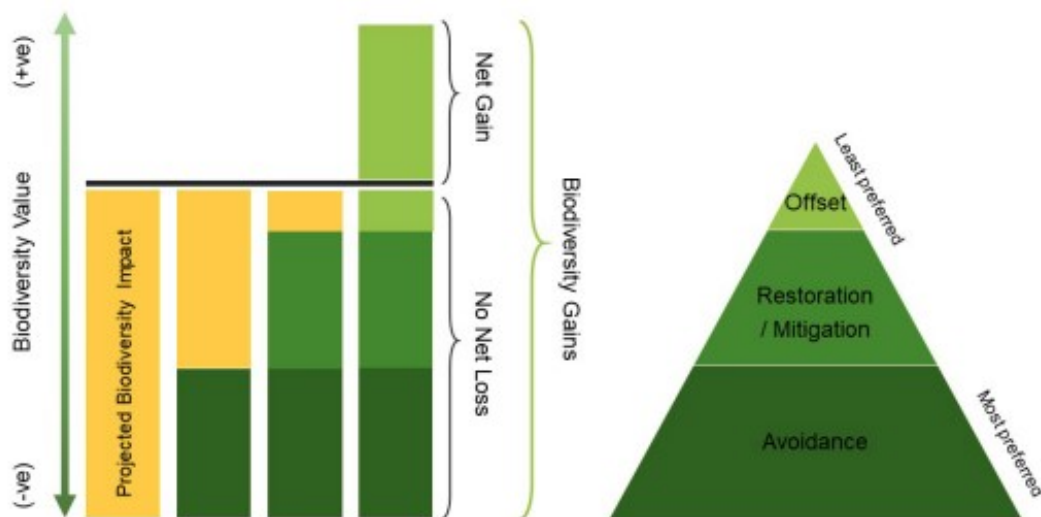
5.71 HBIC has provided a comprehensive Ecology and Biodiversity Report included in the supporting evidence for the parish (document Supp Ev H ESBG NP HBIC Ecology & Biodiversity Report). This encompasses SINCs, Road Verges of Ecological Importance, Broad and Priority Habitat Maps, Statutory and non Statutory Registered Sites and Ecological Network maps. Document Supp Ev G (ESBG NP Nature Recovery Report), also in the supporting evidence, outlines a series of options and opportunities for Nature Recovery actions and projects for the Parish.

5.72 B&DBC issued interim guidance for Achieving Biodiversity Net Gain in February 2021. It describes Biodiversity Net Gain (BNG) as...'*an approach to development or land management that leaves the natural environment in a measurably better state than it was*

beforehand. This means protecting and enhancing important existing habitats and ensuring that environmental features which are lost or degraded are compensated for by restoring or creating other environmental features, for example, new habitats. Habitat enhancement and/or creation proposals must be additional to any existing obligations and not deliver something that would occur anyway...' (refer to paragraphs 2.4 to 2.10 for full description)

5.73 The Environment Act (Nov 2021) established the requirement for mandatory biodiversity net gain (BNG), currently proposed from 2023. The Act includes the following key components:

- Minimum 10% gain required calculated using a Biodiversity Metric and approval of a net gain plan
- Habitat secured for at least 30 years via obligations/ conservation covenant
- While Habitat can be delivered on-site, off-site or via statutory biodiversity credits, the mitigation hierarchy still applies of avoidance, mitigation and compensation for biodiversity loss (see mitigation hierarchy below)
- Does not change existing legal environmental and wildlife protections



Mitigation hierarchy of Biodiversity value

(Source: B&DBC Biodiversity Net Gain Interim Guidance for Development)

POLICY ESG13: VALUED LANDSCAPES & KEY VIEWS

A. Development proposals should conserve and enhance the valued landscape of the parish and take account of the landscape management guidelines for the Ecchinswell, Clere Scarp and Great Litchfield Down and Willesley Warren Landscape Character areas, as shown on the Policies Map. Developments that would have an unacceptable detrimental impact on the character and visual amenity of the landscape in the neighbourhood area will not be supported.

B. The Neighbourhood Plan identifies 30 key views on the Policies Map. Proposals for development that affect a key view will be permitted provided they will not cause undue harm to the natural or historic landscape features that contribute to its acknowledged value.

5.74 The policy refines Policy EM1 of the Local Plan by identifying at a local scale the key landscape and heritage-related attributes that form an essential part of the character of the parish and this policy should be read alongside ESG12. All proposals for development should have regard to the [B&D BC Landscape Character Assessment \(2021\)](#) (and in particular the landscape management guidelines) and also the guidance set out in the [B&D BC Landscape, Biodiversity and Trees SPD](#). In doing so the policy conforms with the NPPF which sets out the Government's objective "to conserve and enhance the natural and historic environment" and to pursue these objectives at a local level (NPPF §174, §175 and §189), and to conserve and enhance landscape and scenic beauty (§176).

5.75 A striking finding from community consultations was the near universal opinion among residents that they valued highly the rural feel of the parish and ready access to the countryside. Accordingly sustaining and enhancing the rural character (and the distinctive local characteristics) of the parish is a key objective of the plan.

5.76 The parish is part of the borough of Basingstoke and Deane which a recent [\(May 2021\) Land Character Assessment](#) describes as a predominantly rural, agricultural district which covers a large area of north-east Hampshire with a diverse pattern of landscapes, including rolling chalk downland, pastoral river valleys, historic parkland, remnants of ancient forests and intimate mosaics of lowland farmland and woodland, with a scattering of farms, villages and hamlets, and a few larger settlements. This patterning is the product of the interaction between the physical structure of the landscape and the nature of the vegetation and land uses that cover it. The lower part of the parish lies within the North Wessex AONB. [The B&D BC Landscape Character Report](#) gives guidance and policies to maintain and enhance the rural character of the area.

5.77 Key Views are spread throughout the parish with 7 in the north, 14 in the centre and 9 in the south. Maps showing the border of the AONB in the parish and the location of 30 key views are included in the Policy Maps section of this document.

5.78 Documents in the supporting evidence (Supp Ev D ESBG NP Landscape Character Report and Supp Ev E ESBG NP Key Views Report) elaborate this. The ESBG NP AECOM Design Guidance and Code (Appendix B of this plan – see also policy ESBG5) reinforces the importance of Landscape Character and Key Views to sustaining the rural character of the parish.

POLICY ESBG14: LOCAL GREEN SPACES

A The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on the Policies Map Insets 1-3:

Bishops Green

Eagle Road Recreation Area

Beech Road Recreation area

Harrier Road open space

Ecchinswell

Ecchinswell Pond

Methodist Church Yard

St Lawrence's Church Yard

Village Hall Play Park & Recreation Ground

War Memorial area

Old Church Yard

Digweeds

B. New development adjacent to designated Local Green Space must not detract from the value of that Local Green Space.

5.79 The policy proposes to designate ten important green spaces in the parish as Local Green Spaces in accordance with §101 and §102 of the NPPF. The policy has the effect of

managing development proposals in line with NPPF provisions in the Green Belt, which prevent any development unless the 'very special circumstances' test can be met.

5.80 The full justification of how each space meets the three NPPF criteria are included in the supporting evidence (document Supp Ev O ESBG NP Green Space Report).

5.81 By design, the site allocated for extra housing in Bishops Green includes a significant area of new Local Green Space intended to address the shortfall vs the B&D BC standard for such space in Bishops Green. Once developed, this should be treated in the same way as the spaces above.

5.82 In addition to the Green Spaces above, there are three valued areas of "Access Land" (identified on Ordnance Survey 25,000 scale maps) that are normally available for access on foot. One is located on the Scarp and is known as Watership Down; one is a small part of the bigger area of the Ladle-Hill Iron Age fort (most of this is located in Burghclere parish); and one is to the west of Hare Warren Farm.

5.83 In the event that a Community-Led project materialises to create a modern "community hub" in and around Ecchinswell Village Hall (see ESBG 11(c) and document Supp Ev J), this should be considered as a "special circumstance" in relation to the affected Green Space in the expectation that such a project enhances the community value of the space.

POLICY ESBG15: DARK SKIES

A. All development proposals should be designed to minimise the occurrence of light pollution. Development will be permitted where such schemes employ energy-efficient forms of lighting that also reduce light scatter and comply with the current guidelines established for rural areas by the Institute of Lighting Professionals (ILP).

B. Proposals for all development will be expected to demonstrate how it is intended to prevent light pollution. Information on these measures must be submitted with applications, and where a development would potentially impact on light levels in the area, an appropriate lighting scheme will be secured by planning condition.

5.84 The supporting evidence contains a document (Supp Ev I ESBG NP Dark Skies Report) that outlines the current state of the skies at night. There is some concern expressed by residents about local light sources in Bishops Green and Ecchinswell. In the northern part of

the parish there are also high levels of light pollution spilling into the parish from Newbury and Greenham Business Park. In the low population southern part of the parish which lies to the south of and in the shadow of the scarp, the night skies are currently little troubled by light pollution.

A. All development should be ‘zero carbon ready’ by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.

B. Wherever feasible, all buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m²/year. Where schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the character area within which the proposal is located, this will be supported, provided it can be demonstrated that the scheme will not have a significant harmful effect on the character area.

C. All planning permissions granted for new and refurbished buildings should demonstrate that they have been tested to ensure the ‘as built’ performance is as predicted, and will include a planning condition to require the provision of post occupancy evaluation reporting to the Local Planning Authority within a specified period, unless exempted by Clause B. Where this reporting identifies poor energy performance and makes recommendations for reasonable corrective action, the applicant must demonstrate that those actions have been implemented before the condition will be discharged.

D. All planning applications for major development are also required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions taken to reduce embodied carbon resulting from the construction and use of the building over its entire life.

E. An Energy and Climate Statement will be submitted to demonstrate compliance with the policy (except for householder applications). Applicants are directed to the Cotswold Net Zero Toolkit for guidance on matters they should consider at initial design stage. The statement should demonstrate how opportunities to reduce the energy use intensity (EUI) of buildings over the plan period have been maximised in accordance with the Energy Hierarchy. Designers shall evaluate the operational energy use using realistic information on the intended use, occupancy and operation of the building to minimise any performance gap

5.85 Supporting Rationale

- The policy context for encouraging higher energy efficiency standards at the Local Plan or Neighbourhood Plan scale lags considerably behind the legal framework and 'Net Zero' targets.
- Clause 88 of the Levelling up and Regeneration Bill proposes that where a qualifying body considers it appropriate, a neighbourhood plan "must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change".
- The policy is inherently technical and is an interim measure as in due course, it is expected that the new Local Plan, if not national policy itself, will make such provisions across the Borough.
- This policy is in five parts, the combination of which is intended to deliver a step change in the energy performance of all new developments in the Parish and, in doing so, encourage and incentivise the use of the Passivhaus or equivalent standard of building design and construction. Along with guidance provided in the Cotswold Toolkit, it is anticipated that designers will demonstrate compliance using a design for performance methodology such as the Passivhaus Planning package or CIBSE TM34 Operational Energy.
- Achieving this level of performance will make a significant contribution to mitigating climate change anticipated by Clause 88 (above) by taking a proactive approach to support the transition to a low carbon future (NPPF §152 and §153) while at the same time, reducing the risk of fuel poverty and the utter 'folly' of retrofitting homes (Planning Appeal [APP/K1128/W/20/3252623](#) paragraphs 59 and 60).
- Clause A of the policy requires developers to ensure they address the Government's climate change targets and energy performance at the very initial stages of design. 'Zero Carbon Ready' by design means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits ('free heat') of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time these opportunities may have been lost.
- To complement the guidance on pages 87 to 89 of the BDBC Design and Sustainability SPD, applicants are directed to the Net-Zero Carbon Toolkit commissioned by Cotswold District Council and two partner councils, West Oxfordshire District Council and Forest of Dean District Council. The toolkit was funded by the LGA Housing Advisors Programme and produced by Levitt Bernstein, Elemnta, Passivhaus Trust and Etude, and is openly available as a resource for private and public sector organisations to use and adopt under a Creative Common Licence. ([Link](#))
- Its Clause B requires all schemes, no matter what their intended use or size other than householder extensions, to use the Passivhaus Planning Package (PHPP) or equivalent design methodology for all buildings where it is feasible to do so. This means that the applicant must demonstrate those factors that make its application unfeasible, for example, the topography, orientation or shading of the site.
- In respect of scheme viability, any extra-over cost of building to the 'zero carbon ready' Passivhaus or equivalent standard (now less than 5%) will diminish to zero well

within the period of this Plan, as per both the Government's Regulatory Impact Assessments, research by the Passivhaus Trust and the viability assessment published by Cornwall Council. The policy will also ensure that expensive and unnecessary retrofit costs are not passed down to building occupiers in the future, particularly in an area which has relatively high property values. Scheme viability will not therefore be acceptable as a reason for not using the Standard, unless the applicant can demonstrate the scheme has abnormal costs to accommodate.

- The policy requires that the scheme density (measured by dwelling units/Ha) is assessed against that of the local 'character area' in the Design & Access Statement. The ES&BG NP Design Guidance and Codes (see ESG5 and published as Appendix B of this plan) defines the key design principles for the Parish. Outside of such areas, the applicant may define the 'character area' that is relevant for the purpose of this exercise.
- Proposals seeking to apply the PHPP must be able to demonstrate that the Passivhaus standard can be achieved. Prior to commencement a 'pre-construction compliance check' completed by a Passivhaus Designer accredited by the Passive House Institute (PHI) will be required and secured by condition. Upon completion a Quality Approved Passivhaus certificate for each building will be required prior to occupation, again secured by condition.
- In addition to the information provided in the 'as built' [BREL Report required by Part L 2021 \(Appendix B\)](#), Clause C requires the developer of a consented housing development scheme of any size to carry out a Post-Occupancy Evaluation (POE) including actual metered energy use, and to submit the report to the local planning authority. It will be implemented by attaching a planning condition, which will only be discharged once the report has been submitted and any recommended actions to rectify any performance gap with the design stage assessment are carried out by the developer. Passivhaus certified schemes will not fail in this way and they are therefore exempted from this policy requirement. In the absence of supplementary guidance from B&DBC on POE, guidance has been included in the supporting evidence (document Supp Ev R ESG NP ESG 16 POE Guidance).
- In the absence of any current adopted policy in Basingstoke & Deane covering the energy performance of new buildings, Clause D requires all development proposals that are not householder applications to be accompanied by a Whole Life-Cycle Carbon Emissions Assessment. The assessment will enable the design team to understand and respond to the lifetime consequences of their design decisions and to design for adaptability, longevity and disassembly; contributing to resource efficiency (Clause A) and contributing to the 'circular economy'. This requirement will be added to the B&D BC Validation Checklist for outline and full planning applications applying to proposals in the ES&BG Neighbourhood Plan area until such a time that there is a district-wide requirement.
- Clause E requires an Energy Statement to be submitted to cover the following:
 - i. an assessment of the proposal to minimise regulated and unregulated emissions, the embodied emissions and the emissions associated with

- maintenance, repair and replacement of the new building(s), as well as its dismantling, demolition and eventual material disposal
- ii. a calculation of energy use intensity and carbon emissions covered by the Future Homes Standard and Building Regulations and, separately, the energy demand and carbon emissions from any other part of the development that are not covered by the Future Homes Standard or Building Regulations
 - iii. the proposal to reduce carbon emissions beyond the Future Homes Standard and Building Regulations through the energy efficient design of the site, buildings and services
 - iv. the proposal to further reduce carbon emissions through the use of zero or low emission decentralised energy where feasible
 - v. the proposal to further reduce carbon emissions by maximising opportunities to produce and use renewable energy on-site, utilising storage technologies where appropriate
 - vi. the proposal for a demand-side response, specifically through installation of smart meters, minimising peak energy demand and promoting short-term energy storage
 - vii. an analysis of the expected cost to occupants associated with the proposed energy strategy
- Every new build or redevelopment project in the ES&BG Neighbourhood Plan Area provides an opportunity to make a difference and a contribution towards meeting our climate change targets for 2050. This new information requirement need not be an unreasonable expectation of even the smallest schemes for new buildings. Land values in the parish are high relative to build costs and ought to be sufficient to ensure requirements to tackle improving energy and carbon performance are viable.

Net Zero Operational Carbon

Ten key requirements for new buildings

By 2030 all new buildings must operate at net zero to meet our climate change targets. This means that by 2025 all new buildings will need to be designed to meet these targets. This page sets out the approach to operational carbon that will be necessary to deliver zero carbon buildings. For more information about any of these requirements and how to meet them, please refer to the: UKGBC - Net Zero Carbon Buildings Framework; BBP - Design for Performance initiative; RIBA - 2030 Climate Challenge; GHA - Net Zero Housing Project Map; CIBSE - Climate Action Plan; and, LETI - Climate Emergency Design Guide.

Low energy use

- 1 Total Energy Use Intensity (EUI) - Energy use measured at the meter should be equal to or less than:
 - 35 kWh/m²/yr (GIA) for residential¹

For non-domestic buildings a minimum DEC B (40) rating should be achieved and/or an EUI equal or less than:

 - 65 kWh/m²/yr (GIA) for schools¹
 - 70 kWh/m²/yr (NLA) or 55 kWh/m²/yr (GIA) for commercial offices^{1,2}
- 2 Building fabric is very important therefore space heating demand should be less than 15 kWh/m²/yr for all building types.

Measurement and verification

- 3 Annual energy use and renewable energy generation on-site must be reported and independently verified in-use each year for the first 5 years. This can be done on an aggregated and anonymised basis for residential buildings.

Reducing construction impacts

- 4 Embodied carbon should be assessed, reduced and verified post-construction.³



Low carbon energy supply

- 5 Heating and hot water should not be generated using fossil fuels.
- 6 The average annual carbon content of the heat supplied (gCO₂/kWh) should be reported.
- 7 On-site renewable electricity should be maximised.
- 8 Energy demand response and storage measures should be incorporated and the building annual peak energy demand should be reported.

Zero carbon balance

- 9 A carbon balance calculation (on an annual basis) should be undertaken and it should be demonstrated that the building achieves a net zero carbon balance.
- 10 Any energy use not met by on-site renewables should be met by an investment into additional renewable energy capacity off-site OR a minimum 15 year renewable energy power purchase agreement (PPA). A green tariff is not robust enough and does not provide 'additional' renewables.

Notes:

Note 1 - Energy use intensity (EUI) targets
The above targets include all energy uses in the building (regulated and unregulated) as measured at the meter and exclude on-site generation. They have been derived from predicted energy use modelling for best practice, a review of the best performing buildings in the UK and a preliminary assessment of the renewable energy supply for UK buildings. They are likely to be revised as more knowledge is available in these three fields. As heating and hot water is not generated by fossil fuels, this assumes an all electric building until other zero carbon fuels exist. (kWh targets are the same as kWh/m²/yr). Once other zero carbon heating fuels are available this metric will be adapted.

Note 2 - Commercial offices
With a typical net to gross ratio, 70 kWh/m²/yr is equivalent to 55 kWh/m²/yr. Building owners and developers are recommended to target a base building rating of 6 stars using the BBP's Design for Performance process based on NABERS.

Note 3 - Whole life carbon
It is recognised that operational emissions represent only one aspect of net zero carbon in new buildings. Reducing whole life carbon is crucial and will be covered in separate guidance.

Note 4 - Adaptation to climate change
Net zero carbon buildings should also be adapted to climate change. It is essential that the risk of overheating is managed and that cooling is minimised.

Developed in collaboration with:



Supported by:



POLICY ESBG17: ENCOURAGING ACTIVE & SUSTAINABLE TRAVEL

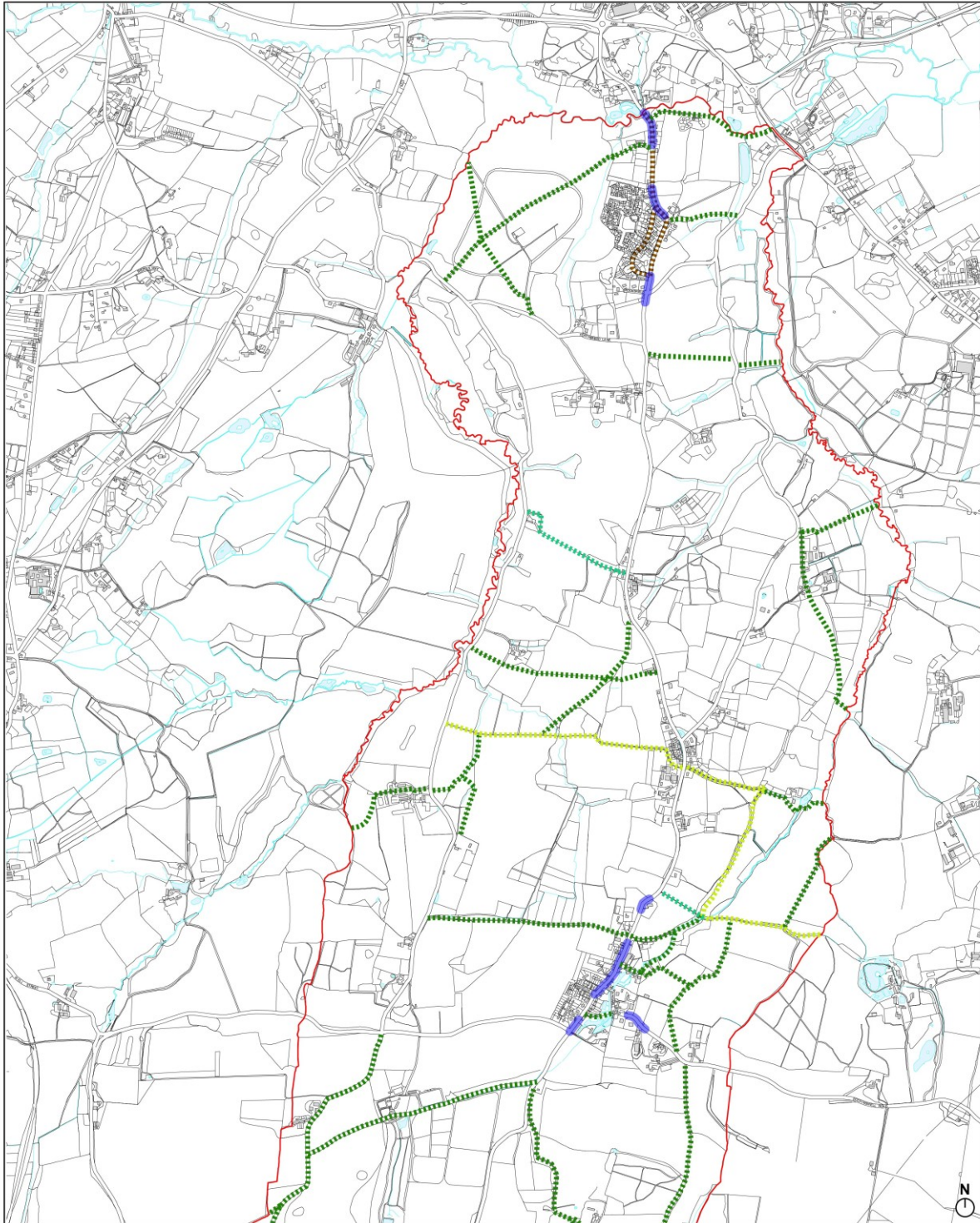
A. The Neighbourhood Plan identifies the existing Sustainable Travel Network, as shown on the Policies Map, for the purpose of supporting healthy and safe active travel opportunities in the Parish.

B. All new residential development should seek to provide access to the local road network in a way that mitigates potential adverse transport impacts. Development proposals that will generate an increase in traffic on the C155 road between Enborne Bridge and Hyde Lane in Bishops Green and Brock's Green and Well Street in Ecchinswell and on the C155 lane out of Ecchinswell towards Kingsclere, should review the location of the 'slow the pace' locations and demonstrate through their Transport Statement and, where necessary, a Road Safety Audit that there will be no further detriment to the community's safety concerns in these locations. Where the Statement indicates a likely adverse impact, then a scheme of mitigation should be proposed for consideration by the Local Highway Authority having regard to the 'Slow the Pace' projects outlined in paragraph 6.4.

C. In order to encourage and enable an increase in walking and cycling, all development proposals, where reasonable to do so, will be expected to make a financial contribution to a package of local sustainable transport measures. Proposals for new residential development should take full account of the needs of pedestrians and cyclists. As appropriate to their scale and location proposals should provide safe, direct and well-defined pedestrian and cycle routes to local facilities, services and amenities.

D. The provision of on and off-road car parking for any new residential development shall be not less than the expected standard in the Basingstoke and Deane Parking SPD or successor guidance.

5.86 The policy seeks to encourage safe, accessible and convenient means of walking, cycling through the parish. By doing so it refines ALP Policy CN9 (Transport) which seeks to promote opportunities for sustainable travel and to improve accessibility to services by improving and extending walking and cycling facilities that are attractive, convenient, direct, safe, secure and easy-to follow. The two Movement Plans (North and South parts of the parish) illustrate the policy:

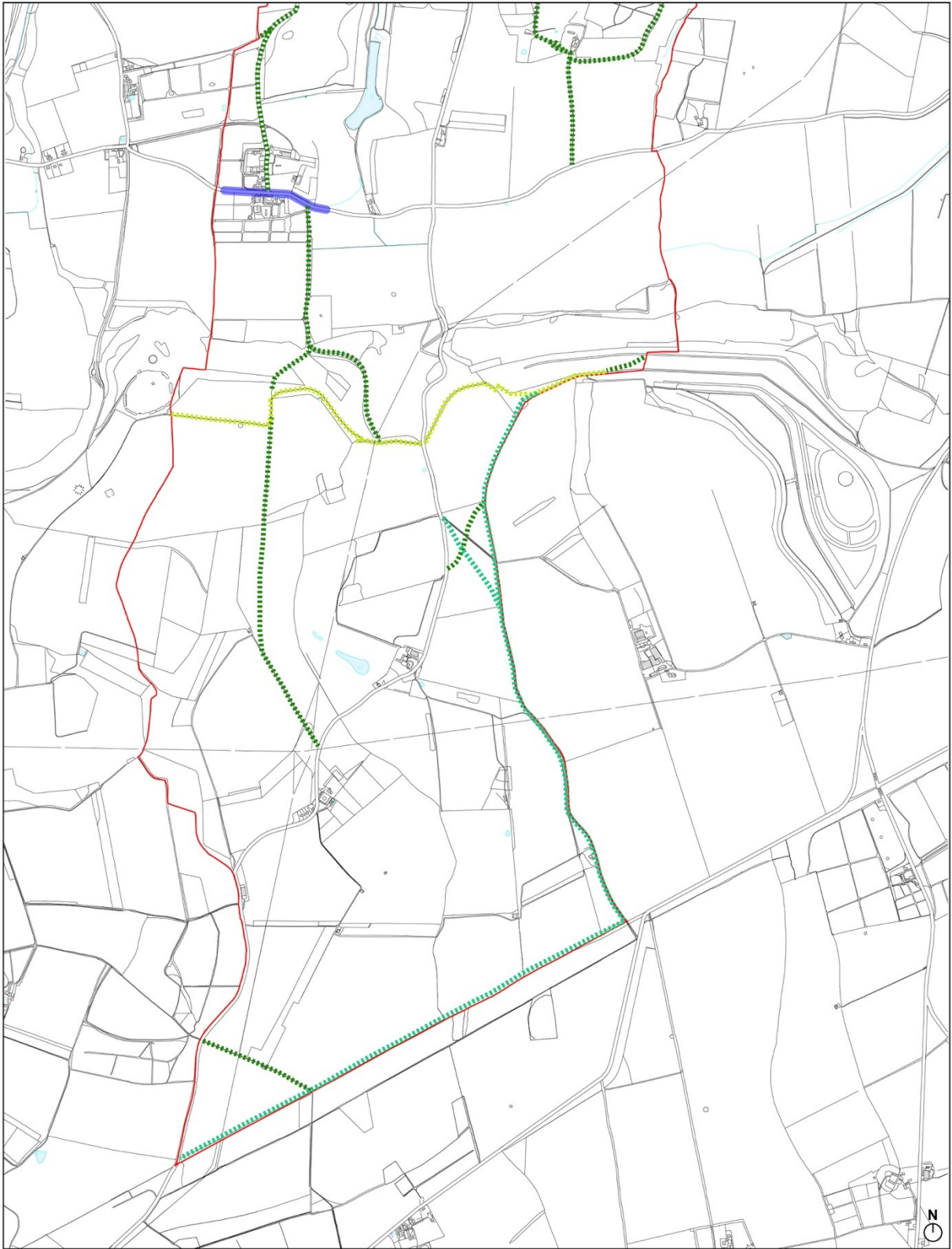


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**Ecchinswell Neighbourhood Plan
Movement Plan North August 2022**

Key

- Parish Boundary
- Existing Footpaths
- Existing Long Distance Paths
- Existing Bus Routes
- Slow the Pace
- Existing Bridleways



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**ESBG Neighbourhood Plan
Movement Plan South October 2022**

Key	Parish Boundary	Existing Footpaths	Existing Long Distance Paths	Existing Bridleways	Slow the Pace
	ESBG17 Encouraging Active and Sustainable Travel				

5.87 The footpaths and bridleways are an essential part of the infrastructure of the parish, used principally for leisure purposes. The Neighbourhood Plan Steering Group have identified a number of desirable short-term 'slow the pace' enhancements to existing routes and the Parish Council will seek to work with Hampshire CC (as Local Highways Authority) and with landowners to realise such opportunities.

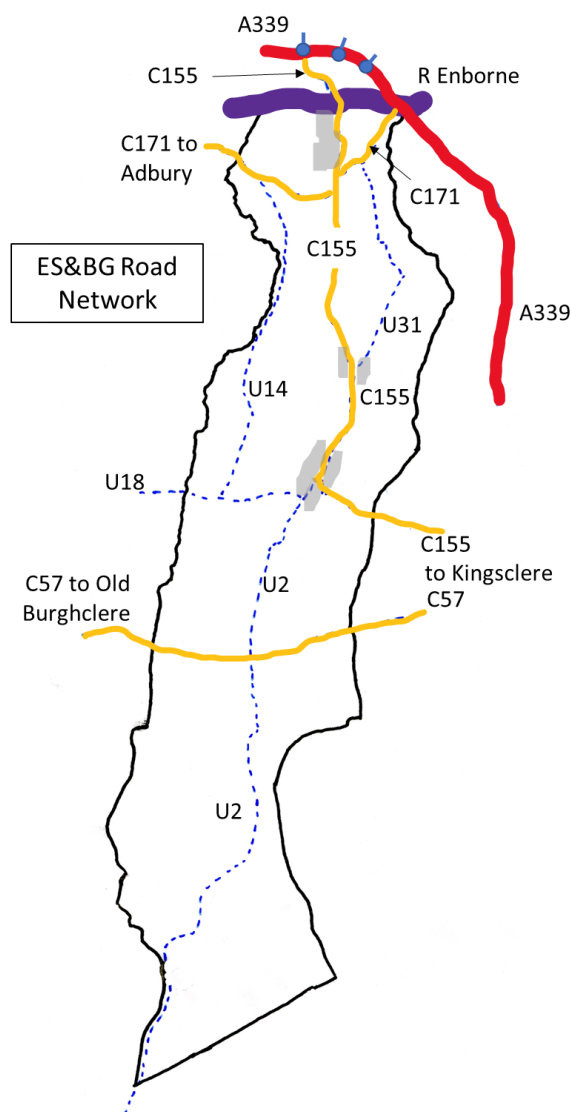
5.88 The 'Slow the Pace' locations have been identified as areas where walking and cycling improvements and traffic mitigation measures are required for the purpose of supporting healthy and safe active travel opportunities in the Parish.

5.89 Road Safety Audits (RSAs) are accepted as best practice and assist local authorities to fulfil in part the statutory duty for road safety under the Road Traffic Act; a duty to take appropriate measures to reduce the probability/possibility of collisions. While originally intended for Trunk Roads and Motorways, the Manual for Streets puts a greater onus on a balanced approach taken towards highway design to account for place making, public realm, streetscape quality, as well as safety. The RSA approach in the policy accounts for this with audits sought specifically for the higher risk locations identified on the movement plans. Acknowledged practice is that a Stage 1 RSA (preliminary design) is expected for all residential development of 20 units or greater or where works are included in the highway that do not meet recognised standards. The need for an RSA will be assessed on a case by case basis by the Local Highway Authority.

5.90 Access to Public Transport is very limited in the parish. There is a Mon-Fri working hours bus service from [Bishops Green to/from Newbury \(103 /A/B/C\)](#) and there is also a Mon-Sat Newbury to Basingstoke service ([Stagecoach Link](#)) on the A339 road ~1km north of Bishops Green up a steep hill. The residents of the southern part of Bishops Green including the extra homes arising from policy ESBG3 would benefit from an additional "request" stop for the 103 buses at the south end of Eagle Road. This is on the route already taken by the service.

5.91 Parish residents are and will remain highly dependent on private car transport for work, access to key facilities and service and for social/leisure activity. Furthermore the roads to other locations (Kingsclere, Greenham/Newbury) are busy, narrow and without footpaths so cycling is only an option for experienced and confident riders.

5.92 There are no A/B class roads in the parish and all the roads are rural lanes many of which have stretches which are single track with passing spaces. The C155 road from Ecchinswell to Kingsclere has a 20ft length restriction because of the tight bends around the stream/bridge to the east of the Royal Oak in Ecchinswell. There are regular problems created by HGVs trying to transit the parish usually because of disruption to other roads – apart from damage to the roads, there are regular instances of such vehicles getting stuck. Signage to prevent such transit traffic needs to be improved.



5.93 There is an extensive network of footpaths in/around the parish but these are not well routed for accessing facilities and services and can be muddy or over-grown.

5.94 In the supporting evidence, document Supp Ev L (ESBG NP Active & Sustainable Travel Report) gives extensive background.

6. IMPLEMENTATION

6.1 The Neighbourhood Plan policies will be implemented through the determination of planning applications for development in the Parish by Basingstoke & Deane Borough Council.

DEVELOPMENT MANAGEMENT

6.2 The planning authority will use a combination of the Local Plan and Neighbourhood Plan policies to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the Parish and it will be made aware of any future planning applications or alterations to those applications by Basingstoke & Deane Borough Council. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

6.3 Where necessary, the Parish Council may seek to persuade the Secretary of State to call-in a planning application that it considers is in conflict with the Neighbourhood Plan but which the planning authority has deemed to consent. Similarly, it may also seek to persuade the Secretary of State to recover an appeal of a refused application, where the conflict with one or more Neighbourhood Plan policies has been important in the reasons for refusal. In both cases, the Parish Council will do so if it considers matters of national policy significance (for neighbourhood planning) are raised.

LOCAL INFRASTRUCTURE IMPROVEMENTS

6.4 Opportunities will be taken to utilise S106 agreements and/or the Community Infrastructure Levy and/or other grants to secure financial contributions to invest in improving local infrastructure. Should an opportunity arise, the Parish Council will review the evidence base and community consultations for the neighbourhood plan to inform its view in liaising with Basingstoke & Deane Borough Council. This is in addition to the infrastructure projects that are proposed to be delivered through site specific policies in this Neighbourhood Plan. A preliminary list has been set out below:

- The potential redevelopment of Ecchinswell Village Hall and Recreation area into a modern Community Hub perhaps including a modest number of small homes for the elderly and less mobile (Policies ESBG3/11).
- Green Corridors and biodiversity enhancement projects notably along the stream to the east of Ecchinswell and around the sites allocated for housing in ESBG3/4 . See policy ESBG 12 and Supporting Evidence Documents Supp Ev F/G/H
- Provision of EV charging points in public parking areas and in areas of housing where all/most parking is on the streets.
- Slow the Pace, Quiet Road Projects and Active Travel projects as outlined below and in the supporting evidence (document Supp Ev L (ESBG NP Active & Sustainable Travel Report)).

6.5 Driven by strong feeling across the community, one of the objectives both of, and in parallel with the ES&BG Neighbourhood Plan is to:

“Reduce concerns over road safety and help community health and well-being by improvements to road layout, parking and traffic management hardware and by actions to encourage more walking and cycling.”

This objective will be realised by action in the following areas:

- a) Safer roads – improved physical layout & traffic management hardware
- b) More walking/cycling – safe paths/cycleways
- c) Right-sized parking capacity in settlement centres which have parking bays in open/shared areas.

Area	Objective	Deliverable
a)	“Slow the pace” of traffic on our narrow roads.	<p>Change the “drivers view of the road” to slow traffic without damaging “sense of place”.</p> <p>Focus on perceived narrowing of roads and enhanced visibility of resident activity:</p> <ul style="list-style-type: none"> ➤ 30 mph limit & “Slow the Pace” measures on C155 through Bishops Green ➤ “Slow the Pace” projects in Ecchinswell (C155) & Sydmonton (C57) ➤ Moving 30mph limit on the C155 road from Kingsclere to Ecchinswell so it starts at the village boundary sign. ➤ All repair and improvement of roads must include “slow the pace” action ➤ All developments must include “slow the pace” at point of access and on roads within. <p>Back Lane (U14), Featherbed Lane (C171) & Hyde Lane (U31) to be designated “Quiet Lanes”</p>
	Minimise transit traffic especially HGVs	<p>Work with Hampshire CC to eliminate/minimise HGV traffic in inappropriate locations</p> <p>Ensure signage preventing transit traffic correctly sited and highly visible</p> <p>Ensure roads are suitable for local agricultural activity</p> <p>Any new rural business activity must be scaled and appropriate to the road network</p>
b)	Safer footpaths & cycle ways for key routes.	<p>New developments should have safe foot access to settlement facilities</p> <p>“Slow the Pace” & “Quiet Lane” projects to focus on pedestrians/cyclists/riders</p>
	Improving access to Public Rights of Way	Work with Landowners to optimise year-round accessibility

Area	Objective	Deliverable
c)	Parking capacity matches demand	Design Standards to set minimum parking capacity for all developments Work with Sovereign/Vivid to optimise capacity in Bishops Green/Ecchinswell

See document *Supp Ev L ESBG NP Active & Sustainable Travel Report* in the supporting evidence for more detail.

Other Non-Planning Matters

6.5 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current needs or problems in the parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward, as appropriate, through its day-to-day business and in partnership with the local community and relevant parties. Many relate to shortfalls in the critical services required for modern life:

- Reliable sewage treatment facilities with capacity fully meeting existing demand and with capacity increased before problems are encountered.
- Sufficient electricity supply and distribution capacity to enable widespread adoption of electric cars and heat pumps.
- Fast fibre broadband (FTTP) available across the parish with options for a range of service providers.
- Robust mobile phone/data coverage across the parish from all major suppliers
- In-parish delivery of simple/regular medical treatment especially for those without access to private car transport
- Ensuring access to a range of school options for children of residents.
- Transport options for those without access to private cars
- A better range of social/leisure/sporting opportunities for children of all ages – tots to teens.
- Improvements to parking capacity in Bishops Green and Ecchinswell
- Wider range of social/leisure/sporting opportunities for adults.
- Community-based projects for Green Infrastructure enhancement and Nature Recovery per Supporting Evidence documents Supp Ev F/G/H.
- Enhancement of facilities useful to the community available in Bishops Green and Ecchinswell Village halls – e.g. “work near home”, pop-up markets, etc.

The following Policies are defined on the **Main Policies Map and Inset Maps**.

ESBG1 – Settlement Boundaries for Bishops Green and Ecchinswell Village

ESBG3 – Housing in Bishops Green (Site BGI allocation boundary not yet fully defined for now shown as whole ~2 ha. field – an indicative sketch shown below)

ESBG4 – Housing in Ecchinswell (Site EX)

ESBG5 – Design Quality in the Parish (six Local Landscape Character Areas (LLCA), the boundaries defined in the AECOM Design Code. LLCA04 and LLCA06 lie within the settlement boundaries in ESBG1

ESBG6 – Design Quality in Ecchinswell Conservation Area

ESBG11(c) – Community Hub Ecchinswell (boundary of Site EZ)

ESBG14 – Local Green Spaces

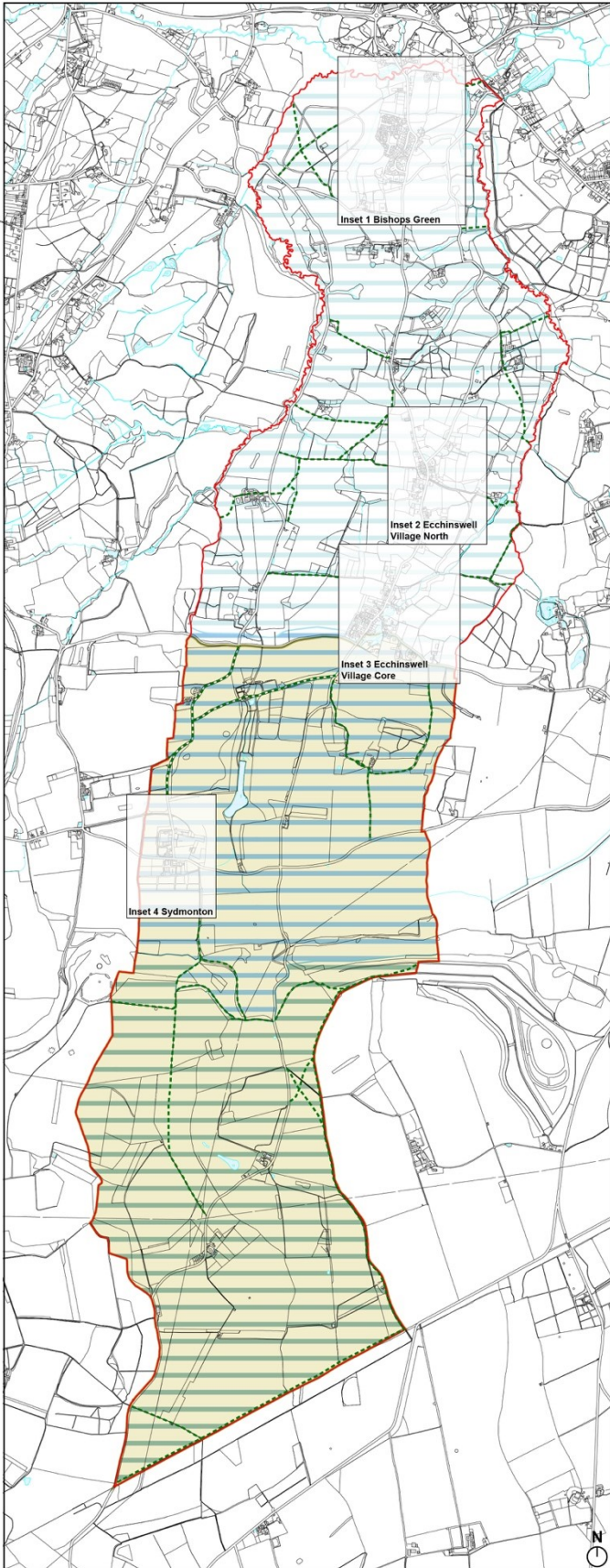
Note: High resolution pdf versions of these maps are in the booklet accompanying this plan (ESBG NP Submission Plan Booklet with Hi-Res Copies of Policy Maps)

Individual Policy Maps

ESBG13 – Valued Landscape North Wessex AONB boundary







ESBG13 – Key Views (3 Maps)

Policies and Inset Maps



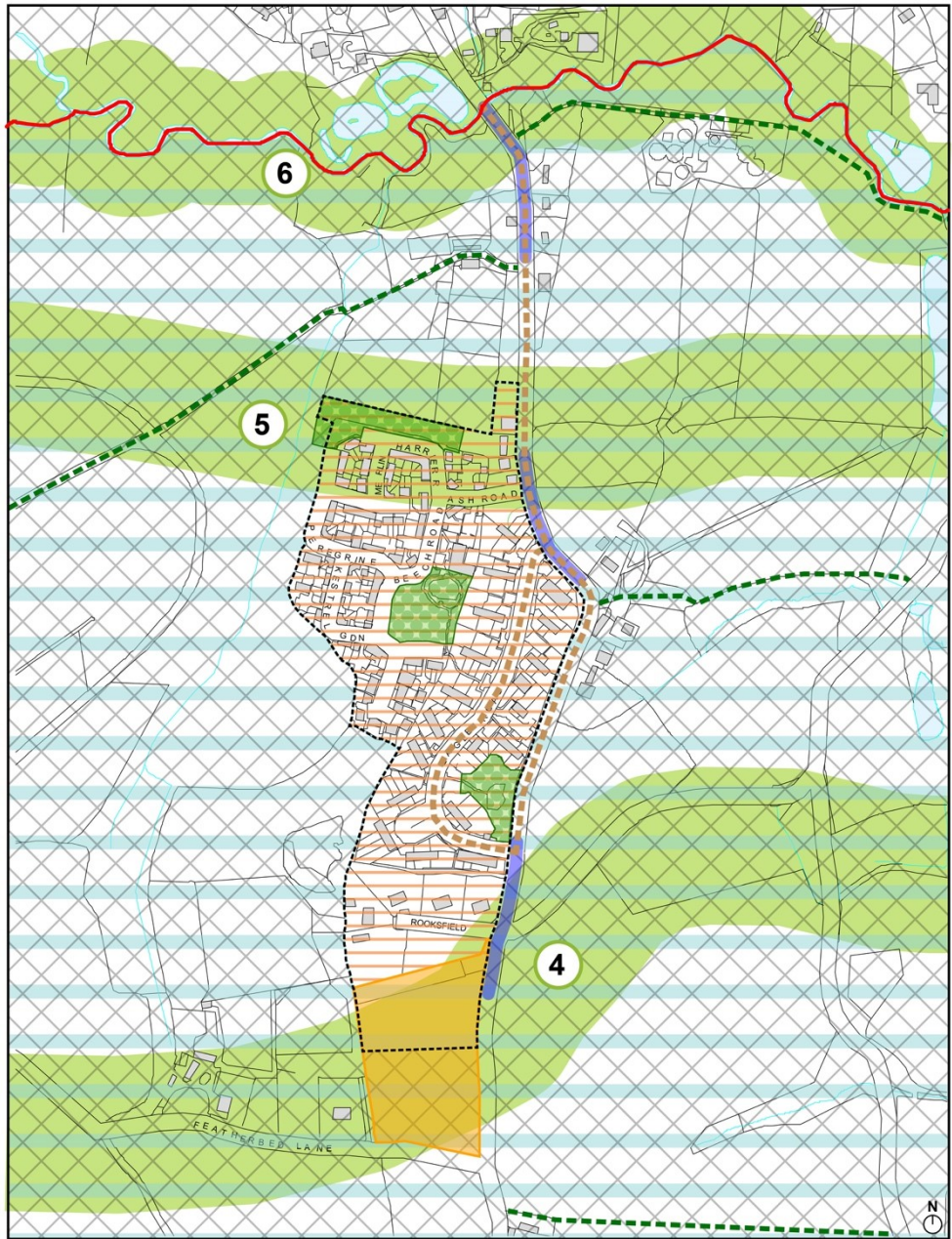
**ESBG Neighbourhood Plan
Policies Map October 2022**

Key

-  Parish Boundary
- ESBG5 Design Quality in the Parish**
 -  LLCA 01: Ecchinswell
 -  LLCA 02: The Clere Scarp
 -  LLCA 03: Great Lichfield Fown and Willesley Warren
- ESBG17 Encouraging Active and Sustainable Travel**
 -  Existing Footpaths
-  North Wessex Downs AONB Boundary

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Policies Map Inset 1

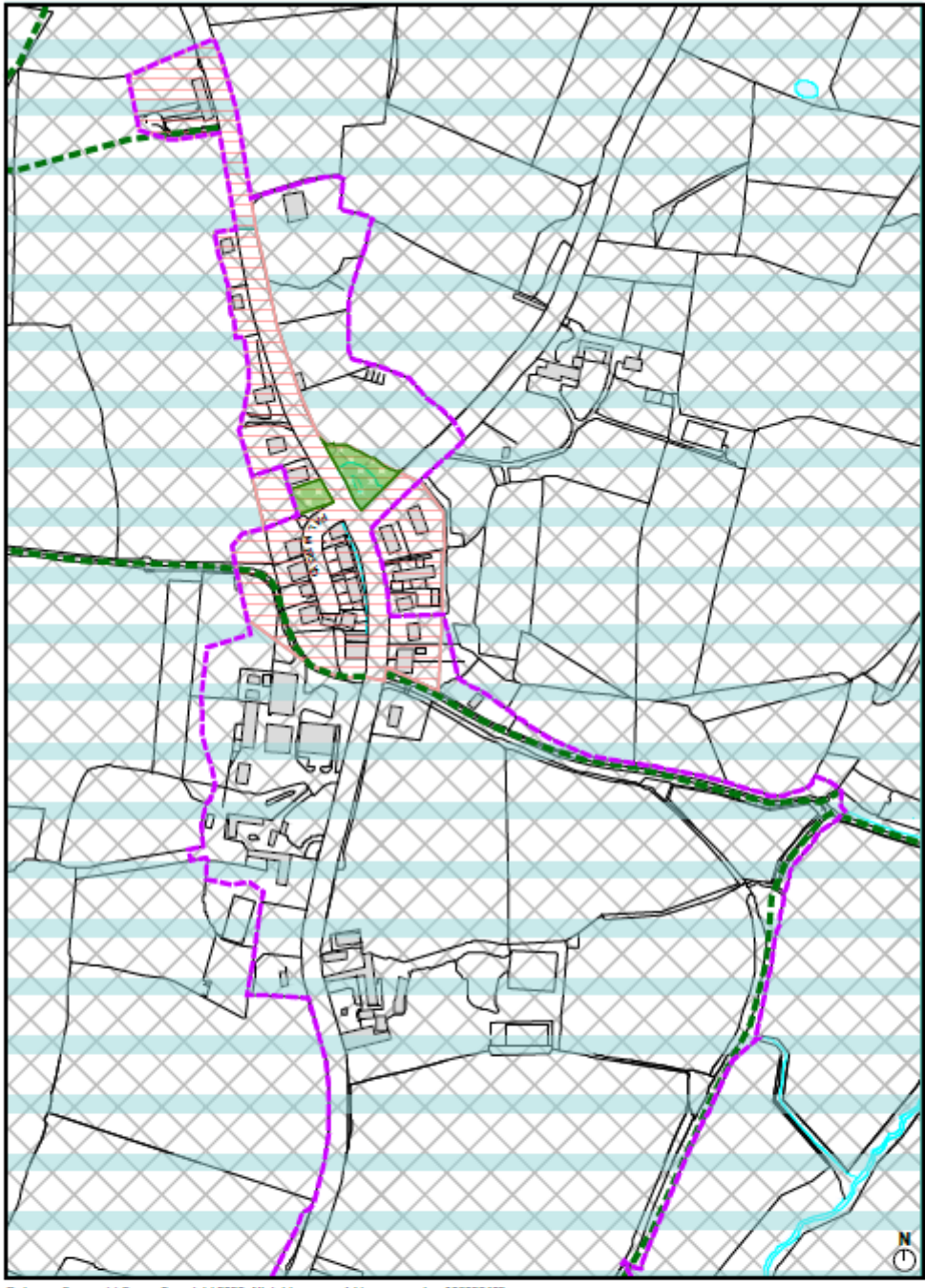


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ESBG Neighbourhood Plan Policies Map Inset 1 Bishops Green October 2022

- | | | | |
|--------------------------------|------------------------------------|------------------------|---|
| Parish Boundary | ESBG5 Design Quality in the Parish | ESBG12 Green Corridors | ESBG14 Local Green Spaces |
| ESBG1 Settlement Boundary | LLCA 01: Echinswell | 4. Bishops Green South | ESBG 17 Encouraging Active & Sustainable Travel |
| ESBG1 Countryside | LLCA 04: Bishops Green | 5. Bishops Green North | Existing Footpaths |
| ESBG3 Housing in Bishops Green | | 6. Enborne River | Existing Bus Routes |
| | | | Slow the Pace |

Policies Map Inset 2

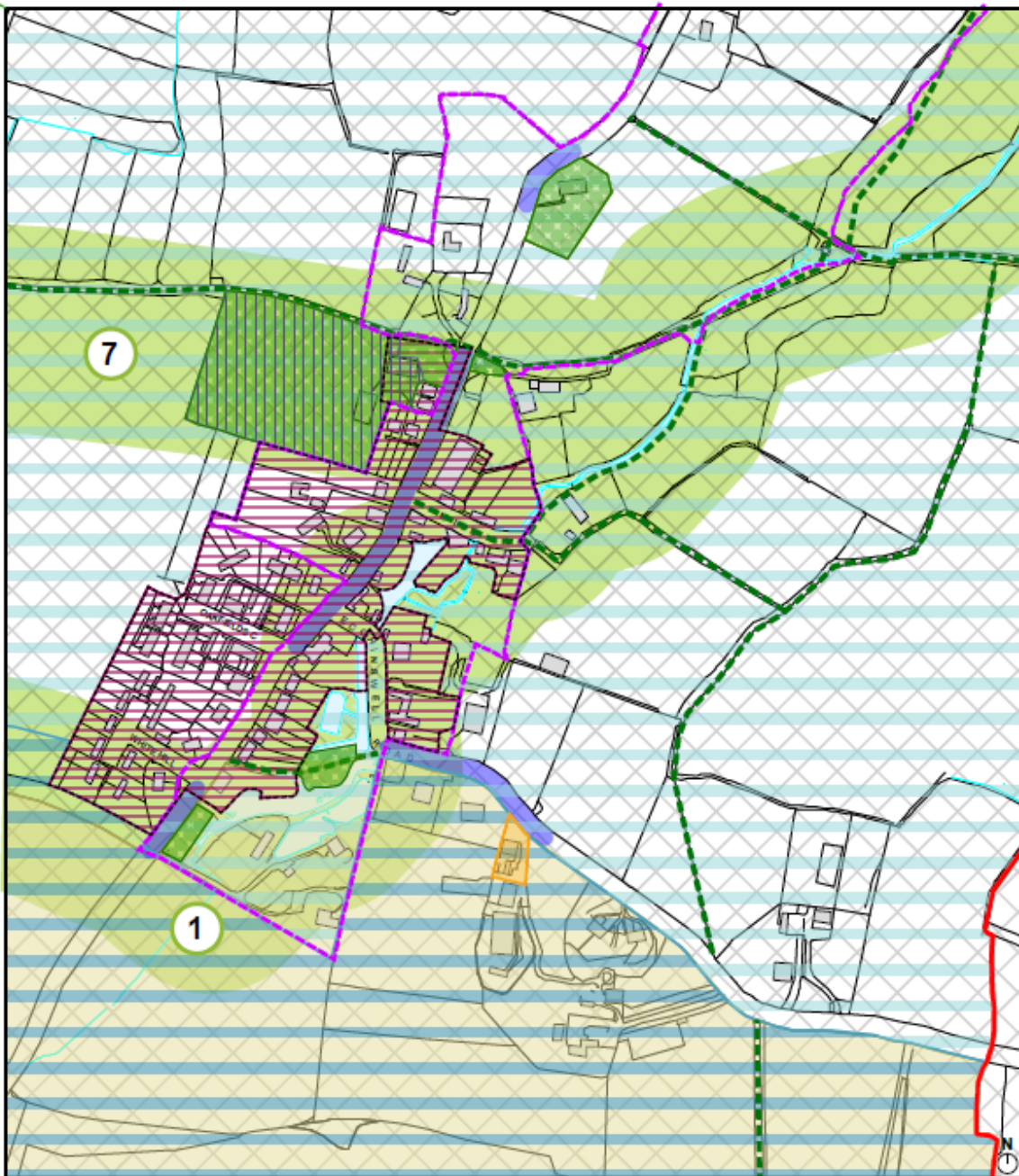


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ESBG Neighbourhood Plan Policies Map Inset 2 Echinswell Village North October 2022

- | | |
|------------------------------------|--|
| Parish Boundary | ESBG6 Design In Echinswell Conservation Area |
| ESBG1 Countryside | ESBG14 Local Green Spaces |
| ESBG5 Design Quality In the Parish | |
| LLCA 01: Echinswell | Existing Footpaths |
| LLCA 05: Echinswell Village North | Slow the Pace |
| | ESBG17 Encouraging Active & Sustainable Travel |

Policies Map Inset 3



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ESBG Neighbourhood Plan Policies Map Inset 3 Ecchinswell Village Core October 2022

- | | | | |
|------------------------------|------------------------------------|---|--|
| Parish Boundary | ESBG5 Design Quality in the Parish | ESBG6 Design in Ecchinswell Conservation Area | ESBG17 Encouraging Active & Sustainable Travel |
| ESBG1 Settlement Boundary | LLCA 01: Ecchinswell | ESBG12 Green Corridors | Existing Footpaths |
| ESBG1 Countryside | LLCA 02: The Clere Scarp | 1. Ecchinswell Brook | Slow the Pace |
| ESBG4 Housing in Ecchinswell | LLCA 06: Ecchinswell Village Core | 7. Recreation Ground West | North Wessex Downs AONB Boundary |
| | ESBG11 Community Facilities | ESBG14 Local Green Spaces | |

Policies Map Inset 4



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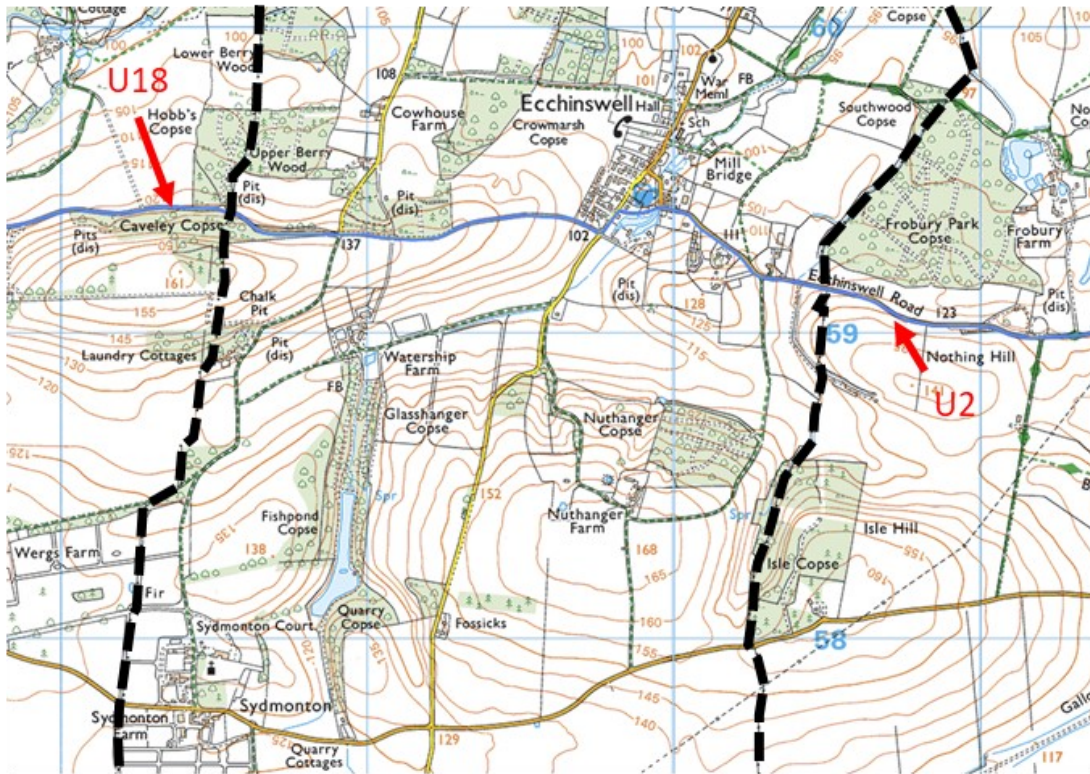
ESBG Neighbourhood Plan Policies Map Inset 4 Sydmonton October 2022

- | | | | |
|-------------------|--|--|-------------------------------------|
| Parish Boundary | ESBG5 Design Quality in the Parish
LLCA 02: The Clere Scarp | ESBG17 Encouraging Active and Sustainable Travel
Existing Footpaths | North Wessex Downs
AONB Boundary |
| ESBG1 Countryside | ESBG12 Green Corridors
8. Ecchinswell to Sydmonton | Slow the Pace | |

ESBG13 Valued Landscape North Wessex AONB

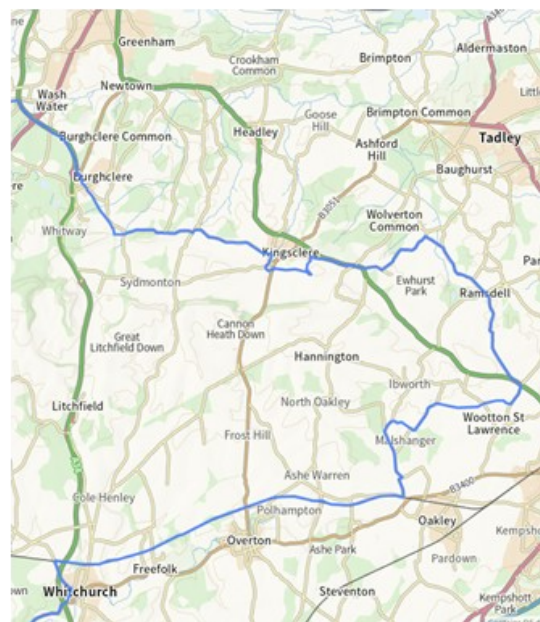
North Wessex AONB Boundary

All of the parish south of the blue line is in the AONB. In the parish, the AONB boundary is formed by the U2 (Ecchinswell Road going east towards Kingsclere) and by the U18 (going west from Ecchinswell towards Old Burghclere)



Parish Boundary

—
AONB Boundary





<https://www.northwessexdowns.org.uk/interactive-map/https://environment.data.gov.uk/catchment-planning/ManagementCatchment/3097>

ESBG13 Key Views Maps (1 of 3)



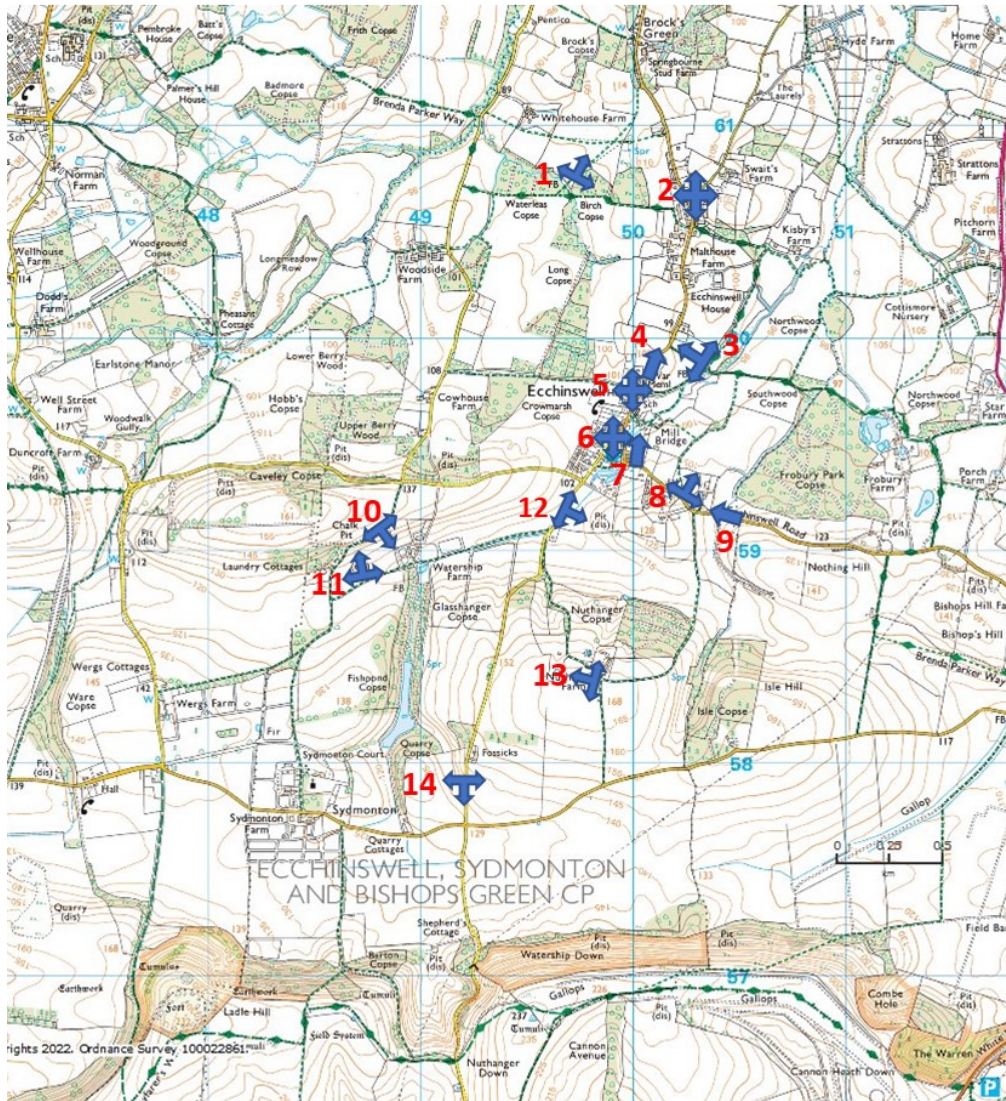
Key View Locations in North of Parish

 360 degree view

 180 degree view

 linear view

ESBG13 Key Views Maps (2 of 3)



Key View Locations in Centre of Parish



360 degree view

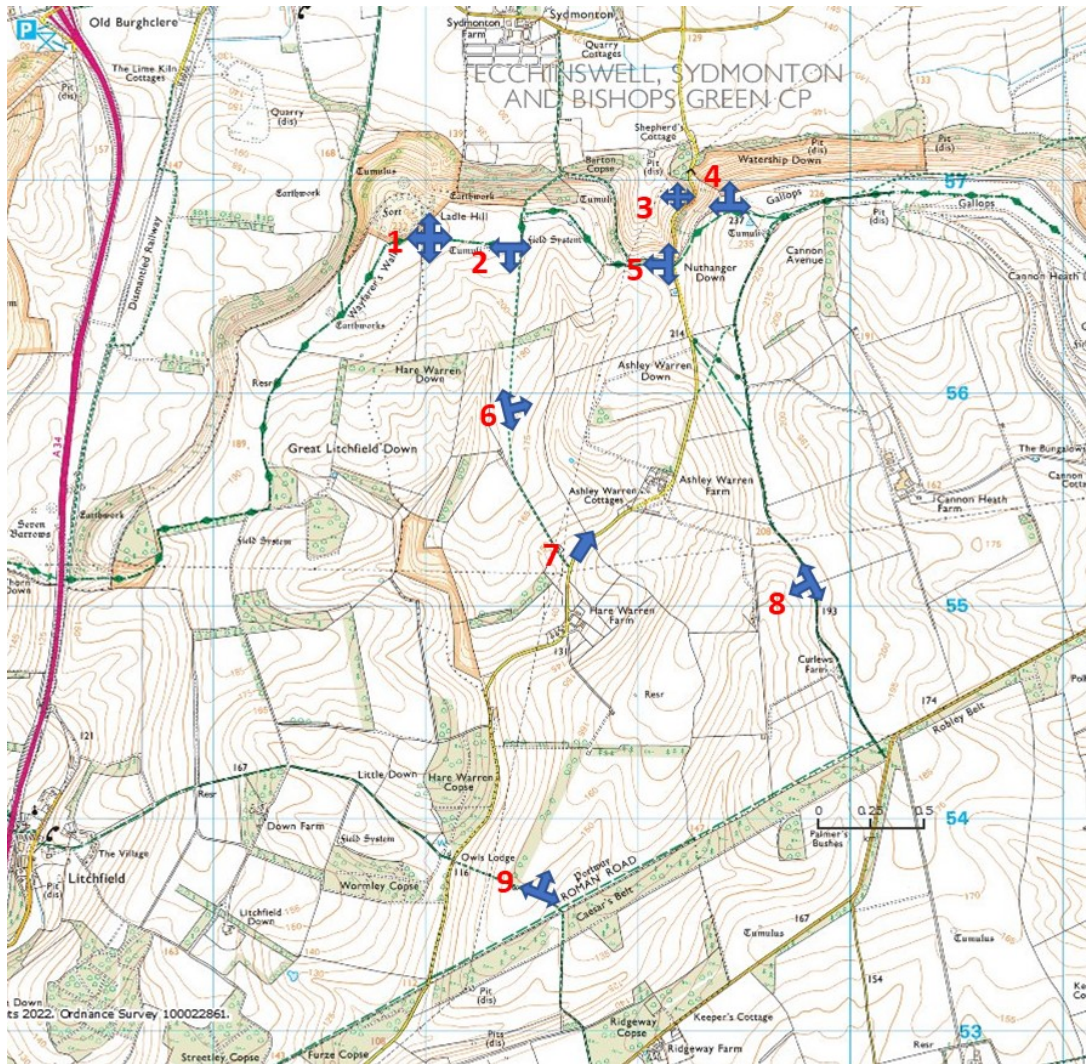


180 degree view



linear view

ESBG13 Key Views Maps (3 of 3)



Key View Locations in South of Parish



360 degree view



180 degree view



linear view

SCHEDULE OF DOCUMENTS

The list below contains all documents prepared, collected and reviewed in the process of preparing the ES&BG Submission Plan.

All documents can be accessed [here](https://tinyurl.com/4zs2krsx). (<https://tinyurl.com/4zs2krsx>)

ES&BG NP Submission Plan Principle Documents
ESBG NP Submission Plan
Submission Plan Appendix A ESBG NP Indicative Housing Letter ex B&D BC
Submission Plan Appendix B ESNP NP Design Guidance and Codes
ESBG NP Submission Plan Booklet with Hi-Res Copies of Policy Maps
ESBG NP Consultation Statement & Appendices (A-K)
ESBG NP Basic Conditions Statement
ESBG NP AECOM Final SA/SEA Report
ESBG NP EQIA Report
ES&BG Submission Plan Supporting Evidence
See table below
Links to other published documents.
See table below

SUPPORTING EVIDENCE & OTHER DOCUMENTS

ES&BG NP Submission Plan Supporting Evidence Documents
Supp Ev A ESBG NP SEA-HRA Screening Reports & Decision Notices
Supp Ev B ESBG NP Settlement Boundaries
Supp Ev C ESBG NP Small Rural Settlement Sustainability and Housing Need Report
Supp Ev D ESBG NP Landscape Character Report
Supp Ev E ESBG NP Key Views Report
Supp Ev F ESBG NP Green Infrastructure Report
Supp Ev G ESBG NP Nature Recovery Report
Supp Ev H ESBG NP HBIC Ecology & Biodiversity Report
Supp Ev I ESBG NP Dark Skies Report
Supp Ev J ESBG NP EVH Community Hub Proposal
Supp Ev K ESBG NP Community Facilities and Businesses Report
Supp Ev L ESBG NP Active and Sustainable Travel Report
Supp Ev M ESBG NP Historic England Listed Structures
Supp Ev N ESBG NP B&D BC Locally Listed Buildings
Supp Ev O ESBG NP Green Space Report
Supp Ev P ESBG NP Site BGI Design Report
Supp Ev Q ESBG NP Site EX Design Report
Supp Ev R ESBG NP ESBG 16 POE Guidance
Links to B&D BC/Hampshire CC/North Wessex Downs AONB/other Documents
B&DBC Local Plan, Supplementary Planning Documents and Evidence base (Link)
B&DBC Interim Position Statements and Guidance Notes (Link)
Basingstoke and Deane Landscape Character Appraisal (2021) (Link)
Hampshire Biodiversity Information Centre Monitoring Report; 2020/2021 (Link)
North Wessex Down AONB Landscape Character Appraisal (2002) (Link)
North Wessex Down AONB Management Plan 2019 – 2024 (Link)
National Model Design Code (October 2021) (Link)



Marian Dain
Ecchinswell, Bishops Green and Sydmonton
Parish Council
Sent via email

1 June 2022

Dear Marian,

Request for information on indicative housing number for Ecchinswell, Bishops Green and Sydmonton Neighbourhood Plan

Thank you for your email dated 16 March in relation to an indicative housing number for the neighbourhood plan. Please accept my apologies for the delay in providing a formal response to your original email.

The planning policy team is pleased to hear that you are progressing the Ecchinswell, Bishops Green and Sydmonton Neighbourhood Plan (EBGSNP) and we will continue to support you through that process.

You have requested an indicative housing number in order to inform the neighbourhood plan process, an approach which is in line with paragraph 67 of the National Planning Policy Framework (NPPF). As you will be aware, the council is at an early stage of updating its Local Plan, rolling the Plan forward to cover a period up to at least 2039. An evidence base is being compiled to inform Plan making and this has included a detailed Settlement Study which considers the relative sustainability of settlements in the borough and includes indicative future housing requirements for suitable settlements. This study specifies a figure of 15 homes for Bishops Green over the Plan period. Ecchinswell was also considered through this process and no housing requirement was identified. The study also proposes a new Settlement Policy Boundary (SPB) for Bishops Green and Ecchinswell.

Further details regarding the Settlement Study are available via the following link:

[Agenda for Economic, Planning and Housing Committee on Thursday, 6th January, 2022, 6.30 pm - Basingstoke and Deane Borough Council](#)

The council is currently due to consult upon the draft Local Plan Update later this year, in line with Regulation 18 of the relevant legislation. This would be the first statutory stage in the Local Plan process. It is currently proposed that the outcomes of the Settlement Study outlined above would be included within the draft Plan. However, the council is currently reviewing its approach to the consultation and these elements may change as the Plan develops.

Plan making is very much at its early stages and therefore holds no weight in planning terms at this time. The strategy outlined in the draft Plan will be subject to public consultation as part of the Local Plan Update process and the Examination in Public, and so may be amended in due course. However, the above information provides a direction of travel and represents the current thinking of the LPA in this regard. It is worthy of note that if the housing requirement for the settlements of Bishops Green and/or Ecchinswell were to change after the Neighbourhood Plan (NP) was 'made' then that could be addressed via modifications to the NP as relevant.

In order for the parish to benefit from the protection afforded by paragraph 14 of the NPPF, all of the four criteria within that paragraph must be met. These relate to the age of the plan and include the need for the plan to allocate specific sites and policies to meet the identified need in Bishops Green (criterion a and b). In relation to the next two criterion (c and d), this information is published annually online, and more detailed information is available to view through the council's Authority Monitoring Report¹. It should be noted that this position may change and therefore the council's position may be different when the Neighbourhood Plan has been adopted.

At present:

- In relation to criterion c), I can confirm that the council is able to demonstrate a 4.5-year supply of deliverable housing sites.

In relation to d) regarding housing delivery, the Housing Delivery Test results were published in February 2022 by the Department for Levelling Up, Housing and Communities. This confirmed that against the council's requirement to deliver 2195 new homes, 4001 new homes were delivered, which results in a 2021 measurement of 182%. The test was therefore passed and no consequences resulted.

I hope that the information set out above is of use to you and obviously please let me know if it would be helpful to discuss any of the above in more detail.

Yours Sincerely,

Joanne Brombley
Planning Policy Manager

Ecchinswell, Sydmonton and Bishops Green

Design Guidance and Codes

Final Report

October 2022

Quality information

Prepared by	Check by	Approved by
Emily Larkin	Kathryn Whitmore	Kathryn Whitmore
Graduate Landscape Architect	Associate Director	Associate Director
AECOM	AECOM	AECOM

Revision History

Issue no.	Issue date	Details	Issued by	Position
4	17/10/2022	Issued to Locality and Marian Dain, Chair of the Neighbourhood Group.	Kathryn Whitmore	Associate Director
3	07/09/2022	Issued to Locality and Marian Dain, Chair of the Neighbourhood Group.	Kathryn Whitmore	Associate Director
2	22/08/2022	Issued to Locality and Marian Dain, Chair of the Neighbourhood Group.	Kathryn Whitmore	Associate Director
1	05/07/2022	Issued to Marian Dain, Chair of the Neighbourhood Group.	Kathryn Whitmore	Associate Director

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Introduction

01

The Old Vicarage, Echinswell

1. Introduction

Through the Government's Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Ecchinswell, Sydmonton and Bishops Green Parish Council. This design code makes reference to emerging and draft documentation written by the Neighbourhood Plan Steering Group of the Parish Council who have been key to the realisation of this

1.1 The purpose of this document

Design codes inform development proposals to provide guidance and clarity on design and reflect local character and preferences. Design codes exist to provide a framework for creating high quality places with high quality design standards, particularly for new developments. This design code is tailored to the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Area and as such, is specific to the character of the place, views and aspirations of the local community.

A design code is one of a number of tools used by local authority to make planning decisions. The document sets out design requirements in a simple and concise way and should be referred to in the development application process.

The Government is placing significant importance on the

development of design codes in order to set standards for design upfront and provide firm guidance on how sites should be developed. It is intended that this report becomes an integral part of the Neighbourhood Plan and should be given weight in the planning process. The Government intends to make it clear that decisions on design should be made in line with design codes.

The Government's Planning Guidance (Ref. 1) defines design codes as:

'... a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area. "

1.2 The importance of good design

As the National Planning Policy Framework (NPPF) (Ref. 2) notes, *'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'* (Paragraph 126).

Research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council), for example, The Value of Good Design (Ref. 3) has shown that good design of buildings and places can improve health and well-being, increase civic pride and cultural activity, reduce crime

and anti-social behaviour and reduce pollution.

This document seeks to harness an understanding of how good design can make future development as endearingly popular as the best of what has been done before.

Following an analysis of the Neighbourhood Area and good practice, those elements of good design are set out clearly as design codes which any development within the Ecchinswell, Sydmonton and Bishops Green Neighbourhood Area should follow in order to comply with this document.

1.3 Delivery

The design codes will be a valuable tool in securing context-driven, high quality development. They will be used in different ways by different actors in the planning and development process, as summarised in table 1.

Actors	How they will use the design guidelines
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Codes as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The design codes should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the design codes are complied with.
Community organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.

Table 01: Delivery of the design codes.

1.4 Preparing the design code

In preparing this design code a number of steps have been followed to involve the Neighbourhood Plan Steering Group of the Ecchinswell, Sydmonton & Bishops Green Parish Council (ESBGPC) in the process and ensure their local knowledge has helped to inform the context and content of the design code, as well as to

ensure the design code meets relevant policy standards. This included an online meeting with Neighbourhood Plan Steering Group, a site visit, character assessment, preparation of draft report, revision of the document to take on board comments by Neighbourhood Plan Steering Group, review by Locality and issue of final report.

Site Visit

Meeting with members of the Neighbourhood Plan Steering Group to discuss the focus of the design code, including guided tour around key settlements and landscapes in the Neighbourhood Area.

Issue of Draft Report

Issue of draft report to the Neighbourhood Plan Steering Group for comments.

Issue of Final Report

Issue of final design guidance for inclusion with the Neighbourhood Plan



Initial Meeting

Initial contact and consultation with the group to discuss the scope of work and direction for the design code.

Character Assessment

Summary of published character studies and identification of Neighbourhood Area character areas through the site visit and desk based research.

Revision of Document

Revision of draft document based on comments from Neighbourhood Plan Steering Group and local community and review by Locality.

1.5 Glossary of key terms

The following list is a glossary of key terms used within this document and their definition in relation to this specific design code.

Green Infrastructure (GI)

A network of natural or semi-natural landscape features, open spaces, public rights of way and watercourses which deliver social and environmental benefits.

Landscape Character

Distinct and recognisable elements within a landscape area which make it unique and different from another area.

Local Landscape Character Area (LLCA)

Geographical areas which exhibit the same landscape type at a local level.

Open Space

Spaces which are deemed to have community significance in terms of recreation or visual amenity.

Visual Amenity

Views and surroundings which create a backdrop to an area.

Neighbourhood Area

The Neighbourhood Area, comprising all land within the Neighbourhood Plan boundary.

Typology

A particular type of feature or element.

Ancient Woodland

An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites.

1.6 Policy and design guidance

The following documents have informed this design code. These have been produced at a national, district or parish level. Any new development application should be familiar with these documents and make explicit reference to how each of them is taken into account in the design proposals.

NATIONAL LEVEL

2021 National Planning Policy Framework

Ministry of Housing, Communities and Local Government (MHCLG)

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places as being fundamental to what the planning and development process should achieve. It sets out a number of principles that planning policies and decisions should consider ensuring that new developments are well-designed and focus on quality.

2021 National Design Guide

Department for Levelling Up, Housing and Communities (DLUHC) & MHCLG

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2021 National Model Design Code

DLUHC & MHCLG

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide. This guide should be used as reference for new development.

2020 Building for a Healthy Life

Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes

and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.

The 12 considerations in the BHL toolkit directly correlate to the Design Codes set out within this document. For example: *Back of pavement, front of house* in BHL relates to Codes 04 and 05 *Building Line and Boundary Treatments* and *Architectural Details and Materials*, in addition *Green and Blue Infrastructure* in BHL relates to *Code 02 Green Infrastructure and Open Space*.

The Design Codes in this document can be found in section 5.

2007 Manual for Streets

Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

NATIONAL LEVEL



North Wessex Downs Area of Outstanding Natural Beauty Integrated Landscape Character Assessment 2002

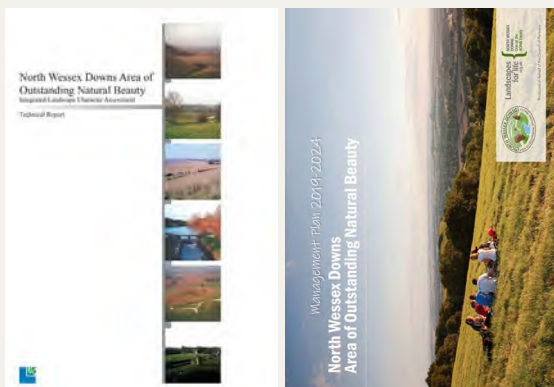
North Wessex Downs Area of Outstanding Natural Beauty

The North Wessex Downs AONB covers the southern extent of the Neighbourhood Area, relevant documents on the AONB should be referred to when designing future developments. This includes the Integrated Landscape Character Assessment which references all the features and attributes that contribute to the special and distinctive character of the North Wessex Downs AONB. These include the physical, ecological, visual, historic and cultural forces that have shaped the present day landscape.

North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024

North Wessex Downs Area of Outstanding Natural Beauty

The Management Plan is intended to guide the relevant activities of local authorities as well as Government agencies, businesses, communities and individuals in the North Wessex Downs.



Basingstoke and Deane Borough Council Local Plan 2011-2029

Basingstoke and Deane Borough Council

The Neighbourhood Area is located in the Borough of Basingstoke and Deane therefore the local plan should be referred to when designing new developments. The adopted Local Plan forms part of the statutory development plan for the borough. It sets out the council's vision and strategy for the area until 2029 and will provide the basis for decisions on planning applications.

Basingstoke and Deane Landscape Character Assessment 2021

Basingstoke and Deane Borough Council

The Basingstoke and Deane Landscape Character Assessment provides a review of landscape character for the borough's landscape. The document sets out a series of character types and identifies twenty landscape character areas. Types and areas are described in detail and summarised into key characteristics. The document sets out the key characteristics of the landscape which will help guide spatial planning and development decisions within the Borough.

Conservation Area Appraisal Echinswell 2003

Basingstoke and Deane Borough Council

Echinswell Conservation Area falls within the Neighbourhood Area boundary, therefore development within this location should be sensitive in design and use the appraisal as a guide. The document identifies the qualities or elements that form particular characteristics or appearance should be preserved or enhanced, especially when considering planning applications.

Heritage Supplementary Planning Document 2019

Basingstoke and Deane Borough Council

This document provides guidance in determining planning applications relating to the historic environment in Basingstoke and Deane.

Landscape, Biodiversity and Trees Supplementary Planning Document 2018

Basingstoke and Deane Borough Council

This document sets out guidance on how landscape, biodiversity, and tree considerations should inform new development in relation to local context and character to support planning applications.

Design and Sustainability Supplementary Planning Document 2018

Basingstoke and Deane Borough Council

This document sets out guidance in order to support the achievement of high quality sustainable development, which responds positively to the context.





Context

02

Riverside Cottages, Echinswell



2. Context

2.1 Location and area of study

The Neighbourhood Area is situated within the administrative parish of Ecchinswell, Sydmonton and Bishops Green, Basingstoke. It is situated five miles south of Newbury station and two miles north-west of Kingsclere.

The long and narrow Neighbourhood Area is approximately 1,740 hectares in size. The Neighbourhood Area includes approximately 1200 residents and 450 homes according to Ecchinswell, Sydmonton and Bishops Green Parish Council. Settlements in the Neighbourhood Area include Bishops Green to the north, Brock's Green and Ecchinswell in the middle, and Sydmonton and Hare Warren to the south. Bishops Green and Ecchinswell are the main settlements with the others formed from a small number of isolated dwellings.

Landform gently rises from the north of the Neighbourhood Area reaching a peak in the south where the landform undulates. A distinct ridgeline forms a locally distinctive landscape feature and has been made famous by the 1972 Richard Adams' novel Watership Down.

The numerous springs which emerge between the permeable chalklands to the south and the impermeable clay form north-south tributary streams which flow into the River Enborne north of the Neighbourhood Area. Several streams originating from these springs run through the lower lying areas of the Neighbourhood Area, namely the Ecchinswell Stream. The Ecchinswell Stream

is an important feature which provides Ecchinswell Village with its characteristic waterside setting. Many streams within the Neighbourhood Area form field boundaries and are often covered by hedgerow planting. Small ponds from these series of streams can be found in wooded areas between arable fields, Ecchinswell Village and Sydmonton Court Estate.

The main roadway through the Neighbourhood Area is the Ecchinswell Road which runs north to south, connecting the A339 to Kingsclere Road. Settlements are concentrated along Ecchinswell Road except Sydmonton which is more isolated to the south-west.

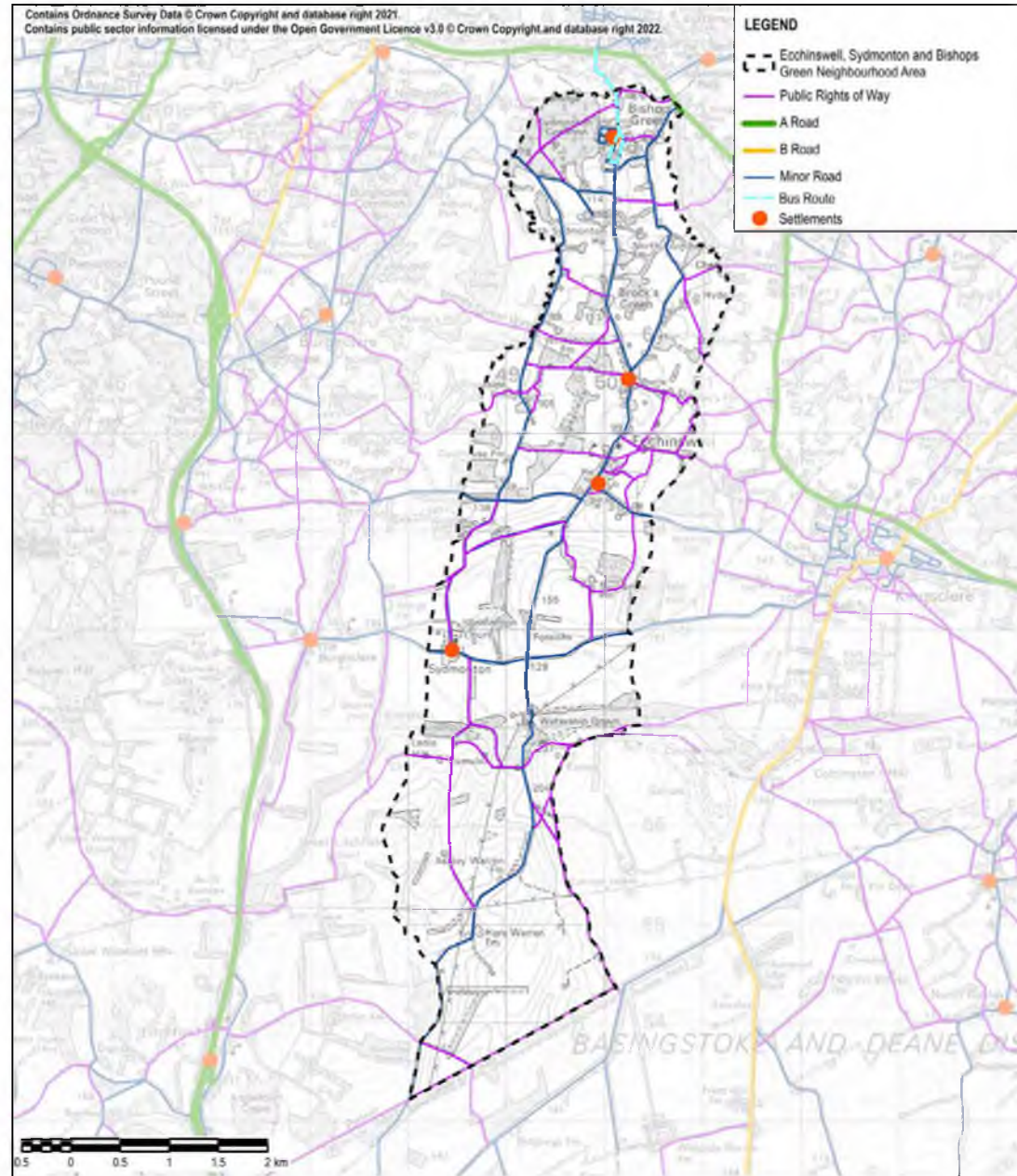
Public transport within the Neighbourhood Area is limited. Bus services are infrequent and restricted. There are no train stations, with the closest station in Newbury. Residents are therefore heavily reliant on car travel for work, shopping and other activities. Those who do not drive or cannot drive are dependent on family and friends for transport.

Several public rights of way (PRoW) connect the Neighbourhood Area to the wider countryside, including the 70 mile long Wayfarer's Walk which runs north south from Inkpen Beacon (Inkpen is a small village in West Berkshire south east of Hungerford and is 11 miles from Ecchinswell) to Emsworth (east of Portsmouth). This route lies within the Neighbourhood Area and The North Wessex Downs Area of Outstanding Natural Beauty (AONB).

Another well used PRoW is the Brenda Parker Way with is a long

distance path across North Hampshire, passing through the Neighbourhood Area between Burghclere and Kingsclere.

PRoWs increase in density around the key settlements in the north of the Neighbourhood Area providing recreational links to the wider countryside. However, PRoWs do not serve as connections between or within villages for essential services and hence creates a challenge of walking and cycling along narrow lanes to access these services.



F.1

Figure 01: Echinswell, Sydmonton and Bishops Green Neighbourhood Area.

2.2 Historic evolution

The Neighbourhood Area has a rich and varied historic past and new elements. Influences still exist in the physical and cultural connections between the community and the landscape today.

Throughout history, the landscape has provided food, economic and recreational opportunities to the local population, and is therefore highly valued. The soil is rich loam and the subsoil is gravel and chalk. Woodland, common heath and open land, mostly medieval in origin, were divided into small and irregular fields. These fields are thought to be a sign of the expansion of private farmland into shared woodland and common in the 13th century, necessitated by existing farmland becoming insufficient to support a rising population. The main crops are wheat, barley and oats. Watercress was previously grown in the Neighbourhood Area.

The name Ecchinswell may have originated from the Old Saxon word 'eikena', meaning oak (thus describing the well by the oaks). The village of Ecchinswell, along with Sydmonton, formed part of the Parish of Kingsclere until 1852.

The village of Ecchinswell has evolved as a linear settlement with irregular and loosely formed clusters of buildings. There is perhaps one planned area, consisting of a regular row of houses. The village has developed around two foci with the Church of St Lawrence located between the two. The southern focus is the more historical centre of the settlement, formerly containing the original church within the village. The northern focus has developed around

Ecchinswell House and Malthouse Farm, spreading to the north to centre on a pond.

During the 18th and 19th centuries field boundaries became larger and more uniform in shape through consolidation of existing, historic enclosures into larger holdings, usually to enable more efficient, mechanised arable agriculture. Due to this there were areas of redundant land allowing for the spread of paddocks, housing expansion and woodland planting.

This has continued into the 20th and 21st centuries with larger field sizes and small pockets of residential development within the village. Paddocks for horses now dominate parts of the Neighbourhood Area.

The village of Bishops Green originally consisted of only a few cottages and farms scattered along the local road on the edge of Adbury Park. Following the Second World War the Ashlands Estate was built and then some years later, the Eagle Road estate to accommodate American Air Force personnel based at Greenham Common. In 2005 the northern part of Bishops Green was completely redesigned and rebuilt, around a central green. The 95 original properties were demolished and replaced by a mix of rental and private accommodation including a new village hall and shop.

In the late 11th century Sydmonton formed part of the estates of Romsey Abbey. The 1757 estate map shows a nucleated village located around the church to the south of Sydmonton Court. The house, church, stables and kitchen gardens with the farm comprise

the core of the original village. All current buildings and structures within Sydmonton are now privately owned.



Figure 02: Echinswell Mill

1086

At the time of the Domesday Book Ecchinswell Village Core was called 'Eccleswelle' and the land was used for 'supplies for the monks of Winchester'.

Sydmonton was referred to as a scattering of houses and farms, including Sydmonton Court, set at the foot of the Downs

11th Century



16th

The Grade II* listed Sydmonton Tudor Manor House was built by the Kingsmill family following the dissolution of the monasteries by Henry VIII. The house has been modified several times since.



19th Century

Ecchinswell and Sydmonton separated from the Parish of Kingsclere in 1852.

Church of St Lawrence in Ecchinswell was demolished and rebuilt on higher ground to the north 1885-6. New location is between the two parts of the village.

19th Century



1940-1950

Ecchinswell Village Core expanded with the creation of council estates in the late 1940s and early 50s.

Bishops Green was developed for air force personnel from the nearby Greenham Common Air Base.



1970

Ecchinswell Village Core extended with a new social housing by Vivid Housing.

1970



1972

The North Wessex Downs was designated as an Area of Outstanding Natural Beauty

1996

Village Hall at Ecchinswell Village Core was rebuilt with an adjacent play area added.

Mid 1990s

New housing development at Palmers Yard in Ecchinswell Village North.

1972

1990-2000

1990

1990

Ecchinswell Village Core became a designated Conservation Area

21st Century

2005

The northern half of Bishops Green estate (Ash Road) was rebuilt including 2 to 3 storey houses and flats.

2.3 Landscape, Ecology & Heritage Designations

The Neighbourhood Area supports many features which positively contribute to the biodiversity and historic narrative of the place. Historical assets mark the passing of time as well as important historical and cultural events of national and local importance. The Neighbourhood Area includes several statutory designations, including:

- The North Wessex Downs AONB, comprising of dramatic steep chalk land scarp slopes, medium scale mosaic of mixed farmland and relatively small, but numerous copses and areas of broadleaf woodland blocks;
- 16 ancient woodlands;
- 53 listed structures, including Ecchinswell School House, Sydmonton Court, Church of St Lawrence and The Old Tannery.
- Part of an unfinished hill fort, a saucer barrow scheduled monument which lies on the western boundary of the Neighbourhood Area at Ladle Hill.
- Ecchinswell Conservation Area
- A number of priority habitat deciduous woodlands, predominately located in the northern 3/4 of the Neighbourhood Area.

The North Wessex Downs AONB

An Area of Outstanding Natural Beauty (AONB) is a designated exceptional landscape whose distinctive character and natural beauty are precious enough to be safeguarded in the national interest.

The NPPF provides specific planning guidance for development planning and decision-making in relation to AONBs. It confirms that great weight should be given to conserving landscape and scenic beauty, and that AONBs have the highest status of protection in relation to landscape and scenic beauty. AONBs and their management plans are material considerations in planning.

The North Wessex Downs AONB covers the southern extent of the Neighbourhood Area starting at the southern edge of Ecchinswell Village Core.

Ancient Woodland

Ancient woodlands are of national importance. They are defined as areas of woodland that have persisted since 1600 in England and Wales.

Ancient woodlands typically have little urbanisation and therefore have developed unique and complex ecosystems which are

irreplaceable. Ancient woodlands are identified and protected under the NPPF (Ref. 2). This document should be referred to for guidance on building in proximity to ancient woodland sites.

Ecchinswell Conservation Area

The Neighbourhood Area includes The Ecchinswell Conservation Area which was designated in 1990 by Basingstoke and Deane Borough Council in recognition of the special architectural and historic interest of the village and its character continues to be preserved.

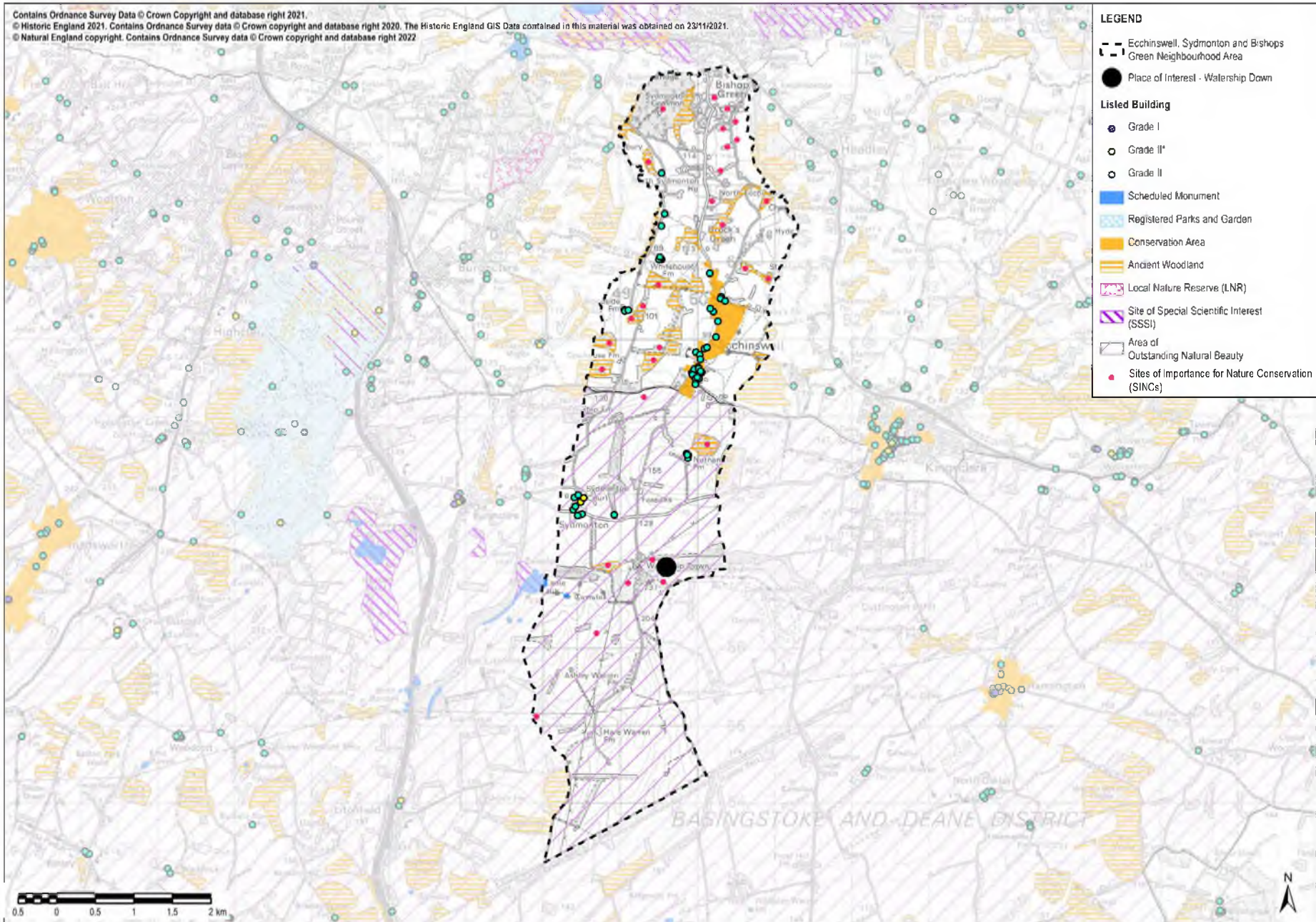
Sites of Importance for Nature Conservation (SINCs)

SINCs are sites of substantive nature conservation value. They are a non-statutory designation but they are vital for enabling the planning system to recognise, protect and enhance special sites.

The Neighbourhood Area contains a large number of SINCs (over 25 sites). Most of which are copses or small woodlands, some are also designated ancient woodlands.

Other Designations

The Neighbourhood Area does not contain any Local Nature Reserves (LNRs), Site of Special Scientific Interest (SSSI) or Scheduled Monuments however there are several in the vicinity.



F.3

Figure 03: Landscape, Ecology and Heritage Designations.

Prepared for: Echchinswell, Sydmonton and Bishops Green Parish Council



Figure 04: View of Watership Down within the AONB

2.4 Consultation

2.4.1 September 2021 Community Consultation

The parish of Ecchinswell, Sydmonton and Bishops Green hosted a community consultation event with local residents at two locations within the Neighbourhood Area, Ecchinswell and Bishops Green Village Halls, on the 24th and 25th September 2021.

Around 100 residents from the parish took part in these consultation events which built on the inputs from other residents who contributed their opinions via earlier pop-up events.

2.4.2 May 2022 Community Consultation

The parish hosted a second community consultation event on the 26th, 27th and the 28th May 2022.

A total of 119 residents attended the consultation and filled in a questionnaire form.

2.4.3 Consultation Results

The consultations produced a variety of responses from residents which were of relevance to this Design Code. Some of those responses have been summarised below:

Economic and Leisure

Support for countryside access and for various (improved/more) sport/leisure and social opportunities. A few ideas included farmers markets and craft market.

Housing

Large majority of residents want to see some but not a lot of housing development (10-30 homes) with a focus on homes that are a) affordable and/or suited to the elderly and b) in keeping with the rural environment. Universal rejection of larger scale area(s) of 50+ new homes.

Transport

Support for improvements to local public transport networks and measures to reduce speeding and level of traffic. Call for improved cycle networks in and around the Neighbourhood Area.

Green Space

Strong support (99%) for proposals which protect/ enhance the local natural environment and access to green space. Calls for community gardens/orchards, tree/wild flower planting and allotments in Bishops Green.

Character Assessment

03

Woodpecker Cottage, Eochinswell

WOODPECKER
COTTAGE

3. Character Assessment

This section outlines the broad physical, historical and contextual characteristics of the Neighbourhood Area. Character assessment is a tool for identifying the patterns and individual combinations of features that make a place special and distinctive. This Design Code focuses on the character of the main settlements, whilst also describing the rural landscape within which it sits. The features introduced in this section are later used to inform Design Codes.

3.1 Existing Character Assessments and Design Guidance

This report is informed by other studies relevant to the local area as follows:

- National Character Area (NCA) 129: Thames Basin Heaths. 2014 (Ref. 16)
- National Character Area (NCA)130: Hampshire Downs. 2014 (Ref. 17)
- Basingstoke and Deane Landscape Character Assessment. 2021 (Ref. 9)
- North Wessex Downs AONB Integrated Landscape Character Assessment 2002 (Ref.14)
- Ecchinswell Conservation Area Appraisal. 2003 (Ref. 10)
- Basingstoke and Deane Design and Sustainability Supplementary Planning Document. 2018 (Ref. 13)

3.2 Area-wide Character Assessment

3.2.1 Settlement Pattern

The settlement of the Neighbourhood Area has developed over many hundreds of years and this is reflected in its pattern and character. The settlement pattern was influenced by agriculture and related farmsteads. Many of these farms were small in size and scattered along a primary road, Ecchinswell Road. Many of these farmsteads grew with the increasing population and need for farm workers which gave rise to the separate nucleated settlements of Bishops Green, Ecchinswell and Sydmonton.

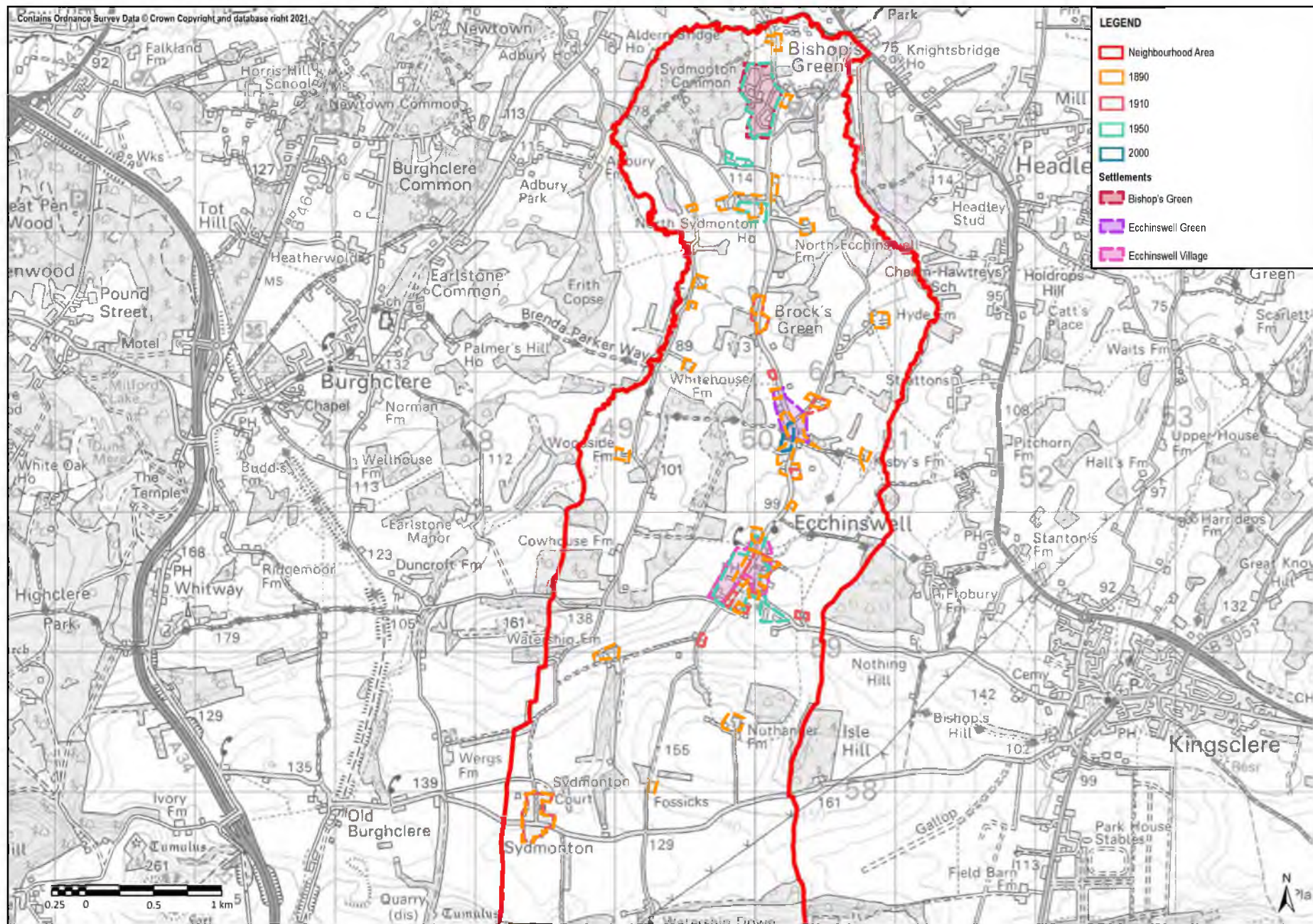
Ecchinswell has evolved as a linear settlement with irregular and loosely formed clusters of buildings. The settlement has developed in two locations with scattered individual buildings and housing being found between the two. These two settlements within Ecchinswell have slightly differing characteristics and development histories. Within this report the two settlements are named Ecchinswell Village North and Ecchinswell Village Core, Ecchinswell Village Core is larger in size and contains larger housing developments and the primary school and village hall.

Ecchinswell Village North remains small with individual or small groups of houses being added to the settlement within the last century. In contrast Ecchinswell Village Core has grown with larger developments and contains a vast array of housing ages, sizes, styles and types.

Bishops Green originally consisted of only a few cottages and farms scattered along a local road. It was extended in the Second World War and has been partially redeveloped in 2005. Rooksfield along the southern edge of the village, contains a number of private bungalows and a plot designated for traveller usage.

Sydmonton has a nucleated form in a parkland setting, with the original village formed around the church to the south of Sydmonton Court. The main phase of development occurred between 1780 and 1900. Sydmonton village included Sydmonton House and Farm, church, stables and kitchen gardens. The estate was associated with one family for over 400 years and has continued to be in private ownership after it was sold by the family in 1978.

Within this report Sydmonton is not identified separate character area and is included within The Clere Scarp.



F.5 Figure 05: Historic settlement change across the settlements of Sydmonton, Bishops Green, Ecchinswell Village North and Ecchinswell

Prepared for: Ecchinswell, Sydmonton and Bishops Green Parish Council

3.2.2 Green Infrastructure (GI) & Open Space

The Neighbourhood Area contains a large area of broad leaf woodland which is mainly ancient woodland. Woodland and hedgerows bordering open agricultural land are the dominant vegetation features creating a distinctive enclosed character and wooded skyline to the Neighbourhood Area. Settlements all have a close relationship with the surrounding landscape which adds to the historic and rural character of the Neighbourhood Area due to its importance in livelihoods, cultures and traditions over time.

Wooded landscapes are less frequent in the southern part of the Neighbourhood Area within the North Wessex Downs AONB.

Numerous footpaths and bridleways connect the Neighbourhood Area to the wider countryside. These are typically concentrated in and around settlements although footpaths within and between settlements are uncommon. The most evident of which is the lack of a footpath between Ecchinswell Village North and Ecchinswell Village Core.

Ecchinswell, Sydmonton and Bishops Green Parish Council has created a leaflet, 'Exploring Ecchinswell', in partnership with Hampshire County Council providing details of several walks in and around the Neighbourhood Area.

Agricultural land and woodland dominate the Neighbourhood Area however there are a few local open spaces within the individual

settlements.

These are:

1. Eagle Road Recreation Area - Bishops Green
2. Beech Road Recreation area- Bishops Green
3. Harrier Road open space - Bishops Green
4. Ecchinswell Pond - Ecchinswell Village North
5. Methodist Church Yard - Ecchinswell Village North
6. St Lawrence's Church Yard - Ecchinswell
7. Village Hall Play Park & Recreation Ground - Ecchinswell Village Core
8. War Memorial area - Ecchinswell Village Core
9. Old Church Yard - Ecchinswell Village Core
10. Digweeds - Ecchinswell Village Core



F.6



F.8



Figure 06: View across North Sydmonton to Ecchinswell

Figure 07: Hedgerow enclosed roads

Figure 08: Ecchinswell Pond

Figure 09: Wayfinding sign

3.2.3 Building Typology

The Neighbourhood Area comprises a range of different building types. Building use is predominantly residential, interspersed with agricultural and equestrian premises. Ecchinswell Village Core and Bishops Green contain commercial and civic amenities including a shop in Bishops Green and the Royal Oak Public House in Ecchinswell Village Core. Bishops Green and Ecchinswell Village Core also have village halls. The Church of St. Lawrence is located between the two parts of Ecchinswell.

Typically, residential buildings within the Neighbourhood Area are detached or semi-detached houses, however terraces are a common typology in Bishops Green and Ecchinswell Village Core. These were often built to house a workforce, either agricultural labourers in Ecchinswell or in Bishops Green air base staff. There are a number of large detached houses with ancillary buildings and gardens outside the main settlements.

Plot sizes vary within settlements, with older detached properties occupying large plots compared to terrace or semi-detached properties occupying more modest plots. This is reflected in more recent developments, although overall the scale of the plot has reduced reflecting the lack of availability of land. This wish to increase densities is reflected in the Ash Road development in Bishops Green, however flats and closely packed semi-detached properties are considered out of character within the Neighbourhood Area.

Rooksfield Road south of Bishops Green contains a series of bungalows which are uncommon within the Neighbourhood Area. It also includes a plot of land designated to traveller occupation.

The influence of settlement expansion is noticeable in the orientation of buildings to the road, green space, spatial layout and plot size. Individuality in terms of built form contributes to the character of the settlements and illustrates building styles at different periods. Settlement expansion over time has been achieved with varying success, the Palmers Yard and Eagle Road developments for example, are considered to be a good example of development, due to the scale and orientation of buildings, access to outdoor space and greenery, the Ash Road development in Bishops Green is considered less successful.



F.10



F.11



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F.13

Figure 10: Housing along Ecchinswell Road in Ecchinswell Village North.

Figure 11: Ecchinswell School and School House. Grade II listed in Ecchinswell Village Core

Figure 12: The Royal Oak Public House in Ecchinswell Village Core.

Figure 13: Ecchinswell Village Hall.

Building Density

Building density is a key aspect affecting character within the Neighbourhood Area. Dwellings per hectare (dph) vary between settlements and between developments within settlements, due to the addition of buildings and estates over time. Typically, building density is low, contributing to the distinctive rural character of the Neighbourhood Area.

Typical dwellings per hectare for the 3 main settlements, are as follows:

Bishops Green - 27 dph

Ecchinswell Village North- 11 dph

Ecchinswell Village Core - 9 dph

(Gross Density)

New residential developments have integrated with local context with varying success. Palmers Yard in Ecchinswell Village North is considered a good example of residential building density, at 18 dph. Although Palmers Yard is higher than average for the village, the development provides adequate plot sizes as well as parking and outdoor space per home. Another positive example of development is Eagle Road in Bishops Green with 21 dph. Houses, typically arranged in groups of 4, have ample gardens and areas

of public green space between properties which prevents the development from feeling overcrowded. By comparison Ash Road, Bishops Green, at 33 dph is considered to be too dense in relation to the local dph of the village. Density of built form is greater than average and the development does not provide adequate outdoor space per property.

There has been a trend within the Neighbourhood Area towards infilling as historic large plot sizes offer the opportunity to add dwellings within current settlement boundaries.



Figure 14: Variety of housing types including flats and semi-detached properties in Ash Road, Bishops Green.



Figure 15: Terrace housing in Eagle Road, Bishops Green.

3.2.4 Building form and layout

Rows of terrace houses and detached dwellings lining the linear main roads are common within the Neighbourhood Area. Ecchinswell and Bishops Green developments containing terrace housing commonly include blocks of 4 terraces perpendicular to the road network. Development in the 20th century following the creation of social housing saw an increase of curvilinear loop patterned road layouts and cul-de-sacs with a variety of semi-detached and detached properties, this is evident in Palmers Yard, Oakfields Close and White Hill, Ecchinswell. This style of housing development can negatively affect the connectivity between housing developments and local facilities if they do not provide through-routes. As a result, sustainable travel choices, such as walking and cycling, are limited.

Cul-de-sac developments in Ecchinswell Village Core and Bishops Green provide footpaths that link the developments together, this should be replicated with any and all new cul-de-sac developments.



F.16

Figure 16: Aerial image of cul-de-sacs accessed from Oakfields Close and White Hill, Ecchinswell Village Core, illustrating provision of pedestrian permeability.

3.2.5 Architectural Design & Building Materials

The Neighbourhood Area comprises of a variety of building forms, architectural detailing and materials. Some buildings within the Neighbourhood Area are recognised with statutory listings and designations due to their architectural quality and historic value. Many others, typically within the conservation area of Ecchinswell, are considered to be important to local character but are not officially listed.

Built form in the Neighbourhood Area consists of a range of materials. Ecchinswell's buildings are characterised by two building traditions: timber frame and thatch from the 16th, 17th, and early 18th century; and red, often decorative, brickwork of the 18th, 19th and 20th centuries.

Some timber-framing is still apparent in older buildings within Ecchinswell Village. This building design is often found alongside sweeping thatched roof slopes on listed buildings, such as Riverside Cottage in Ecchinswell Village Core, but also on dwellings which have later been brick infilled or thatch replaced. Red brick and timber frames were the dominant building materials for the farmsteads and their worker's cottages from which the present day settlements grew.

A significant number of buildings within the Neighbourhood Area have brickwork in Flemish bond with blue headers and a selection of these buildings use a variety of red hued bricks to create



Figure 17: Flint agriculture barns at Hare Warren.



Figure 18: Distinctive housing style for the houses in Eagle Road in Bishops Green originally built to house USAF officers.

F.18

patterns. These buildings add to the characteristics of Ecchinswell Village.

Frontage cladding became popular in the mid to late 20th century. Dwellings on Oakfields Close were built in the late 1940s and early 1950s and are characterised by patterned red clay tile cladding at the front of houses. At the same time dwellings within the Eagle Road Estate at Bishops Green comprised of redbrick and horizontal black weather board cladding.

A small collection of buildings throughout the Neighbourhood Area include flint walls, these buildings include Ecchinswell Primary School and the Church of St Lawrence. Flint walled buildings are still being built as shown in two new dwellings opposite Ecchinswell School with a flint decorated facade and a large contemporary dwelling on the outskirts of Ecchinswell Village Core built using flint.

Development within the 21st century has seen the introduction of coloured rendering mixed with traditional red brick. This is typically a white or cream colour covering part or the entirety of a building facade. This style of property is mainly found within the Ash Road development of Bishops Green.

Roofing materials vary throughout the Neighbourhood Area typically between red clay and slate roof tiles. Roofs have a range of styles including hip, gable, cross gable or dormer in style, and often relate to period of development and style chosen by developer rather than follow a characteristic form of the Neighbourhood Area.



Figure 19: Red brick housing with porches within Bishops Green.



Figure 20: Red Clay tile cladding, Ecchinswell Village Core.

Instances of flat roofs exist on some garages within Ecchinswell Village Core. Working agricultural buildings tend to have corrugated roofs however many original agricultural buildings have been converted to dwellings and their roofs are often tiled.

Sash and casement windows are the dominant window type, particularly in older properties. Bay windows are uncommon but can be seen on older cottages such as Quarry Cottages, Sydmonton. Window styles vary in size and shape per property contributing to the distinctive character of the Neighbourhood Area.

Pitched roof porches are common throughout the Neighbourhood Area, these vary from being open or red brick enclosed. However houses within Oakfields Close in Ecchinswell have flat roof porches.

Buildings outside of the settlements of Ecchinswell Village Core, Ecchinswell Village North, Bishops Green and Sydmonton are commonly larger in size and vary between commercial and residential usage. These buildings are often timber framed redbrick or flint terrace farmer cottages, farm outbuildings, manor estates or large individual dwellings. The use of materials and architectural features reflect the nearby settlements. Several of these buildings are listed and contribute to the individuality and distinctiveness of the place and local character.

Newer developments tend to exhibit a uniformity in architectural style and detailing which contrasts with the more varied historic use

of architectural detail and materials. However, where efforts have been made by developers to vary architectural details and styles the resultant development appears to be more integrated into the surrounding local context.



F.21



F.22

Figure 21: Bramley Cottage, Ecchinswell Village Core, an example of patterned red brick.

Figure 22: Riverside Cottage, Ecchinswell Village Core, a property featuring timber frames and thatched roofing.

Figure 23: A modern property inspired by traditional building materials, flint, weatherboarding and red clay tiles.

Figure 24: Woodpecker Cottage, Ecchinswell Village North, timber framed.

Figure 25: Modern dwelling in Bishops Green of brick construction with render detailing..



F.23



F.25

3.2.6 Building Line and Boundary Treatments

Building lines and their boundaries vary across the Neighbourhood Area. Older properties are typically set back from the road with front gardens and off-road parking provision, however the size of outdoor space varies. Newer properties typically have smaller plot sizes with housing frontages closer to the road and minimal parking provision. However there are exceptions with some older properties in Ecchinswell Village Core abutting the main road through the village.

Within settlements most properties in the Neighbourhood Area face onto the roads with some exceptions including the terraces within the Eagle Road development, Bishops Green.

Boundary treatments vary across the Neighbourhood Area and include hedges, fencing and railings.



Figure 26: Metal fencing in Bishops Green.

Figure 27: Low wooden fences and grass verges in Bishops Green.

Figure 28: Hedge boundary in Ecchinswell.

Figure 29: Wooden fencing used in Ecchinswell.

3.2.7 Parking & Utilities

Parking is a widespread concern within the Neighbourhood Area with settlements having limited and insufficient parking facilities. Settlements have a mix of private driveways, shared parking bays and optional garages for off-street parking. Narrow roads and lanes in some places make on-street parking self restricting, however it is still widespread in some places and can affect access through the Neighbourhood Area. Most noticeably on-street parking occurs in dense housing developments which only provide one or two parking bays per household in a shared area. Potentially as a result of the lack of alternative transport it is common to have two or more cars per household. The need for personal transport is escalated by the lack of local amenities, with leisure and medical facilities being outside the Neighbourhood Area. Non-residential parking provision is typically available at community buildings such as Ecchinswell Village Core Hall.

Modern utilities are visible around the Neighbourhood Area including telegraph poles, overhead lines, television aerials and bins however they do not detract from the rural setting. Street lighting is evident in the larger housing developments, however does not exist along some single track lanes and is often absent in Ecchinswell Village North, which limits light pollution and retains the rural character.



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F.31



F.32

Figure 30: Garages to rent in Oakfields Road, Ecchinswell Village Core.

Figure 31: On street parking

Figure 32: Shared car parking in Ecchinswell Village Core

3.2.8 Views, Landmarks & Gateways

The Neighbourhood Area contains an array of footpaths and bridleways which provide many opportunities to enjoy views and widespread vistas within the Neighbourhood Area and beyond into the surrounding countryside. This includes the Wayfarers Walk which runs along the Scarp at Watership Down within the North Wessex Downs AONB

Along the narrow rural lanes within the Neighbourhood Area there are gaps in hedgerows which provide panoramic vistas of the rolling hills, farmsteads, woodland which are characteristic of the area and the North Wessex Downs.

The character of settlements is enriched by key buildings and features forming landmarks in views. Along the High Street in Ecchinswell Village Core, the school and associated school house with its timber turret are a focus in long vistas as the road winds through the village. As the High Street gently curves, there is a staggered progression of views of historic buildings including Yew Tree Cottage and Riverside Cottage which face onto it. Junctions provide opportunities for views towards the Ecchinswell stream and associated buildings including the Old Tannery.



Figure 33: Grade II Ecchinswell School House

Figure 34: View across Ecchinswell. The skyline is characteristic of the Neighbourhood Area containing pockets of woodland between agricultural farm land.

Figure 35: View of Ecchinswell estate.



Figure 36: A locally distinctive landmark in the village of Ecchinswell, grade II Riverside Cottage which thatched roofing and timber construction.



F.36

3.3 Character Areas in the Neighbourhood Plan Area

At a district level the Neighbourhood Area is covered by the North Wessex Downs AONB Integrated Landscape Character Assessment (2002) as well as the Basingstoke and Deane Landscape Character Assessment (2021). Landscape character types and areas identified in these assessments within the Neighbourhood Area are; Ecchinswell, The Clere Scarp, Great Litchfield Down and Willesley Warren.

For the purpose of this Design Code it is necessary to establish a finer grain of character information for the Neighbourhood Area by identifying Local Landscape Character Areas (LLCAs). Analysis of the published studies, desk-based research, consultation with the Neighbourhood Steering Group and fieldwork has identified six LLCAs in total within the Neighbourhood Area. These are concentrated on the settlements where there is more potential for development, Sydmonton is within LLCA 02: the Clere Scarp, character areas outside the settlements based on the published studies.

LLCAs within the Neighbourhood Area:

LLCA 01: Ecchinswell

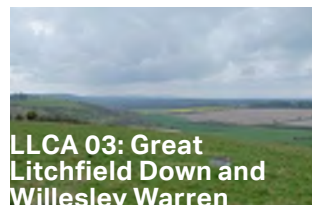
LLCA 02: The Clere Scarp

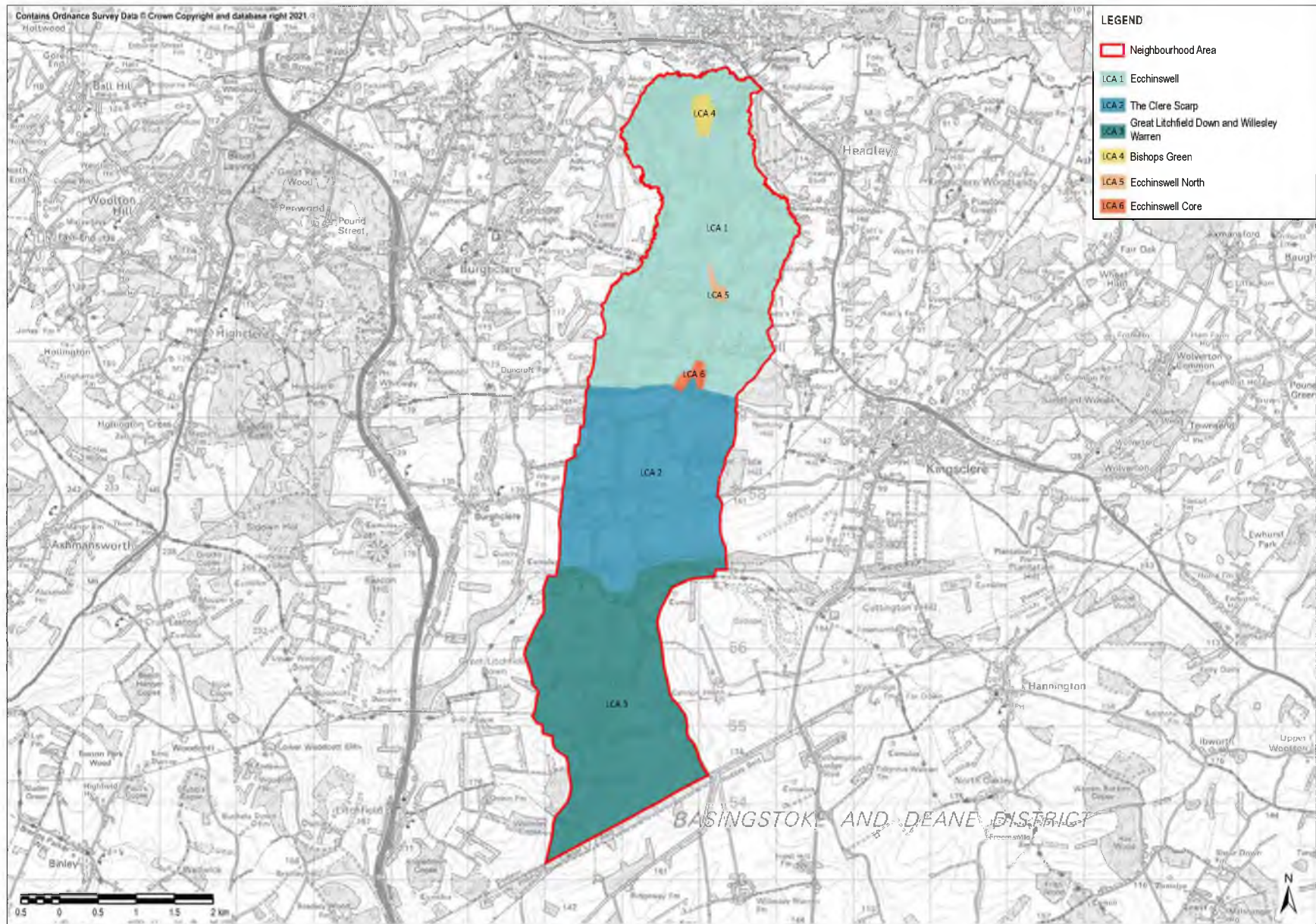
LLCA 03: Great Litchfield Down and Willesley Warren

LLCA 04: Bishops Green

LLCA 05: Ecchinswell Village North

LLCA 06: Ecchinswell Village Core





F.37 Figure 37: Local Landscape Character Areas (LLCAs) identified within the Neighbourhood Area.

3.3.1 Local Landscape Character Area 01: Ecchinswell

Ecchinswell is located in the north of the Neighbourhood Area and includes a small number of independent large dwellings surrounding a linear series of nucleated settlements between arable fields and blocks of deciduous, often ancient, woodland.

These settlements have expanded and developed from farmsteads, original farms have amalgamated into a small number of larger farms with extensive arable land. Dwellings are often independent along main network routes with some examples of small groups of dwellings along the main road, such as Brock's Green. Settlements remain small and are connected by a network of narrow country lanes, Ecchinswell Road is the main road.

Due to the gently undulating landscape the scenic views of rolling arable hills

with woodland and hedgerow boundaries dominate the skyline with evidence of settlements being hidden within blocks of woodland and tree coverage. As such, any development in this area must respond sensitively to the open landscape and views of the area as well as individual settlement design codes.



Figure 38: Open landscape views across Ecchinswell

Key characteristics

- **Undulating pastoral landscape, of medium size fields, divided by small woodland blocks, mature tree lines and hedgerows which form field margins.**
- **Large areas of ancient woodland throughout the landscape.**
- **Nucleated settlement pattern, including all three of the main settlements within the Neighbourhood Area; Bishops Green, Ecchinswell Village.**
- **Roads outside of the main settlements are well defined by residential boundary treatments including fences and hedges.**
- **Vast amount of listed and locally important buildings which add to the historic and rural character of the area.**
- **Mix of housing developments and stand alone residential or agricultural buildings.**
- **The LLCA contains Ecchinswell Conservation Area**

3.3.2 Local Landscape

Character Area 02: The Clere Scarp

The Clere Scarp is centrally located within the Neighbourhood Area. The landscape is mainly pastoral, comprising of arable fields, blocks of deciduous and often ancient woodland, independent large dwellings and Sydmonton Court Estate.

The character area is within the North Wessex Downs AONB and has a rural and unspoilt character with numerous public rights of way. The Wayfarer's Walk Long Distance Path runs along the top of the scarp, allowing for extensive views and a sense of exposure from the lack of trees along the Watership Down footpaths and bridleways at the ridge top.

There is a low settlement density with only a small scattering of farm buildings and buildings associated with Sydmonton Court Estate. Roads are relatively straight

and direct.

Watership Down Polo Club is located in this character area, the landscape contains gallops for racehorse training, which take advantage of well-drained springy ground conditions.

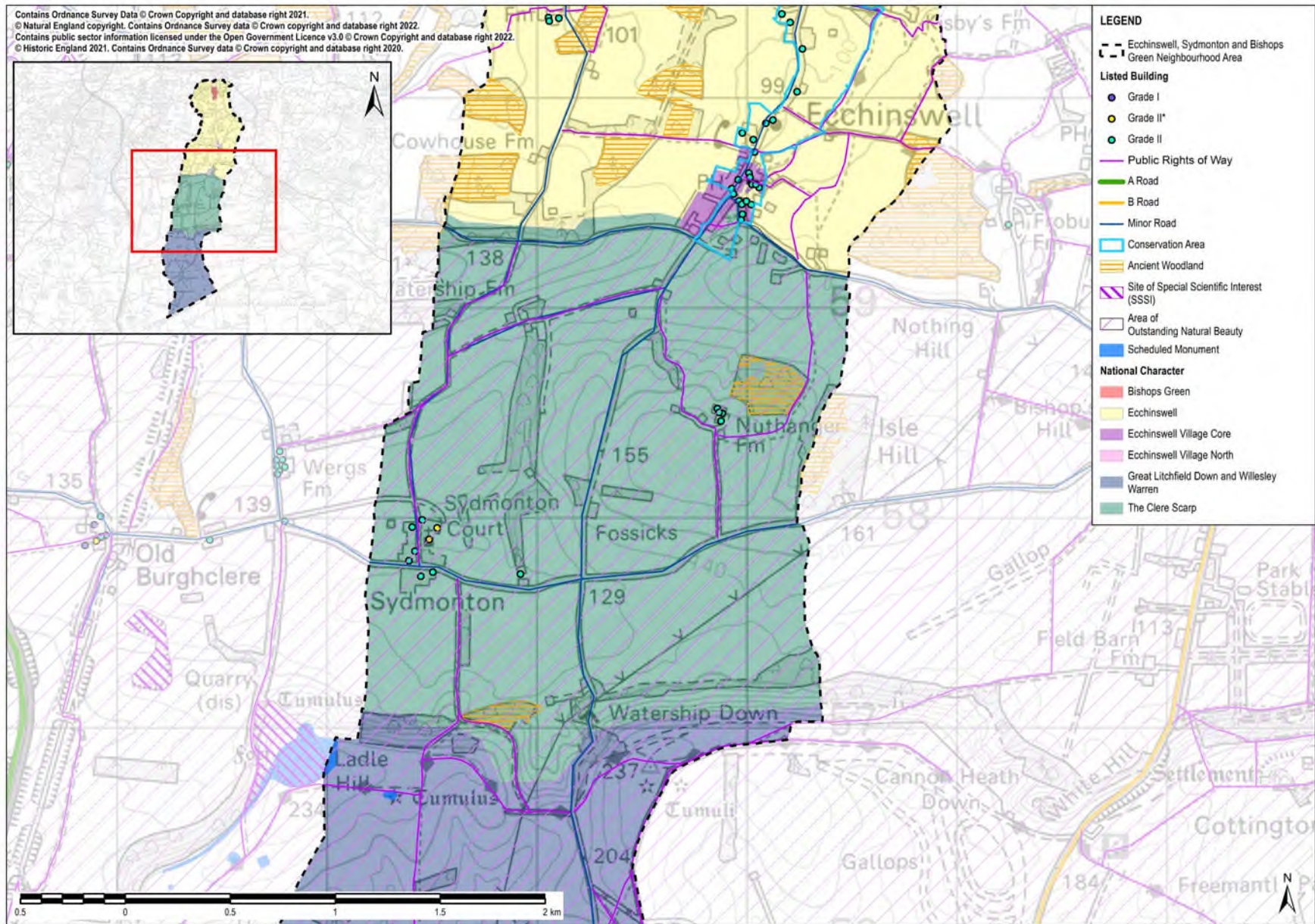
Overall the character of this area is rural and tranquil but with dramatic and far



Figure 40: View south of The Clere Scarp

Key characteristics

- **The LLCA is within the North Wessex Downs AONB.**
- **Small numbers of woodland blocks, tree lines, and scattered trees. Woodlands and tree groups in Sydmonton Court Estate grounds are distinctive features in the local landscape.**
- **Contains the small nucleated settlement of Sydmonton.**
- **Majority of properties are owned by Sydmonton Court Estate.**
- **Watership Down is located along the southern boundary of the LLCA.**
- **Undulating land form provides extensive open views of arable fields and woodland blocks.**
- **The LLCA contains a number of Grade II listed buildings predominantly within the Sydmonton Court Estate.**



F.41

Figure 41: LLCA 02 The Clere Scarp Analysis Plan

3.3.3 Local Landscape Character Area 03: Great Litchfield Down and Willesley Warren.

The Great Litchfield Down and Willesley Warren covers the south of the Neighbourhood Area. The landscape is undulating and mainly pastoral, comprising of arable fields, independent large dwellings and farmsteads. Broadleaf woodlands are sparse and infrequent, with no ancient woodlands being present in this area.

The character area lies within North Wessex Downs AONB, generally possessing an unspoilt character with scattered remnants of semi-natural broadleaved woodland.

The landscape is sparsely populated, with dispersed farmsteads across the area. There is only a single lane through the character area keeping the area remote from major urban influences.

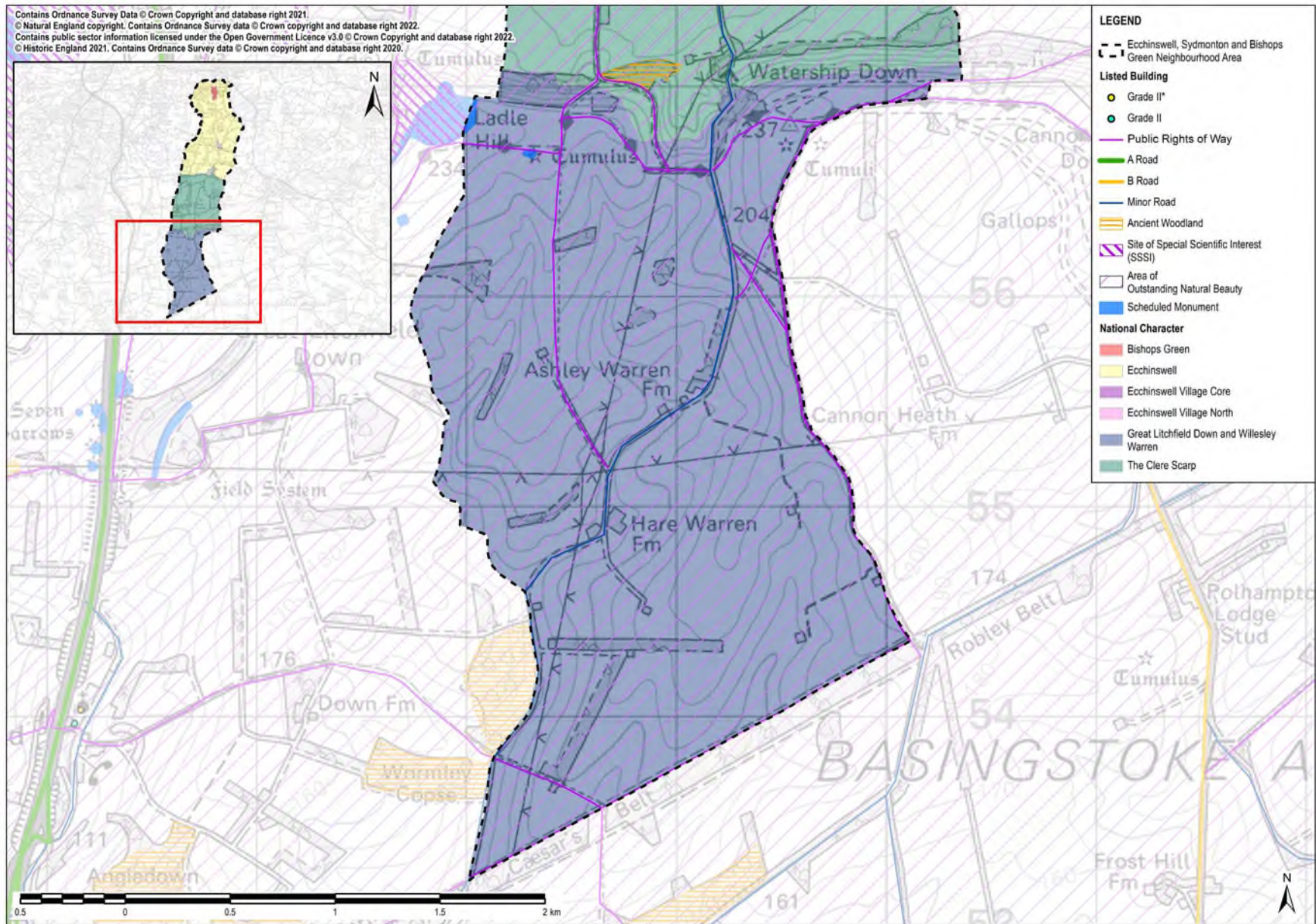
Overall the landscape has retained a quiet, sparse and rural character with far reaching views from the elevated areas.



Figure 42: View towards Watership Down

Key characteristics

- **The LLCA is covered by the North Wessex Downs AONB**
- **Large and medium irregular shaped arable fields cover large areas of the LLCA.**
- **Intermittent small woodland blocks, lines of trees and hedgerows define fields boundaries.**
- **Small housing clusters are often located close to farm buildings.**
- **Gently undulating valley land form, with little vegetation provides an open and exposed landscape character.**
- **A number of well known footpaths and bridleways cross the character area, providing links into the wider countryside and AONB.**



F.43

Figure 43: LLCA 03, Great Litchfield Down and Willesley Warren Analysis Plan

3.3.4 Local Landscape Character Area 04: Bishops Green

Bishops Green is a nucleated settlement in the north of the Neighbourhood Area. This modern settlement is predominately residential and reflects the rapid creation of homes during and following Second World War. Original development along the main road consisted of farm worker's cottages. The settlement expanded in the late 1940s to house military personnel associated with the Greenham Common Air Base. On the shutting of the base, the housing became available to local residents.

The design of the two estates within Bishops Green reflects the different periods of development. Ash Road was constructed in 2005 and has a higher density of housing including flats, terrace and semi-detached properties with a mix of 2 or 3 storeys. At Eagle Road housing is comprised of lower density terraces

set back from the road, providing space for green verges and street trees. The settlement is generally positioned in a curvilinear loop pattern with occasional cul-de-sac formation in the Ash Road development.

Public green space with a play area is provided in each development. A footpath connects the two developments.

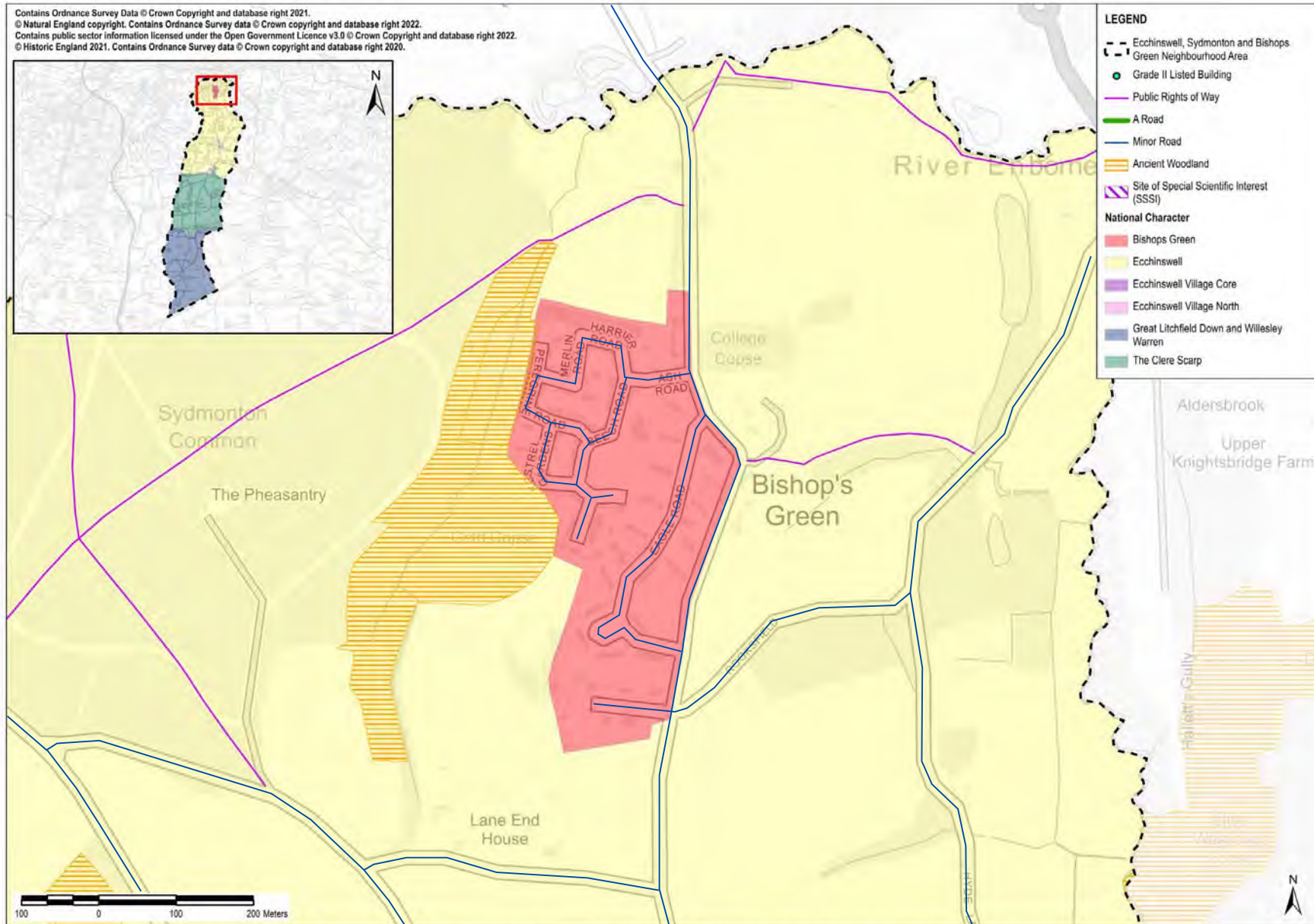
Bishops Green is the only settlement within the Neighbourhood Area which contains a



Figure 44: Semi Detached Housing in Ash Road, Bishops Green

Key characteristics

- **LLCA comprises of residential development which is arranged mostly in two distinct estates: Eagle Road and Ash Road.**
- **Building style and layout reflects the period of the estate development.**
- **Parking arrangement varies with mix of on plot, shared parking areas and street parking.**
- **A large woodland encloses the western edge of the LLCA**
- **Green spaces include small areas of amenity grass and play areas.**



F.45

Figure 45: LLCA 04 Bishops Green Analysis Plan

3.3.5 Local Landscape Character Area 05: Ecchinswell Village North

Ecchinswell Village North formed from a small collection of residential and agricultural buildings along Ecchinswell Road. A pond and area of open space forms a central focus for the settlement.

Several of the houses are interspersed with more recent developments including Palmers Yard. A small cul-de-sac development of 11 properties which uses traditional materials and appears to blend well into the historic character of the area.

The settlement is at low density comprising of detached houses and a small number of terrace properties, all of which are two storey. Red brick is the main building material with gable and cross gable being the common roof line styles.

The pond and area of open space with private front gardens gives the settlement

a verdant feel.

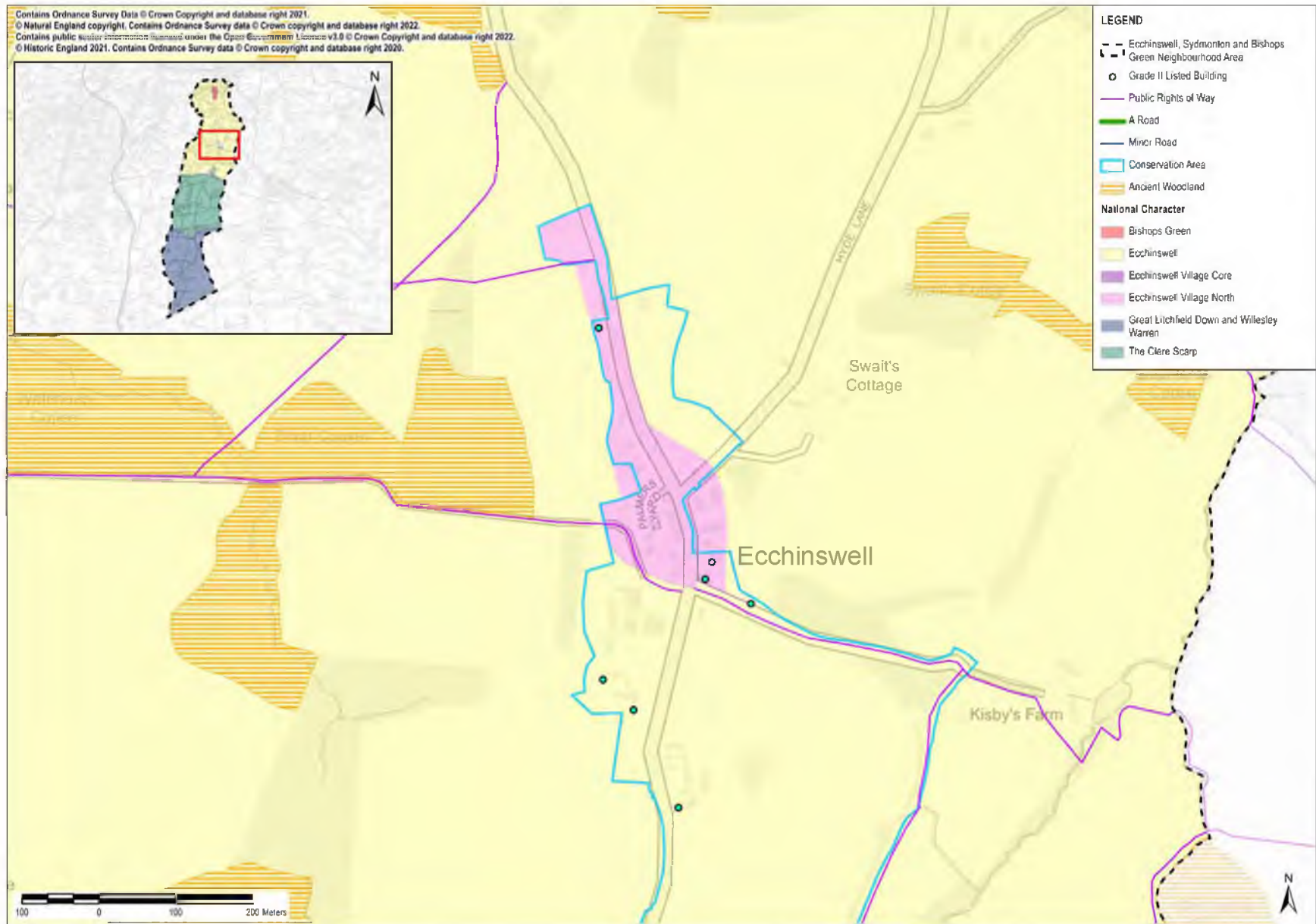
Much of the settlement is within the Ecchinswell Conservation Area.



Figure 46: Brick cottages on Ecchinswell Road

Key characteristics

- **Small nucleated settlement which extends along the Ecchinswell Road. It is detached from the larger settlement of Ecchinswell Village Core to the south by agricultural fields along the main road.**
- **Houses are predominantly located along the main road with the exception of Palmers Yard cul de sac.**
- **Older individual properties are often in large plots, set back from the road, with large front gardens and hedges.**
- **Front and back gardens and grass verges contribute to the verdant character of the area.**
- **Locally important non designated heritage assets and Grade II listed buildings.**
- **Ecchinswell Conservation Area covers the majority of this LLCA**
- **Tree lined main road and private gardens limit views beyond the LLCA.**



F.47

Figure 47: LLCA 05 Ecchinswell Village North Analysis Plan

3.3.6 Local Landscape Character Area 06: Ecchinswell Village Core

Ecchinswell Village Core is located at the southern extent of LLCA 1 and is partially covered by Ecchinswell Conservation Area. It is separate from Ecchinswell Village North, with individual dwellings scattered along Ecchinswell Road between. The Church of St. Laurence forms the northern limit of the settlement, relocated from the southern end of the village.

As with Ecchinswell Village North, buildings were originally constructed along Ecchinswell Road. Later development extended the settlement to the west, with two small housing estates, in the 1940s/50s and 1970s.

Property styles and building materials are varied due to the period of construction. Many of the older buildings are listed. All existing properties are two storeys and are

often red brick with gable roofs.

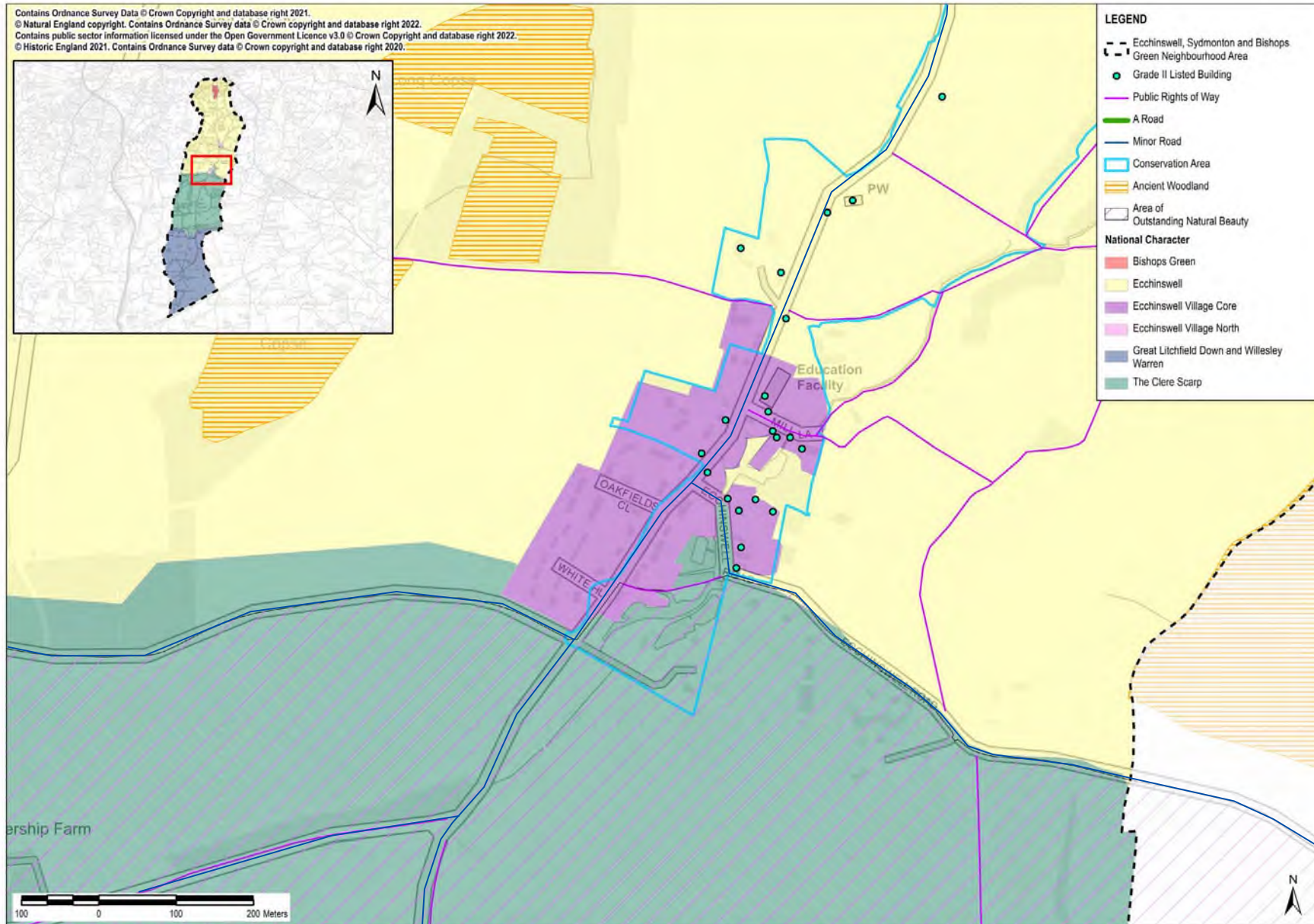
Ecchinswell Village Core contains a number of amenities including Ecchinswell Village Core Hall, sports pitches, two play areas, Ecchinswell and Sydmonton Primary School and the Royal Oak Public House.



Figure 48: The Old Tannery, Ecchinswell

Key characteristics

- **Linear settlement which is separate to the smaller settlement of Ecchinswell Village North to the north.**
- **Contains a large number of locally important non designated heritage assets and Grade II listed buildings found within Ecchinswell Conservation Area.**
- **Settlement pattern varies with older detached dwellings along the main road, small terrace housing estates and a irregular close knit buildings along Mill Lane reflecting their previous industrial use as a tannery, a mill and worker cottages.**
- **Dwellings include front and back gardens.**
- **Facilities include the Village Hall and Royal Oak Public House.**
- **A small number of PRowS cross the character area, providing a link into neighbouring LLCAs.**



F.49

Figure 49: LLCA 06 Ecchinswell Village Core Analysis Plan

3.4 Positive Aspects of Character: Area-wide

There are a number of positive aspects common to all character areas within the Neighbourhood Area, which should be retained, reinforced and enhanced.

3.4.1 Settlement Pattern

- Settlement runs along the main access road, Ecchinswell Road, and varies in pattern providing a sense of historic character.

3.4.2 Green Infrastructure and Open Space

- Mature trees, woodland, grass verges and residential gardens contribute to the green and leafy character of the Neighbourhood Area.
- Extensive ancient woodland cover to the north of the Neighbourhood Area.
- A network of PRoWs and bridleways provide access to the wider countryside.
- Distinctive hedgerow and tree lined field boundaries.

3.4.3 Architectural Details and Materials

- Listed buildings and use of original building materials such as flint contribute to the historic character of the Neighbourhood

Area.

3.4.4 Building Line and Boundary Treatments

- Varieties of property orientation and relationship with the road add to the rural character of the settlements.

3.4.5 Views, Landmarks and Gateways

- Wooded and tree lined agricultural skylines.
- Far reaching views across the North Wessex Downs AONB.

3.5 Positive Aspects of Character: Character Areas

There are a number of positive aspects species to the LLCA's which should be retained, reinforced and enhanced.

3.5.1 LLCA 01 Ecchinswell

- Small to medium blocks of deciduous, often ancient, woodland.
- Scenic views from the gently undulating landscape.
- Rural in character and feel.

3.5.2 LLCA 02 The Clere Scarp

- Rural and unspoilt character within the North Wessex Downs AONB.
- Connections to the wider landscape and within the North Wessex Downs AONB through extensive footpaths and bridleways.
- The Wayfarer's Walk Long Distance Path cuts through the character area and has extensive views and a sense of exposure.

3.5.3 LLCA 03 Great Litchfield Down and Willesley

Warren

- Unspoilt character with scattered remnants of semi-natural broadleaved woodland.
- LLCA is located within the North Wessex Downs AONB.

3.5.4 LLCA 04 Bishops Green

- Large woodland enclosure on the north western edge of the LLCA.
- A number of public green spaces, amenity grass and play areas.

3.5.5 LLCA 05 Ecchinswell Village North

- LLCA is located within the Ecchinswell Conservation Area.
- Several listed and locally important buildings.
- Ecchinswell Pond green space provides a gateway focal point and aids biodiversity.

3.5.6 LLCA 06 Ecchinswell Village Core

- LLCA is located within the Ecchinswell Conservation Area.
- Several listed and locally important buildings.
- Multiple green spaces are used within the village such as play areas, large sports pitches and a small number of allotments.
- The village contains a number of amenities including

Design Codes

04



4. Design Codes

This section provides design codes which set out expectations for new development across the Neighbourhood Area. It also highlights special qualities in individual character areas that should be taken into account when designing new development.

4.1 Introduction

The design codes in this section should be read in conjunction with Basingstoke and Deane Borough Council's Local Plan and relevant design supplementary planning documents (SPDs). Design codes in this document provide an added layer of detailed guidance to the information provided in the SPDs for area specific developments within the Neighbourhood Area.

These codes advocate character-led design which responds to and enhances the landscape and townscape character. Reference to context does not mean to copy or use imitation solutions rather it means to respond to what is around as inspiration. It could be that a contemporary solution in harmony with its surroundings is as appropriate as one using traditional building materials and techniques.

It is important that full account is taken of the local context and that any new development responds to and enhances the 'sense of place' and meets the aspirations of people already living in that area. The aim of this section is to produce design codes that help in

assessing design quality and appropriateness in new development proposals.

The design codes are set out as 'Area-wide Design Principles' and, where more local codes are applicable (which is not in every case), 'Character Area Specific Design Principles' to ensure codes are adaptable to the unique characteristics of the Neighbourhood Area.

The design codes developed in this document expand on guidance provided in Basingstoke and Deane Borough Council's *Design and Sustainability SPD* (Ref. 13) focusing mainly on residential development, considering the character of the immediate neighbouring buildings, townscape and landscape of the surrounding area. The local pattern of streets and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of new development, whilst recognising that new building technologies can deliver acceptable built forms and may sometimes be more relevant.

Design Code 01: Pattern of Development

Design Code 01: Area - Wide Design Principles

- 01.a. Neighbourhood Area is predominantly agricultural with only a few scattered residential buildings and farmsteads outside the main settlements. New development should respect this rural character.
- 01.b. Development proposals should consider the character and appearance of the LLCA within which it is proposed, with particular regard to the listed structures.
- 01.c. Development proposals in or adjacent to the Ecchinswell Conservation Area should consider the character and appearance of the conservation area and its setting, with particular regard to the many listed buildings and structures found within the conservation area.
- 01.d. Whilst it is tempting to fill in the gaps between buildings and estates with development, these gaps are important in the historic settlement pattern of the Neighbourhood Area and delineation between settlements. Developments that seek to 'fill in' these gaps should be resisted due to their important function in avoiding merging of distinctive settlements and retaining views into the surrounding countryside.



F.50

Figure 50: Ecchinswell Village North development



F.51

Figure 51: Terrace housing, Ecchinswell Village Core



F.52

Figure 52: Hare Warren Farm buildings



F.53

Figure 53: Independent dwelling, Ecchinswell

Design Code 01.e: Site Specific Design Principles

Character Areas	Specific Design Principles
LLCA 01 Ecchinswell	Developments are often independent along main network routes. New development should respect landscape gaps between settlements, development outside of settlements should be avoided unless the rural character of the LLCA can be retained.
LLCA 02 The Clere Scarp	Settlement is limited with only a few scattered properties often located on private roads. Any new development should respect the existing scattered pattern and should be limited to retain the rural character of the LLCA.
LLCA 03 Great Litchfield Down and Willesley Warren	Existing development is limited with only a few properties associated with farmsteads. Any new development should reflect this pattern to retain the rural character of the LLCA.
LLCA 04 Bishops Green	New development should respect the nucleated settlement pattern of the existing estates providing buildings set back from roads with space for street trees, verges and front gardens to retain the rural character of the area within the layout.
LLCA 05 Ecchinswell Village North	New developments should reflect the settlement pattern of the area and the number of properties proposed should be limited to enhance this nucleated form surrounding the small pond and stretches along the Ecchinswell Road to retain the historic character. The development gap between Ecchinswell Village North and Ecchinswell Village Core should be retained.
LLCA 06 Ecchinswell Village Core	Although more recent developments have expanded the settlement to the west, new development should respect the importance of the Ecchinswell Road and continue the historic linear form of the settlement within this wider corridor. The gap between Ecchinswell Village North and Ecchinswell Village Core should be retained.

Design Code 02: Green Infrastructure and Open

Design Code 02: Area - Wide Design Principles

- 02.a. Mature trees, hedges and grass verges contribute to the rural character of the Neighbourhood Area. These should be retained in new development and complimented with new tree planting where appropriate to integrate new buildings within the landscape character.
- 02.b. Woodland cover is widespread across the northern part of the Neighbourhood Area. New development should incorporate new woodland to compliment and strengthen the existing pattern of woodlands.
- 02.c. Contribution and enhancement of vegetation is encouraged where appropriate to local character however care should be taken as to species choice. Planting on and around new developments should use locally characteristic species which will integrate seamlessly into existing vegetation.
- 02.d. Biodiversity and climate resilience should be a key consideration of any planting plan. New development should seek to exceed targets for biodiversity and provide high quality and diverse long-term habitats.
- 02.e. Hedgerows, ancient woodlands and woodlands contribute to the enclosed character of the northern part of the Neighbourhood Area. These should be retained and enhanced to ensure their long-term survival. Development that proposes to remove woodland and hedgerows should be resisted.
- 02.f. The layout of new developments should respect existing

field boundaries, including hedgerows and woodlands.

- 02.g. New development should respect, retain and enhance footpaths and bridleways throughout the Neighbourhood Area. Wide spread recreational access within the Neighbourhood Area and connection to the wider countryside is a key character trait.
- 02.h. New development within settlements should be stepped back from the road to create space for street trees and front gardens which contribute to the rural character of the Neighbourhood Area.



F.54

Figure 54: Echchinswell Village North Pond

Design Code 02.i: Site Specific Design Principles

Character Areas	Specific Design Principles
<p>LLCA 01 Ecchinswell</p>	<p>Small woodland blocks, tree lines and hedgerows contribute to a rural pastoral landscape character. New development proposals should be sensitively integrated into this landscape through the use of tree planting.</p> <p>Management of watercourses which flow north through the character area towards the River Enborne, and adjacent meadows and damp woodland, including enhancements for wildlife is to be encouraged.</p>
<p>LLCA 02 The Clere Scarp</p>	<p>The largely open pastoral landscape with small woodland blocks of the AONB should be considered when creating new developments. Tree and woodland planting should be limited in size and should link to existing blocks to retain an open and rural landscape character. Tree planting should not block views to across the AONB.</p>
<p>LLCA 03 Great Litchfield Down and Willesley Warren</p>	<p>New development should respect the openness of the landscape with vegetation carefully located around properties to minimise their visual presence in the landscape whilst far-reaching views are retained.</p>
<p>LLCA 04 Bishops Green</p>	<p>Bishops Green contains 3 open spaces for recreational use, all of which are to be maintained. The village is also bound by Sydmonton Common woodland and Gold Copse to the northwest. This woodland should be retained as a significant habitat and visual feature.</p>
<p>LLCA 05 Ecchinswell Village North</p>	<p>Ecchinswell Village North does not contain any outdoor play areas. Protect and enhance Ecchinswell Pond and access to open space and the surrounding countryside. Individual and groups of mature trees are an essential part of the character of Ecchinswell Conservation Area, existing trees should be retained and new ash and oak dominant tree groups should be encouraged.</p>
<p>LLCA 06 Ecchinswell Village Core</p>	<p>Ecchinswell Village Core contains a variety of green spaces which are popular with local residents and nearby villages. New development should protect and enhance existing open spaces, improving access and range of facilities to serve the whole of the community. Ecchinswell Stream should be retained and enhanced due to its high ecological and community value.</p> <p>Development should seek to include vegetation along the roadside, including grass verges, street trees as well as domestic gardens to contribute to the green and rural character of the area.</p>

Design Code 03: Building Typology

Design Code 03: Area - Wide Design Principles

- 03.a. New development should positively respond to the type, scale and form of existing buildings which define the character of the LLCA within which it is located and of immediately adjoining buildings.
- 03.b. The height of new buildings should relate to adjacent existing buildings, even if the predominant height of buildings in the LLCA is generally higher.
- 03.c. New built form should emphasise the historic and rural character of the Neighbourhood Area and compliment existing properties.
- 03.d. The majority of buildings are two storey residential properties. To retain views and maintain a rural pastoral character new development should not exceed two storeys so as to avoid obstructing views or becoming a dominant urbanising feature in the landscape.



Figure 55: Three storey properties, Bishops Green



Figure 57: Two storey properties, Ecchinswell Green



Figure 56: Three storey properties, Bishops Green



Figure 58: Two storey semi detached cottages, Ecchinswell Village North

Design Code 03.e: Site Specific Design Principles

Character Areas	Specific Design Principles
LLCA 01 Ecchinswell	There are a small number of detached and semi-detached cottages in this LLCA, these are located in Brock's Green and along minor roads parallel to Bishops Green. Developments commonly have large front and rear gardens with on plot parking, future development should reflect this.
LLCA 02 The Clere Scarp	There are a small number of semi-detached cottages in this LLCA, these linked to the Ecchinswell and Sydmonton Estates. Future development should have moderate front and rear gardens to be in keeping with existing development.
LLCA 03 Great Litchfield Down and Willesley Warren	There are a small number of semi-detached cottages located at Hare Warren. Future development should have large plot sizes to be in keeping with existing development.
LLCA 04 Bishops Green	Two-storey buildings of terraced, detached or semi-detached forms are an appropriate typology. Although Ash Road in Bishops Green contains some 3 storey flats these are not in keeping with the rural character of the area and should be avoided. Terrace housing should seek to be small groups of 2 or 4 to be in keeping with existing styles found in Eagle Road, Bishops Green.
LLCA 05 Ecchinswell Village North	Two-storey buildings either detached or semi-detached are an appropriate typology.
LLCA 06 Ecchinswell Village Core	Two-storey buildings with a range of terraced houses (located within 1940/50s and 1970s estate developments) and detached / semi-detached dwellings are present in this LLCA. Future development should be a mix of detached, semi-detached and terrace housing with small front and rear gardens. Terrace housing should seek to be small groups of 2 or 4 to be in keeping with existing styles.

Design Code 04: Building Line and Boundary

Design Code 04: Area - Wide Design Principles

- 04.a. New development should reflect building lines and orientations appropriate to the character of the area within which it sits.
- 04.b. Gardens positively contribute to the streetscape. Where local character requires buildings to have a close relationship with the road small front gardens or grass verges should be incorporated into designs to enhance and maintain the verdant character of the area.
- 04.c. Materials proposed for new boundary treatments should respond to the character of existing boundary treatments in the character area within which it sits.
- 04.d. Boundary treatments should reinforce the continuity of the building line along a street (e.g they should be positioned to tie in with adjacent properties).
- 04.e. Boundary treatments vary between hedges and fences made from either wood or metal. Strong boundary treatments should be encouraged to retain a sense of enclosure along roads.
- 04.f. Boundary treatments should not interrupt views throughout the Neighbourhood Area, unless local character provides opportunities to augment or frame views.



F.59

Figure 59: Wooden fencing, Ecchinswell Village Core



F.60

Figure 60: Hedge planting, Ecchinswell Village North



F.61

Figure 61: Metal fencing, Bishops Green

Design Code 04.g: Site Specific Design Principles

Character Areas	Specific Design Principles
LLCA 01 Ecchinswell	Buildings should be set back from the road behind a boundary hedge and private driveway with a large front garden.
LLCA 02 The Clere Scarp	Buildings should be set back from road with a front garden and boundary hedge.
LLCA 03 Great Litchfield Down and Willesley Warren	Building are commonly positioned at the end of a private driveway with a large front garden. Boundaries are a mix of hedges and fencing.
LLCA 04 Bishops Green	Buildings should be set back from the roads to allow for grass verges with street trees. Properties should have front gardens and be bounded by either hedges or wooden fences. Properties should be either aligned with the road or perpendicular to the road.
LLCA 05 Ecchinswell Village North	Buildings should face the road and be set back with a front garden, bounded by low hedges or wooden fences.
LLCA 06 Ecchinswell Village Core	Buildings should face the road, with front gardens bounded by wooden fences or hedges. Hedge lined roads strongly influence the character of Mill Lane and the northern section of the High Street in particular.

Design Code 05: Architectural Details and

Design Code 05: Area - Wide Design Principles

- 05.a. Development should use similar design language, materials and detailing as other buildings within the character area within which it sits, to integrate with the surrounding area.
- 05.b. Listed buildings and structures, and their settings, should be preserved and enhanced. Designated and non-designated heritage assets should also be a consideration in the setting and design of new buildings.
- 05.c. Innovative, sustainable and creative material and design suggestions in new buildings and restorations should be encouraged, however these should seek to reflect local character in their form, scale and massing.
- 05.d. Multi-pane casement and sash windows are commonly used in the Neighbourhood Area. Windows in new buildings should retain the same size, form and level of detailing. UPVC windows should be avoided.
- 05.e. Extensions should respond to the proportions of windows and doors, and use materials sensitive to the style of the original building.
- 05.f. Extensions should be appropriate in terms of mass and scale. Extensions should have a clear cohesion with the original building despite variations in design.
- 05.g. The use of high-quality traditional red clay tiles should be encouraged as the main roofing material. Even though gable roofs are common throughout the Neighbourhood Area, an array of roof pitches and styles should be used to

add to the varied roof line.

- 05.h. Varying style of chimneys should reflect the lack of current uniformity.
- 05.i. Small-scale modest brick or veranda porches with timber reveals, often painted white are common architectural details in the Neighbourhood Area and should be considered.
- 05.j. Red, often decorative, brickwork with Flemish bond and blue headers and flint are commonplace. New developments should incorporate these traditional materials to reflect the character area it sits within.
- 05.k. Surfacing materials used within the existing public realm are of low quality and functional. New developments should seek to use high quality materials to reflect the standard of the traditional materials in the buildings.

Design Code 05.I: Site Specific Design Principles

Character Areas	Specific Design Principles
<p>LLCA 04 Bishops Green</p>	<p>Attention should be made to rendering of neighbouring buildings and make use of common materials and styles such as red brickwork, rendering of a pale neutral colour or black weather bordering.</p> <p>The inclusion of common roofing materials is recommended, consisting of slate or clay tiles on a gable roof line.</p>
<p>LLCA 05 Ecchinswell Village North</p>	<p>Decorative chimney stacks with 2 or 4 pots should be considered in new developments.</p>
<p>LLCA 06 Ecchinswell Village Core</p>	<p>Attention must be paid to the building materials of neighbouring properties. Although a mixture of materials are used, distinctive building materials such as; thatched roofs, timber frames and decorative red tile detailing should be retained.</p> <p>Development should continue to include a variety of chimney styles to add to the non-uniform character of the LLCA.</p>



F.62
Figure 62: Patterned red brick walls, Ecchinswell Village Core



F.63
Figure 63: Red brick and thatched roof, Ecchinswell Village Core



F.64
Figure 64: Red brick and flint walls, Ecchinswell Village Core



F.65
Figure 65: Pale render and timber framing, Ecchinswell Village



F.66
Figure 66: Casement windows, Ecchinswell Village Core



F.67
Figure 67: Black board rendering, Bishops Green



F.68
Figure 68: Door porch, Ecchinswell Village North



F.69
Figure 69: Door porch. Pale render and red brick. Bishops Green.



F.70
Figure 70: Decorative tiling, Ecchinswell Village Core

Design Code 06: Parking and Utilities

Design Code 06: Area - Wide Design Principles

- 06.a. New development should provide dedicated on-plot parking to minimise on street parking which is not practical in many locations. Parking should be based upon site assessment and location and when developed, to the standards set out by the Local Planning Authority.
- 06.b. Where septic tanks, treatment plants and fuel tanks are necessary, these should be well-screened by vegetation and sensitively designed. Where possible these should be positioned in rear gardens to maintain the quality of the street scape.
- 06.c. Bins and bike stores should be stored in rear gardens where space allows or well-constructed bin-sheds to avoid unnecessary street clutter.
- 06.d. There is street lighting along the Ecchinswell Road within the main settlements, but outside of these areas street lighting does not exist, contributing to the remote character of the area. The introduction of street lighting should be limited to within settlements and should be sensitive to local biodiversity and seek to maintain dark skies whilst providing adequate safety.



F.71

Figure 71: Shared parking, Ecchinswell Village Core



F.72

Figure 72: On - plot parking, Bishops Green



F.73

Figure 73: On - plot parking, Bishops Green

Design Code 07: Preserving and Enhancing Views, Landmarks and

Design Code 07: Area - Wide Design Principles

- 07.a. New development should respect the characteristic woodland blocks interspersed with farmland within the north of the Neighbourhood Area.
- 07.b. In contrast, in the south of the Neighbourhood Area, new development should respect the open landscape with woodland blocks and tree groups in valleys and around properties with characteristic expansive views between. A sense of remoteness should be retained.
- 07.c. The use of skylights, reflective materials or expansive flat roofs for new developments should be carefully considered if the building will be prominent in important views. This is to minimise detractors in views and prevent light spill.
- 07.d. New developments should reduce the amount of light spill by minimising glass panes/windows/doors and using downward directional lights/ bollards where lighting is necessary for safety. Security/ floodlights should not be used. Lighting should be warm toned to limit harm to mental and physical well-being of the local population and avoid the disruption
- 07.e. The use of planting as 'screening' to avoid adhering to the design principles set out in this document is unacceptable.
- 07.f. The setting of designated and non-designated assets should be a key consideration in the design and siting of new development.

- 07.g. Views to key landmarks within and around the Neighbourhood Area should be retained through careful siting of new development.



F.74

Figure 74: The Church of St Lawrence

Design Code 07.h: Site Specific Design Principles

Character Areas	Specific Design Principles
<p>LLCA 01 Ecchinswell</p>	<p>The setting of landmarks including The Church of St Lawrence should be protected. New development in the setting of landmarks should preserve and enhance the setting (such as maintaining open space around the landmark or protecting views and visual connections).</p> <p>Expansive views of the undulating tree and woodland lined farmland are available at numerous points along Ecchinswell Road. New development should ensure that property boundaries do not excessively limit views into the surrounding landscape from Ecchinswell Road.</p>
<p>LLCA 02 The Clere Scarp</p>	<p>Grade II structures in Sydmonton and surrounding farmsteads, such as St Marys Church and Quarry Cottages, are important local landmarks, their settings and visual importance within views should be protected.</p> <p>The existing open character allows views to the wider countryside from lanes and public rights of way. New development should protect and enhance existing views, and avoid adding detracting features.</p>
<p>LLCA 03 Great Litchfield Down and Willesley Warren</p>	<p>The distinctive ridgeline at Watership Down allows for far reaching views of the southern part of the North Wessex Downs AONB. New development should protect the ridgeline, maintain and enhance existing views, avoiding introducing detracting features into the characteristic panoramic open views.</p>
<p>LLCA 04 Bishops Green</p>	<p>Woodland and mature trees surrounding the two estates in Bishops Green limit views out to the wider countryside, with views focused along streets and to areas of open space within the estates. New development should maintain the vegetated enclosure of the settlement and seek opportunities to create visual interest within the estates.</p>
<p>LLCA 05 Ecchinswell Village North</p>	<p>Ecchinswell Village North contains a number of important buildings such as Malthouse Cottages which are key landmarks. The settings and visual connections to these buildings should be considered in any new development.</p>
<p>LLCA 06 Ecchinswell Village Core</p>	<p>Ecchinswell Village Core contains a number of landmark buildings and features including The Old Tannery, Ecchinswell Primary School, Riverside Cottages and the Royal Oak Public House. The views from the pedestrian bridge opposite Chapel Farm Cottages are of significant value to the Ecchinswell Conservation Area. New development should consider the setting and visual connections of these landmark features, including their relationship with the existing settlement.</p>

Design Code 08: Sustainability

BUILT FORM

Design Code 08: Area - Wide Design Principles

There is a number of **energy efficient technologies** that could be incorporated into buildings. The use of such principles and design tools is strongly encouraged to future proof buildings and avoid the necessity of retrofitting. Energy efficient technologies and measures are optional and should be considered where appropriate:

- 08.a. Incorporate sustainable energy efficient measures into new development where possible. Wherever feasible, all buildings should be certified to a Passivhaus or equivalent standard.
- 08.b. Existing buildings being repurposed, refurbished or extended should also consult with Passivhaus guidance documentation and modelling tools to minimise energy usage.
- 08.c. New developments should use triple glazed windows as standard.
- 08.d. Consideration should be given to how proposed energy infrastructure might affect local character or visual amenity. For example, solar panels are an effective renewable energy technology however can detract from the historic character of buildings and cause reflections which disrupt views, especially in prominent locations. New developments should incorporate energy solutions at the design stage, using products which are discrete and mimic the colour and size local roof materials to minimise visual disturbance. The same principles must be applied for extensions and installing or replacing panels on

existing buildings to avoid eroding the historic character of the area.

- 08.e. New development should consult published guidance to identify the most suitable sustainable heat source for the size and type of development proposed
- 08.f. New developments should seek to optimise hot water systems.

Developers should plan to **re-use materials** to reduce waste generated during construction.

- 08.g. Before work commences, the waste volumes to be generated and the recycling and disposal of the materials should be described.
- 08.h. On completion of the construction works, volumes of recycled content purchased, recycled and landfill materials should be collated.
- 08.i. New development should consider sustainability and carbon reduction at the forefront of material sourcing, operations and construction to ensure that materials are reused and repurposed where possible or sourced and implemented with sustainability and longevity in mind.
- 08.j. Disassembly of buildings should also be a key consideration of new development. Consideration of how elements could and should be reused or repurposed at the end of life of the structure should be considered at the design stage.
- 08.k. Modern methods of construction and significant depths of insulation should be explored as an option for new development in order to achieve higher standards for energy efficiency and to

reduce carbon generation in the building process.

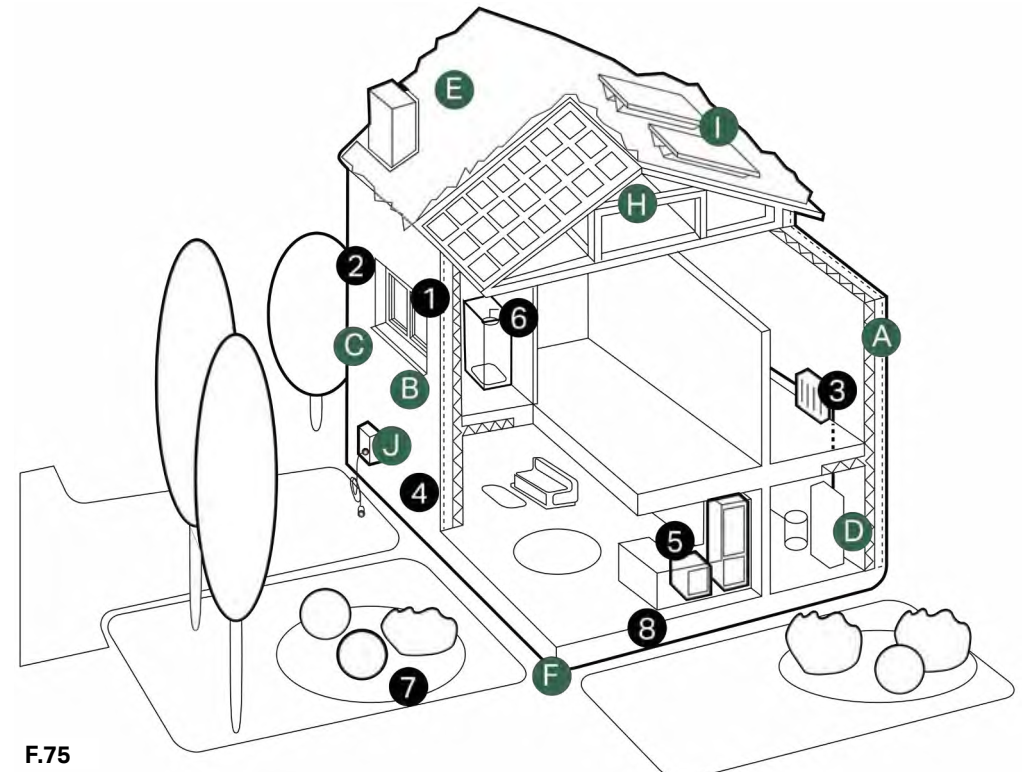
Future proofing can also be achieved by building functional and supportive developments that people can and want to live in for most of their lives.

'Lifetime' homes means designing in the flexibility and adaptability needed to allow for easy incorporation of wheelchair accessibility, addition/removal of internal walls, and ease of extension. This is particularly important for the aged, infirm or expanding/contracting families who may be dependent on nearby friends or family for emotional and physical support.

08.i. Development should take into consideration the opportunity for income generation and the provision of appropriate local amenities. Where appropriate to settlement and population size commercial opportunities should be explored to support local needs and encourage local self-sufficiency.

08.m. Future development should include a mix of uses relevant to the needs of the community, utilising opportunities to convert existing unused buildings within the Neighbourhood Area to foster a diverse demographic and consider needs at all stages in life.

08.n. Consideration should be given to how people will live and work with the provision of live/work units, houses that incorporate space to work from home.



F.75

Figure 75: Illustration of potential energy efficient energy measures applied to housing design.

Existing Homes

- 1** Insulation
- 2** Double or triple glazing with shading
- 3** Low-carbon heating
- 4** Drought proofing
- 5** Highly energy-efficient appliances
- 6** Highly waste-efficient devices
- 7** Green space
- 8** Flood resilience and resistance

New Build Homes

- A** High levels of airtightness
- B** More fresh air
- C** Triple glazed windows and external shading
- D** Low-carbon heating e.g. ground source heat pump
- E** Green space
- F** Water management and cooling
- G** Flood resilience and resistance
- H** Construction planning
- I** Solar panel
- J** Electric car charging point

Design Code 08: Sustainability

EXTERNAL / PUBLIC REALM

Design Code 08: Area - Wide Design Principles

- 08.o. Sustainable use of water should be demonstrated in all new developments to reflect the changing climate and safeguard water availability, this should include the management of wastewater/runoff on site to reduce the risk of flooding.
- 08.p. Sustainable Drainage (SuDs) schemes should be integrated into new development to enable capture, absorption and retention of water within the system. SuDS should be designed sensitively to augment the landscape and provide biodiversity and amenity benefits
- 08.q. Reduce runoff rates by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow down, so that it does not overwhelm water courses or the sewer network.
- 08.r. Conceal attenuation tanks by cladding or constructing them in complementary materials and siting them where possible in a non prominent location.
- 08.s. Permeable paving should be used where appropriate on footpaths, private access roads, driveways, car parking spaces (including on-street parking) and private areas within the individual development boundaries.
- 08.t. Residents of the Neighbourhood Area are heavily reliant on private car as the main source of transport. Electric car charging points should be incorporated within car parks, shared parking areas and on-plot parking areas.
- 08.u. Charging points should have an aesthetic appropriate

to the character of the area, colour, form and visual detractor should all be taken into consideration. Where possible charging points should be incorporated into existing or replacement street furniture.

- 08.v. Where charging points are located on a footpath, a clear footway width of 1.5m is required next to the charging point to avoid obstructing pedestrian flow. Street furniture or disguised in casings which integrate them more seamlessly into the landscape character.

New Development Checklist

05

5. New Development Checklist

5.1 Generals questions to ask and consider when presented with a development proposal

The design codes set out within this document cannot cover every eventuality, this section provides a number of questions based on established good practice against which any design proposal should be evaluated.

The aim is to assess all proposals by objectively answering the questions below. Not all the answers will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under "General design guidelines for new development." Following these ideas and principles, a number of questions are listed for more specific topics on the following pages.

1

General design guidelines for new development

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including long distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Consider accessibility for non car owners through improving public transport links.
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passivhaus design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Pattern Of Development:

- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the settlements?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Can a tenure mix help or hinder the feeling of an integrated development?

3

Preserving and Enhancing Green Space, Views, Landmarks and Gateways:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- What is the arrival point, how is it designed?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- Has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?

- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?

4

Building line and Boundary Treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

5

Architectural Details and Materials:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high quality materials?
- Have the details of the windows, doors, eaves, porches and roof details been addressed in the context of the overall design?
- What are the characteristics of the roofline?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Can the proposed materials be locally and/or responsibly sourced?
- If the proposal is within a Conservation Area, how are the characteristics reflected in the design?

6

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

7

Sustainability:

- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
- Is it possible to incorporate passive environmental design features such as larger roof overhangs, deeper window reveals and/or external louvres/shutters to provide shading in hotter months?
- Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?



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06

View along minor road in the North Wessex Downs AONB.

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