

Appendix A

Cliddesden Design Code

Updated April 2024

Quality information

Prepared by

Ela Johnson
Graduate Landscape Architect,
AECOM

Checked by

Clare Penny
Principal Landscape Architect,
AECOM

Approved by

Kathryn Whitmore
Associate Director,
AECOM

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Prepared for:

Locality and Cliddesden Parish Council
Prepared by: AECOM Limited

Prepared by:

AECOM Limited
Midpoint
Alencon Link
Basingstoke
RG21 7PP
United Kingdom

T: 01256 310 200

aecom.com

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Table of Contents

1. Introduction.....	05
2. Context.....	07
3. Historical Development.....	08
4. Character Assessment.....	12
5. Design Codes.....	27
6. Deliverability.....	43
7. References.....	45

1. Introduction

AECOM has been commissioned to provide design support to Cliddesden Parish Council through the Ministry of Housing, Communities and Local Government (MHCLG) funded Neighbourhood Planning Programme, led by Locality.

This Design Code has been produced to inform new development proposed in the area. It presents a summary of the key characteristics of the Cliddesden Neighbourhood Plan Area, which make this a special place to live and visit. This information is then used to inform specific design codes to promote sustainable development.

The approach set out here is supported by the National Planning Policy Framework (NPPF), which encourages local authorities to consider using design codes to help deliver high quality outcomes for new development. It is important however, that guidance finds the balance between promoting and reinforcing local distinctiveness and allowing for innovation and originality. The NPPF suggests that 'design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics' (NPPF, 2019).

The NPPF also emphasises that 'the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. 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' (NPPF, 2019). It is therefore important that planning policies and decisions should address the connection between people and places and how any new development will respond to and integrate successfully into the natural, built and historic environment.

1.1 Objectives

The main objective of this document is to establish principles so that new development is designed and planned with regard to the existing character and context of the Cliddesden Neighbourhood Plan Area within the Neighbourhood Plan. It sets out a series of design codes related to new development.

This document is not intended to replace any existing Local Planning Policies, documents or guidance. Other documents that should be consulted when considering new development include (but are not limited to): the Borough's Local Plan and SPDs/SPGs, such as the Conservation Area Appraisal for Cliddesden (2003), the Design and Sustainability SPD (2018), the Cliddesden Village Design Statement (2004) and the Landscape, Biodiversity and Trees SPD (2018)¹.

The document provides context to the design codes, including strategic issues identified during consultations carried out by the Cliddesden Neighbourhood Plan Group, which is made up of volunteers including Parish Council members. The aspirations of the communities involved, although not strictly design issues, need to be considered in the context of any design proposal.

The document identifies key characteristics of the Cliddesden Neighbourhood Plan Area, including the identification of distinct character areas with the Plan Area and how their form, layout and detailing gives each a unique character. These key characteristics have informed the site-wide design codes contained in this document, as well as some specific design codes for each of the character areas.

1.2 Process

- Initial meeting with members of the Cliddesden Parish Council and site visit;
- Further site visits, character assessment and urban design analysis;
- Preparation of a draft report and review by Cliddesden Parish Council and Basingstoke and Deane Borough Council officers;
- Revision of the document to take on board comments, review by Locality and issue of final report.



Well House



BA

2. Context



2.1 Location and area of study

The Cliddesden Neighbourhood Plan Area is located in north-east Hampshire, within the Borough of Basingstoke and Deane. It is located to the south of the M3. The total area of the Cliddesden Neighbourhood Plan Area is approximately 454 ha and, according to the census 2011, the population is 497. The small settlement of Cliddesden lies in the north-west of the study area.

The north-west boundary of the Neighbourhood Plan Area is defined by the M3 motorway, which separates densely developed Basingstoke to the north from small villages and hamlets scattered across the countryside south of the M3. Cliddesden is surrounded by arable and pasture fields interspersed with shelter belts and woodland blocks. Audley’s Wood surrounds the 19th century mansion house, which is currently used as a hotel. The Neighbourhood Plan Area is bordered to the east by Hackwood Park, itself a registered park with Hackwood House, a Grade II* listed building. Immediately to the south of the Neighbourhood Plan Area lies Biodiversity Opportunity Area 43, Herriard Wooded Downland Plateau.

Cliddesden is connected to the west of Basingstoke by Woods Lane, and to the east by the B3046. The B3046 links to the A339, which connects Cliddesden with Alton to the south. The M3 along the north-west boundary of the Neighbourhood Plan Area provides a long distance west - east link from Southampton to London. Junction 6 is the nearest junction, providing access into Basingstoke along the A339. National Cycle Route 23 runs through the Neighbourhood Plan Area, connecting the area to Basingstoke and Reading to the north, and Winchester and Southampton to the south.

The nearest railway station is in Basingstoke, with services to the south and west towards Exeter and Portsmouth and to the east towards London.

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Figure 1 Neighbourhood Plan Area

2.2 Historical development

The timeline below provides a summary of the historical development of the Neighbourhood Plan Area, the settlement Cliddesden and the hamlet of Swallick Farm.

Neolithic: The first known habitation in Cliddesden was located in the Swallick area, where evidence of a Neolithic flint works has been discovered. Today Swallick Farm and Swallick Farm Cottages are situated in this area.

1086: The name Cliddesden derives from the Old English word 'Clyde' and 'Denu' that means 'valley of the rock' or 'rocky hill'. At the time of the Domesday survey, the manor of Cliddesden was held by Durand de Gloucestre and Cliddesden was named Cleresden.

12th century: The Church of St. Leonard (Grade II listed) dates to the 12th century, although it was restored and altered in the 19th century. The church was, and remains, located on the eastern edge of the settlement.

14th century: The manor was associated with various families until the 14th century when the manor came into ownership of the Wallop family.

1743: The title Earl of Portsmouth was created for John Wallop in 1743. The Wallop family have had a significant influence on the history and development of the settlement and owned several properties in the village.

19th century: Increasing wealth in the 19th century resulted in considerable development in Cliddesden. During the 19th century, the church was substantially restored and extended. A lot of properties in the village were also altered during that period with changes including brick infill into timber frame cottages.

1876: There had been a school in the village since 1656 however that was replaced with the current school in 1876. The school sits to the south of the village, just outside the parish and outside the Neighbourhood Plan Area.

1880: Audley's Wood (Grade II Listed), a country house to the north-east of the village was constructed c. 1880. The house is now a hotel.

1901: The Basingstoke and Alton Light Railway opened in 1901. The line first closed in 1916 and then subsequently reopened and closed again in 1924 with the track remaining in situ. The opening of the station in the early 20th century resulted in the construction of a number of houses along Station Road to house railway workers, including a house for the Station Master, which has been extended significantly over time and is now an imposing residence.

1904-06: The Wesleyan Methodist Chapel was established in Cliddesden in 1904-9. It was moved from Basingstoke and re-erected in the village.

1903-1912: The semi-detached properties at the northern end of Farleigh Road were constructed in the early 20th century.

1914-19: After the First World War, large plots to the southern side of Hackwood Lane were gifted to returning servicemen in order to provide them with some income and to help them become self-sufficient. The plots were developed with housing in later years.

1940-45: Following the Second World War, a number of houses were built in Woods Lane, following the linear pattern of the road.

1971-74: The construction of the M3 separated Cliddesden and Basingstoke.

1981: Cliddesden Conservation Area is designated.

1999: Cliddesden Millennium Village Hall opened in 1999. The land was bought from Lord Portsmouth for £1, and was constructed with a contribution from the National Lottery Millennium Fund.

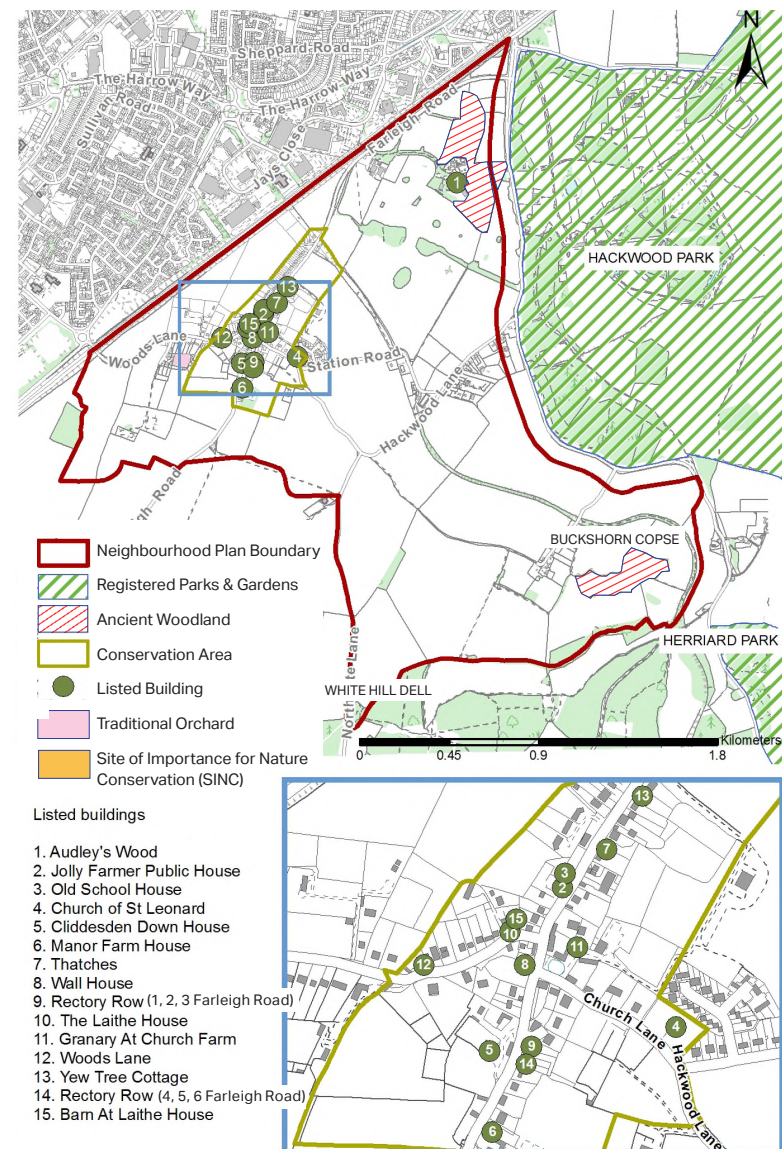
2.3 Landscape, Ecology and Heritage designations

The Neighbourhood Plan Area sits within a wider countryside setting, which contains a wealth of landscape, ecology and heritage features. Statutory and non-statutory landscape and heritage designations within the Cliddesden Neighbourhood Plan Area include:

- The Cliddesden Conservation Area, designated in 1981 by Basingstoke and Deane Borough Council to recognise special architectural heritage, and to manage and protect this special architectural and historic interest of the centre of the village.
- 15 listings (covering 19 buildings), of which most are located within the conservation area, with the exception of Audley's Wood (Grade II), which is located to the north-east of the village.
- There are two Ancient Woodlands – Audley's Wood, located in the north-east of the Neighbourhood Plan Area, surrounding the historic house; and Buckshorn Copse in the south-east of the Plan Area.

Although Hackwood Park (Grade I Registered Park and Garden) is located outside the Cliddesden Neighbourhood Plan Area it is a locally important designated historic landscape and the main house is present in long distance views across the area. Hackwood Park encompasses more than 30 Grade II listed buildings and structures as well as three Grade II* listed buildings including Hackwood House.

Ancient Woodland can be found at Buckshorn Copse in the south-east of the Neighbourhood Plan Area, whilst Ancient Replanted Woodland and Priority Deciduous Woodland Habitats can be found around Audley's Wood to the north-east. Woodpasture and Parkland (BAP Priority Habitat) can also be found around Audley's Wood, whilst at White Hill Dell to the south-west of the Plan Area there is a small pocket of Priority Deciduous Woodland at the disused pit, which connects with other Priority Woodlands and Ancient Woodlands beyond the Plan Area. A Traditional Orchard (Priority Habitat Inventory) can be found to the rear of properties south of Woods Lane and east of Cleresden Rise.



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Figure 2 Landscape and Heritage Designations

2.4 Strategic Issues/ Public Consultation

Members of the local community and local interest groups were invited to share their knowledge and experience of the Neighbourhood Plan Area at an Open Day in November 2018, and through a questionnaire shared in May 2019. Several key considerations and strategic issues emerged through discussions with the public, which have informed the preparation of this Design Code:

Existing character

- Cliddesden contains a wide variety of buildings, places and spaces which contribute to its unique character.
- Cliddesden retains a rural character, despite its proximity to Basingstoke, and this should be protected.
- Large mature trees can be found throughout the village, with most protected by the Conservation Area designation.
- Countryside views from within the built-up area of the village are characteristic.
- Easy access to the wider countryside is valued by local people.
- Access to shops and amenities is limited.

New development

- New development should be 'in keeping' with rural character and follow the existing linear 'one-plot-deep' settlement pattern.
- Building styles should reflect local character, scale and building materials.
- 'Green fingers' of countryside that characterise the village should be retained.
- A designated "local gap" to prevent coalescence with the urban expansion of Basingstoke should be considered.
- To retain village character, backfill development should not occur.
- Parking for new developments must be adequate and not force cars onto road.
- New developments should meet the incremental housing numbers and timescales set out in Policy SS5 of the Local Plan². Developments proposing housing numbers that exceed the numbers set out in Policy SS5 should be resisted.

²Basingstoke and Deane Borough Council Local Plan 2011-2029 states that "At least ten homes will be delivered primarily within or adjacent to settlements with defined Settlement Policy Boundaries...". Cliddesden is named as one of these settlements. www.basingstoke.gov.uk/planning-policy-and-local-plan

- New housing should be limited to small size houses (1, 2 or 3 bedrooms).
- New development should make provision for planting of large tree species.
- Trees, hedges and woodlands should not be damaged by development.
- Light pollution should be minimised to protect dark skies.

In addition, draft pages from the Design Code were presented at the Village Assembly in May 2019, to give local people a chance to provide feedback. No written feedback was provided by the public, but many expressed support for the Design Code.



Consultation Event November 2018



Former Methodist Chapel

3 Character Assessment

3.1 Introduction

This section outlines the broad physical, historical and contextual characteristics of the Cliddesden Neighbourhood Plan Area. Character assessment is used to describe and articulate what is special and distinctive about a place. It is used to identify recognisable patterns of elements or characteristics that make one place different from another. This Design Code focuses on the character of the village centre, whilst also describing the rural landscape within which it sits. The features introduced in this section are later used to inform design codes.

3.2 Existing character assessments and design guidance

This report is also informed by a number of other studies relevant to the local area as follows:

- *Basingstoke & Deane Landscape Assessment, 2001;*
- *Cliddesden Conservation Area Appraisal, 2003;*
- *Basingstoke & Deane Landscape, Biodiversity and Trees SPD, 2018;*
- *Basingstoke & Deane Design and Sustainability SPD, 2018;*
- *Basingstoke & Deane LDF Countryside Design Summary (Appendix 14), 2008;*
- *Cliddesden Village Design Statement, 2004.*

3.3 Area-wide Character Assessment

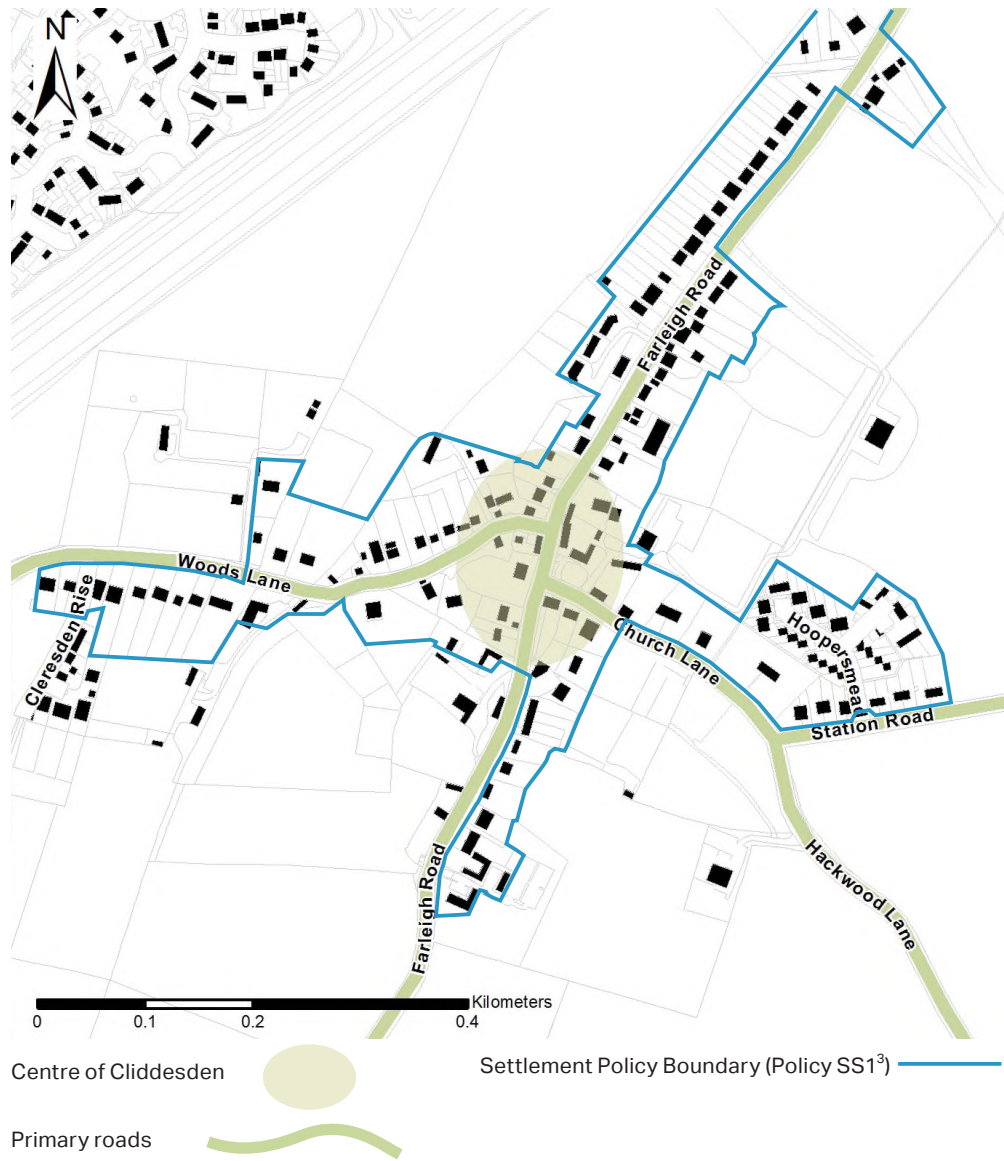
3.3.1 Settlement Pattern

The pattern of settlement in the Neighbourhood Plan Area has developed over thousands of years, with the first known inhabitants of the area settling in the Swallick Farm area in Neolithic times. Cliddesden evolved from the estate of the Manor of Cliddesden, noted in the Domesday Book, and by 12th century St. Leonard's Church had been constructed. The 19th century saw the most rapid expansion in the settlement of Cliddesden, and since then the village has continued to expand. Outlying development at Station Road came with the railway in 1901, and plots at Hackwood Lane were gifted to returning soldiers following the end of the First World War.

Cliddesden's village core is centered around the pond where Woods Lane, Church Lane and Farleigh Road converge. However, whilst the origins of the settlement lie at this nucleus, development has spread along each of the converging streets, resulting in a much more linear character over time. Development rarely extends beyond the first row of plots aligning streets, and this 'one-plot-deep' character contributes to the rural character of the village, as there are views out to fields from most parts of the village.

Many parts of the Neighbourhood Plan Area have an overarching sense of enclosure, created by high hedges, sunken lanes and banks aligning the road, such as at Woods Lane, Church Lane and along roads in the south of the area. Within the village, the southern part of Farleigh Road is enclosed with high boundary walls, fences and building edges on one side, with a more open character on the other. As you move away from the centre of the village, the sense of enclosure and density of development reduces, and buildings more often line one side of the road, such as along Farleigh Road and Church Lane.

Infill and farms have multiplied the depth of development on the edges of the settlement, for example at Hoopersmead and Cleresden Rise, but this is uncharacteristic and in more recent developments has had a negative impact upon the linear character of the settlement.



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Figure 3 Village Settlement Pattern



Manor Farm Offices



Looking east along Station Road



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Figure 4 'Green Fingers' and Village Views

3.3.2 'Green Fingers'

A key characteristic of the settlement pattern of the village of Cliddesden is its connection to the surrounding countryside. There are many 'green fingers' of arable land and paddocks that surround the village, enhancing its rural character and ensuring that even within the village centre there are views to the fields beyond.

Although Cliddesden sits in the folds of the valley, there is a sense of openness and extent provided by views across the 'green fingers'. This is a unique characteristic, which enhances the rural character of Cliddesden.

The influence of the 'green fingers' on individual character areas is described further in Sections 3.4 and 3.5.



View of 'green finger' at Farleigh Meadow, looking east from the northern section of Farleigh Road.

3.3.3 Building typology



Jolly Farmer public house

Cliddesden comprises a range of different types of buildings. Detached houses are the most common across the village. Semi-detached houses create two clusters of more recent development along Station Road and the northern section of Farleigh Road. Dispersed working farm buildings and converted barns strengthen the rural character of the area.

Rolling topography often determines the elevation of buildings in relation to the street. Buildings located on higher ground are linked with the street by steep banks, steps and handrails. This type of setting contributes to the enclosed, small-scale character of Cliddesden.

Cliddesden comprises primarily residential land use, complemented by commercial and business units. Manor Farm and Black Barn have been converted into office developments. The Village Hall and The Jolly Farmer public house are important community hubs.



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Figure 5 Building Typology

3.3.4 Architectural Details & Materials

Cliddesden comprises examples of vernacular building materials such as timber-frame, mellow red brick and knapped flint, characteristic to this part of Hampshire. Red brick is dominant in the village, in both historic and more recent developments. Flint is present on facades of St. Leonard's Church, the former chapel and as decoration to brickwork on other buildings. Traditional lime render covers façades of cottages but light colour render is also a popular finish of recent buildings. A number of black and unfinished weatherboard barns have been converted to office spaces, retaining and enhancing the rural character of the village. Long straw thatch and clay tiles are characteristic roof materials of the area, contributing to the historic and rural character. Slate tiles also sit comfortably within the historic context of the village. Concrete tiles and imitation slate have appeared on more recent developments, but do not complement the rural context of Cliddesden.

A limited palette of materials has been used in the public realm of new developments, and has largely been restricted to asphalt roads and pavements and ornamental shrubs and hedges. There is an opportunity for new developments to create a new palette of public realm materials inspired by local examples. This is explored further in the Design Codes section of this report.

3.3.5 Building Line and Boundary Treatments

Building lines vary across the Neighbourhood Plan Area and even within the village of Cliddesden. However, most dwellings benefit from deep front gardens, which allows space for hedge and tree planting, which adds to the verdant character of the settlement. Boundary treatments across the Plan Area are composed of traditional materials such as red brick, flint and timber post and rail fencing. Close boarding fencing has appeared in some areas, compromising landscape character.

3.3.6 Green Infrastructure and Open Space

The Neighbourhood Plan Area benefits from a pattern of historic hedgerows and woodland, which are prevalent across the area, but especially so in the south, where large areas of woodland and some plantations can be found. The disused railway line also creates a large vegetated swathe running north/south through the Plan Area. The settlement of Cliddesden benefits from a framework of mature trees and hedgerow boundaries, which contribute to its rural character.



Community facilities at the Pond



Award winning new building with traditional materials

3.3.7 Parking & Utilities

Dedicated car parking provision is limited to a handful of parking spaces next to the pond and the car park behind The Jolly Farmer public house. There is some on-street parking, primarily along the northern section of Farleigh Road, but most parking within the settlement is on-plot. The exception to this is in Hoopersmead, where limited on-plot parking has resulted in ad hoc parking along pavements, restricting pedestrian access. Some new developments, such as the converted barn office development in the centre of the village, offer rear courtyard parking which appears to be an appropriate approach where direct access from the street is unavailable.

The centre of Cliddesden village benefits from mains water, sewage and energy supplies, but septic tanks and fuel tanks are more common in the wider Plan Area. Where these do exist they are well screened by the landscape framework, reducing their visual impact.

3.3.8 Footpaths and Rights of Way

A network of public rights of way provides access to the surrounding countryside and towards Basingstoke. National Cycle Route 23 connects Cliddesden with Basingstoke and Reading to the north and goes as far as the Isle of Wight in the south.

Within the village there are a number of narrow lanes offering connecting routes through the village, such as the one that connects Church Lane with the northern section of Farleigh Road. These offer pleasant walking routes that connect with the wider landscape.

3.3.9 Views and Landmarks

Due to the undulating topography of the Plan Area, there are expansive views from a number of locations around the settlement of Cliddesden.

There are open views along Station Road towards Basingstoke to the north, and to open countryside to the south. The Byway running north/south between Hackwood Lane and Swallick Farm has views across Basingstoke and towards Hackwood House, which is a key landmark. Other key landmarks outside of the village include the Railway Cottages, the old Station Master's House on Station Road, and the school, which sits just outside the Plan Area boundary.

Views are more restricted in the southern part of the Plan Area due to the network of hedgerows and woodland/plantation. Sunken lanes with hedgerows on both sides also restrict views in this area. Within the village key landmarks include St. Leonard's Church and the pond.

The 'one-plot-deep' settlement pattern and 'green fingers' result in views of open countryside from almost all areas of the village. This is a unique characteristic that enhances the rural character of Cliddesden. Key village views are shown in Figure 4.



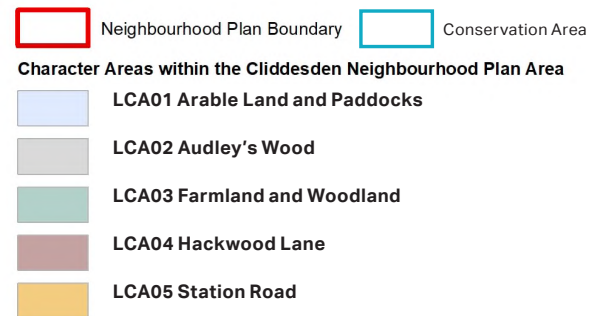
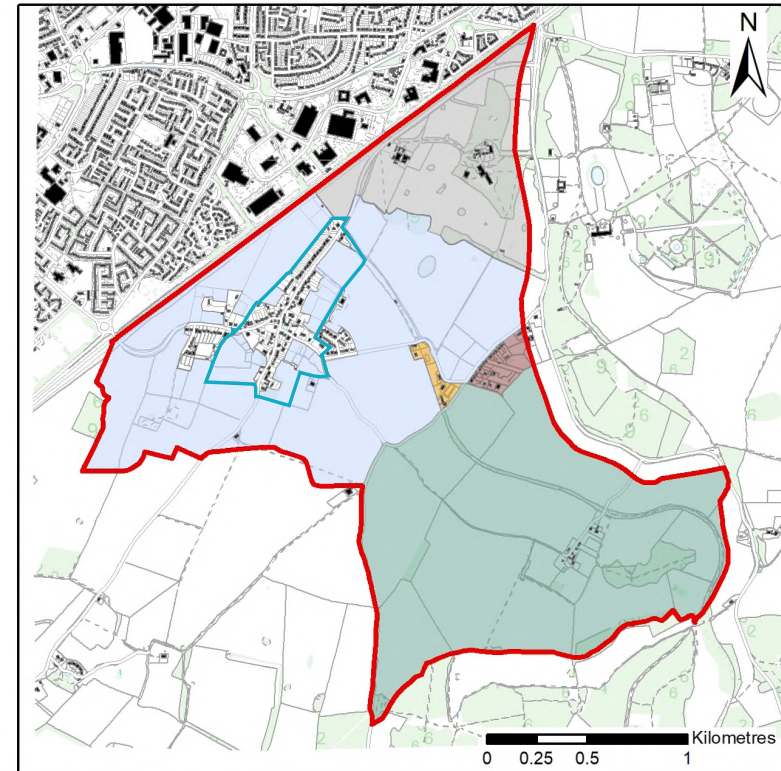
Views towards Basingstoke from Station Road



Byway from Hackwood Lane to Swallick Farm

3.4 Character Areas within the Neighbourhood Plan Area

Five broad character areas have been identified within the Neighbourhood Plan Area, as shown in Figure 6. In addition, five distinct character areas have been identified within the settlement of Cliddesden (Figure 7). These character areas were identified through desk study and field work undertaken for the purposes of this document, and each of the character areas is described below.



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Figure 6 Character Areas within the Cliddesden Neighbourhood Plan Area

3.4.1 LCA01 Arable Land and Paddocks

This area is characterised by gently sloping fields that rise away from the village of Cliddesden, which sits in a valley. They comprise a combination of arable fields and fields used for the keeping of horses. Some contain paraphernalia associated with equestrian use. Larger fields sit at a high point at Station Road, and have sweeping views of the surrounding countryside and views of Basingstoke's high-rise developments. Built form is limited to some traditional brick and slate outbuildings and barns of modern construction. This character area is important to the overall character of the village, as the 'green fingers' that bring the countryside right into the heart of the village are all part of this character area. These 'green fingers' heavily influence the rural character of the village and should be protected.

3.4.2 LCA02 Audley's Wood

The woodland surrounding Audley's Wood house (now a hotel) is dense and distinctive. It comprises native broadleaved woodland, with some ornamentals and specimen trees closer to the house. There are small paddocks contained within this character area, but they do not break-up the overall dense woodland characteristic. Built form is limited to Audley's Wood, a collection of industrial units, and a large house at Pensdell Farm on the B3046. Audley's Wood is red brick with a slate roof and decorative clay tiles and the large house on the B3046 is red brick with clay roof tiles.

3.4.3 LCA03 Farmland and Woodland

This character area sits on more steeply rising land to the south. Fields have strong hedgerow boundaries with trees, which limit views into and out of the area. Large blocks of deciduous woodland and plantation are also typical. Footpaths and roads through this area sit in sunken lanes, with high hedges or dense woodland on each side. The landscape is much more enclosed than the arable fields and paddocks to the north. The Neolithic habitation of Swallick sits within this character area, which today encompasses Swallick Farm and Swallick Farm Cottages, whose buildings are red brick and flint with slate roof.

3.4.4 LCA04 Hackwood Lane

This is a small character area, but one with a very distinct character. The history of Hackwood Lane, which is covered in Section 2.2, has resulted in a street of detached houses set in large plots, all to the south of Hackwood Lane, with views over open fields to the north. Hackwood Lane is a narrow single track lane with tall hedgerows that contribute

to the rural feel. Properties along Hackwood Lane are predominantly bungalows/dormer bungalows, well set back from the road, but some have been extended/replaced with two storey houses. In addition, Greenlands nursery sits behind the long plots of several houses. Hackwood Lane displays the area-wide 'one-plot-deep' characteristic, which maintains views to the surrounding countryside. Housing density here is very low, approx. 8dph⁴, which is similar to LCA10 Woods Lane.

3.4.5 LCA05 Station Road

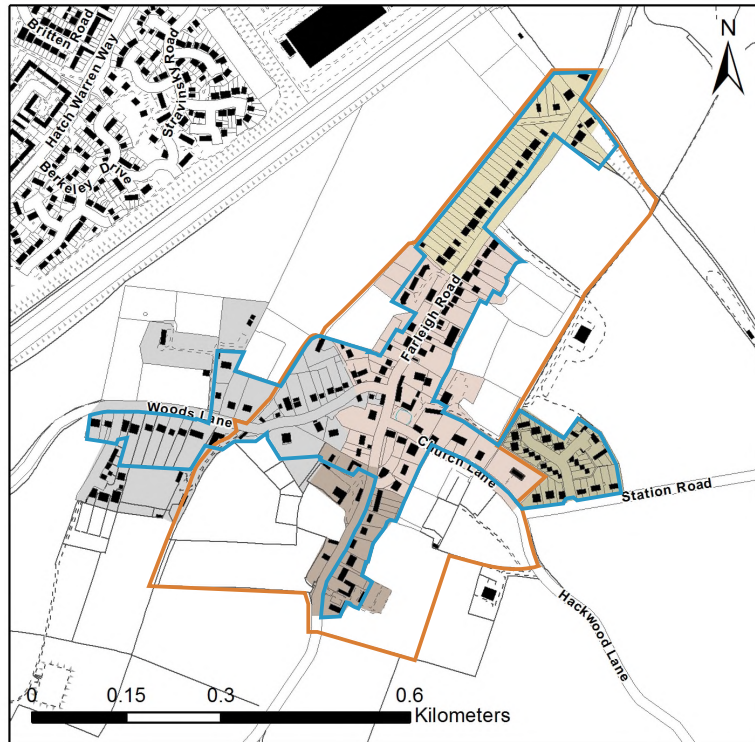
The construction of the railway line brought with it railway houses. This character area runs alongside the disused railway line, and comprises two groups of terraced houses, one that dates to the construction of the railway and one from the early 2000s that replaced an earlier single-storey building. These buildings are red brick with hipped and open-gable slate roofs, and like many in the Neighbourhood Plan their layout exhibits the area-wide 'one-plot-deep' characteristic, preserving views across the countryside.



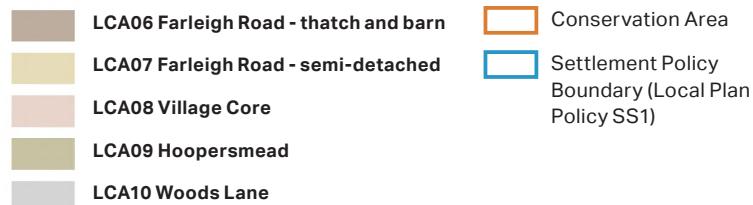
Audley's Wood Hotel

3.5 Character Areas within the village of Cliddesden

There are five distinct character areas within the settlement of Cliddesden, which reflect the variety of building pattern, layout and style that can be found. These are described below.



Village Character Areas



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Figure 7 Cliddesden Village Character Areas

3.5.1 LCA06 Farleigh Road - thatch and barn



This LCA falls within the Conservation Area and includes four listed buildings and a number of notable buildings and structures. The area is characterised by buildings of various architectural styles and materials, with historic buildings dating from the 16th to the 19th century. There are several cottages, constructed with timber frame filled with brick, with thatched roofs, which contribute to the historic character of the village. More recent buildings are made of red brick with less architectural detailing and concrete roof tiles. Half-hipped roof forms unite buildings of all ages and are a distinctive feature across the character area. Buildings are a maximum of 2 storeys high, and are typically detached, although there are some historic short terraces. Housing density is very low (approx. 12dph).

Farm buildings illustrate the agricultural history of the village and the Manor Farm office development has successfully converted existing buildings, retaining the character of the original farm buildings. It has preserved traditional materials, such as black timber boarding, and has used sympathetic boundary treatments.

Boundary treatments include hedges, high walls and some close-boarded fencing, which is less sympathetic to local character. Buildings are mostly set back with front gardens and mature trees, contributing to the rural character of the LCA. The transition from open landscape into the enclosed settlement creates a distinctive gateway into the village.

3.5.2 LCA07 Farleigh Road- semi-detached



This LCA falls within the Cliddesden Conservation Area. A row of semi-detached houses built along the northern section of Farleigh Road at the turn of the 20th century defines the character. These houses were a planned linear development, built by Wallis and Steevens of Basingstoke in 1903 to house their staff. A belt of mature trees marking the alignment of the historic railway line creates a key gateway at the entrance to the village further north.

Houses are set on an earth bank, responding to the topography of the area, with pedestrian access from shared footpaths to the front door. Built on a formal layout, facing the open countryside, the houses follow a continuous building line with generous front and rear gardens. The buildings are two storeys, constructed of brick with low-pitched slate roofs. The uniform design and regular layout of the development is different to the diversified historic part of the village and has a more suburban character. This area has a housing density of approx. 15dph, which is higher than the Village Core, but this is tempered by the open fields to the east, which ensure this area retains a rural character.

This character area exhibits the area-wide 'one-plot-deep' character, which enables views between buildings to the countryside beyond. It is also heavily influenced by 'green fingers' from the LCA01 Arable Farmland Character Area, notably Farleigh Meadow to the east. These 'green fingers' are fundamental to this area's character.

3.5.3 LCA08 Village Core



Four roads converge at the pond in the Village Core character area, marking the centre of the village. This nucleated pattern has been retained through the years and is important for the historic character of Cliddesden. Roads here are narrow and winding, which strengthens its character as a small settlement. Buildings are mainly of two storeys, set within spacious sites, some set back from the road and some directly on it, which creates a varied streetscape. This LCA falls within the Cliddesden Conservation Area and includes five listed buildings.

The styles and ages of buildings vary, red brick, flint and black weatherboard are predominant materials. The survival of barns that have now been converted, and thatched cottages contribute to the rural sense of place. There are several important buildings including St. Leonard's Church (Grade II listed) and the former chapel. The area near the pond and The Jolly Farmer public house are important community hubs.

Dense vegetation and the location of the village in the folds of the valley restrict long distance views. However, the 'one-plot-deep' character enables views towards the countryside from within the Village Core, as do the 'green fingers' which bring the countryside into the settlement and are heavily influential in defining the rural character of the village. Housing density here is approx. 12dph, similar to LCA06 Farleigh Road - thatch and barn.

3.5.4 LCA09 Hoopersmead



Semi-detached houses along Hoopersmead and Century Close were built between 1980 and the early 2000s. Buildings are set on small plots, mostly behind short front gardens, which are separated from the street by trimmed hedgerows. Bungalows are constructed of red brick with low pitched roofs covered by concrete tiles. Windows are predominantly uPVC, and doors have simple designs. The higher density (24dph) of development and formal layout creates a suburban character that is different to the rest of the village. The elevated setting of the development enables views towards St. Leonard's Church. However, the non-linear arrangement of this character area limits views to the countryside beyond.

This development pays little regard to the special qualities of the Neighbourhood Plan Area, particularly in terms of the uniformity of building style, street parking, pavements and lighting, which are at odds with local character. The development also fails to pick up on the architectural details and materials that are prevalent in other built form locally.

A distinctive row of 1960s semi-detached houses along Station Road also form part of this character area, and have a more suburban character, despite their rural outlook. Again, these houses pay little regard to the character of the settlement, and as such feel quite detached from the rest of the settlement.

3.5.5 LCA10 Woods Lane



Large detached houses built along Woods Lane create a distinctive character area in Cliddesden. Originally one plot deep, development has been extended by recent infill, which has adversely affected the character of this area. Individual houses are set on large plots with deep front and back gardens. The majority of Woods Lane is enclosed by mature trees and hedgerows, but there are one or two pockets of development with more open front boundaries.

A new development to the western end of Woods Lane, Cleresden Rise, which was built on a former commercial site, has a very different character. It is made up of a combination of detached and semi-detached houses, built at a much higher density than the rest of Woods Lane. Cleresden Rise is approximately 15dph, whilst Woods Lane is generally 8dph. However, its detailing does pick up on local materials and details including red brick, white render, hipped dormers and post and rail fencing.

Predominant materials in historic buildings are mellow brick, timber framing and thatched roofs with some use of knapped flint and render. Although houses along Woods Lane are large, they are set within spacious sites with mature trees and hedges along boundaries, which retains the rural sense of place.

The north-eastern part of Woods lane falls within the Cliddesden Conservation Area and includes four listed buildings.

3.6 Positive aspects of character - Area-wide Character

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

Settlement Pattern

- Cliddesden's presiding 'one-plot-deep' linear form enhances its rural character, enabling views of the countryside from many locations within the village.
- The 'one-plot-deep' linear form is also found outside the village, and this enhances the rural character of the wider Plan Area.
- The key gateways at both ends of Farleigh Road emphasise the sense of arrival into Cliddesden.
- Lanes within the Plan Area have a sense of enclosure, created by high hedges, sunken lanes and banks, and in the Village Core by high walls.
- Cliddesden benefits from very low housing densities, approx. 8dph in Woods Lane and Hackwood Lane, and 12dph in the Village Core. Houses are set within large plots with trees, which contribute to rural character. Rural character has been eroded where housing densities are higher, e.g. at Hoopersmead (24dph).

Green Fingers

- Cliddesden's 'green fingers' bring the countryside right into the village, enhancing the rural character of Cliddesden and providing views of the countryside from many locations within the village.

Building Typology

- Residential Buildings are predominantly detached.
- Dispersed farm buildings strengthen the rural character of the Plan Area, and converted farm buildings reinforce the rural character of the village.

Architectural Details & Materials

- Vernacular materials and architectural detailing contribute to the historic character of Cliddesden and its surrounding area.
- Red brick, flint, traditional lime render and black weatherboard are the predominant materials found across the Plan Area.
- Long straw thatch and clay tiles are the predominant roof materials.

Building Line and Boundary Treatments

- Most residential properties benefit from front gardens, with hedges and tree planting that contributes to the verdant character of the Plan Area.
- Deep front gardens are common and contribute to the sense of space within the centre of the village.
- Boundaries are typically red brick, flint and timber post and rail, enhancing the rural character of the Plan Area.

Green Infrastructure and Open Space

- Mature trees and hedges contribute to the rural character of the village and the wider Neighbourhood Plan Area.
- Historic hedgerows and Ancient Woodlands contribute to the enclosed character of the wider landscape, especially in the south of the Plan Area.
- The disused railway line forms an important linear feature running north/south through the Plan Area.
- Open spaces within the village contribute to the character and appearance of the area, including the open area around the pond and the churchyard at St. Leonard's Church.
- 'Green fingers' bring the countryside right into the heart of the village, which is a defining characteristic.
- A traditional orchard (Priority Habitat) lies to the south of Woods Lane and is the last of its kind in the Plan Area.

Parking & Utilities

- Most parking in the Plan Area is on-plot, as a result of deep front gardens/building line setbacks and large plots.
- There is some on-street parking, but this is limited due to the narrow winding nature of lanes in the village.
- Rear courtyard parking has been utilised successfully in barn conversions, where direct access from the street is not possible.
- There is no formal street lighting within the Plan Area, with the exception of lighting in Hoopersmead. This lack of lighting contributes to the Plan Area's rural character.
- Where septic tanks are used these have been well-screened by vegetation.

Footpaths and Rights of Way

- Easy access to the countryside is aided by a strong network of footpaths, cycle routes, byways and bridleways.
- The lack of roadside footpaths along roads within the Plan Area contributes to the rural character.

Views and Landmarks

- Long-distance views are a key characteristic of the Plan Area.
- Short and long-distance view of the countryside are facilitated by the village's linear 'one-plot-deep' character and by the 'green fingers' of open farmland that break up the developed areas and sit right in the heart of the village.



Swallick Farm



Cliddesden Down House

3.7 Positive aspects of character - Character Areas

There are a number of positive aspects specific to individual character areas, which set them apart from others, and these aspects should be retained, reinforced and enhanced.

LCA01 Arable Land and Paddocks

- This character area is important to the overall character of the village, as the 'green fingers' that bring the countryside right into the heart of the village are all part of this character area. These 'green fingers' heavily influence the rural character of the village and should be protected.
- Traditional brick and slate barns and outbuildings are a key characteristic of this character area.

LCA02 Audley's Wood

- Dense woodland character unlike the open arable landscape found in most of the Plan Area.
- Red brick, clay tiles and slate roofs are the dominant materials.

LCA03 Farmland and Woodlands

- Strong hedgerow boundaries with trees are typical of this character area.
- Sunken lanes with high hedges add to the sense of enclosure.
- Red brick and flint are the dominant materials.

LCA04 Hackwood Lane

- Bungalows and dormer bungalows set in large individual plots are the dominant building typology in this character, which sets it apart from other character areas. Their low-rise character allows for long-distance views from vantage points around the Plan Area, as built form does not break the skyline.
- Housing density at Hackwood Lane is very low, at approx. 8dph.

LCA05 Station Road

- Short terraces of red brick houses are a unique characteristic of this area.
- Hipped and open gable slate roofs are the dominant style.

LCA06 Farleigh Road - thatch and barn

- Half-hipped roof forms unite a variety of architectural styles/eras.
- Long straw thatch and clay tile are the dominant roof materials.
- Traditional black weatherboarded barns have been converted into offices.
- Housing density here is very low, at approx. 12dph.

LCA07 Farleigh Road - semi-detached

- Deep front gardens with pedestrian only access from the road.
- Regular rhythm of built form.
- Housing density here is low, at approx. 15dph.

LCA08 Village Core

- Narrow and winding lanes run through the Village Core, converging at the pond.
- Narrow footpaths connect the centre with the outer edges of the settlement.
- Red brick, flint and black weatherboarding and long straw thatch are typical materials.
- Traditional black weatherboarded barns have been converted into offices.
- Housing density in the Village Core is very low, at approx. 12dph.

LCA09 Hoopersmead

- The layout and form of Hoopersmead is at odds with local landscape character, due to its street lighting, street parking and uniform building styles. However, it does benefit from short-distant views of local landmarks like the church.
- Housing density at Hoopersmead is the highest in the Plan Area, at approx. 24dph.

LCA10 Woods Lane

- Large individual plots are surrounded by mature trees and hedgerows, contributing to the sense of enclosure.
- Traditional boundary treatments have been used close to the centre of the village, including brick and flint walls.
- Housing density varies from approx. 8dph. along most of Woods Lane, to 15dph at Cleresden Rise.

3.8 Issues to be addressed in design codes

The following issues have been identified that should be addressed through the planning process. These principally relate to increasing development pressure in the Plan Area:

- New developments changing the small-scale character of the village.
- Backland/infill development damaging the linear 'one-plot-deep' character.
- Development on 'green fingers' changing the rural character of the village.
- New developments exceeding housing numbers and timescales set out in Policy SS5 of the Local Plan, resulting in large-scale new developments, rather than incremental increases in housing numbers.
- Speculative planning applications negatively impacting the character of the village (e.g. recent planning application for housing on Farleigh Road, rejected at appeal, which did not respect one-plot-deep character or 'green fingers').
- New development not providing housing sizes that meet local need (e.g. development of large detached 4 and 5 bedroom houses, rather than the small size 1, 2 or 3 bedroom houses the Plan Area needs).
- New developments introducing higher density housing that erodes the rural character of Cliddesden.
- New developments not respecting existing settlement layout of wide plots and provision of parking to the side of dwellings.
- Views to key landmarks could be altered by new development, which would change the open expansive character of the Plan Area.
- The use of modern building materials unsympathetic with the rural character of the Plan Area (e.g. close-boarded fencing; concrete or imitation slate tiles).
- Loss of Ancient and semi-natural woodland, trees and hedgerows, which are a key characteristic of the Plan Area.
- Retaining the verdant character of the Plan Area through protection and planting of large trees species.
- The use of cul-de-sacs in new developments could erode both the historic nucleated pattern and the linear character of the village.
- Roadside footpaths and parking in new developments could compromise the rural character of the Plan Area.
- Light pollution from new developments (e.g. street lighting, security lighting and upward illumination for skylights) could change the rural character.



Thatched cottage on Woods Lane

4. Design Codes

4.1 Introduction

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

The design codes in this section should be applied as a starting point to all new development in the Neighbourhood Plan 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 pastiche solutions. It means responding to what is around as inspiration and it could be that a contemporary solution in harmony with its surroundings is as appropriate as one utilising 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. Images have been used to reflect good examples of local design quality.

The design codes are set out as ‘Area-wide Design Principles’ and ‘Character Area Specific Design Principles’ to ensure codes are adaptable to the unique characteristics of the Plan Area. Area-wide principles apply to entire Plan Area. Where new development comes forward in Character Areas that lie outside of the village or other residential areas (i.e. Hackwood Lane or Station Road) it should reflect the design principles of the adjacent Character Area. For example, if development came forward in LCA01 Arable Land and Paddocks, it should follow design principles applicable to the adjacent village Character Area. If development came forward in LCA01 Arable Land and Paddocks or LCA03 Farmland and Woodland that was adjacent to LCA04 Hackwood Lane or LCA05 Station Road it should follow design principles applicable to these adjacent areas.

The design codes developed in this document focus mainly on residential development, considering the character of the immediate neighbouring buildings and the 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.

4.2 General Design Principles

Below are some general design principles against which new development proposals

should be evaluated. As an initial appraisal, there should be evidence that development proposals have considered and applied the following:

GDP1 - Harmonise with and enhance the existing settlement in terms of physical form, movement pattern and land use.

GDP2 - Avoid uniformity of design styles and layouts, which erode rural character

GDP3 - Relate well to local topography and landscape features, including prominent ridge lines and long-distance views.

GDP4 - Reflect the identity of Cliddesden as a discrete village settlement and maintain physical separation from Basingstoke urban development

GDP5 - Reinforce or enhance the established character of streets and other spaces

GDP6 - Integrate with existing paths, streets, circulation networks and patterns of activity.

GDP7 - Provide adequate open space for the development in terms of both quantity and quality.

GDP8 - Reflect, respect and reinforce local architecture and historic distinctiveness. Retain and incorporate important existing landscape and built form features into the development.

GDP9 - Respect surrounding buildings in terms of scale, height, form and massing

GDP10 - Adopt contextually appropriate materials and details.

GDP11 - Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features.

GDP12 - Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other; to provide a safe, attractive and cohesive environment.

GDP13 - Make enough provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate), energy needs, water provision and high speed broadband, without adverse impact on the street scene, the local landscape or the amenities of neighbours.

GDP14 - Sensitively integrate energy efficient technologies within the scheme at the start of the design process.

GDP15 - Provide adequate off street parking, preferably screened by planting, to reduce visual impact.

GDP16 - Minimise urbanising features such as close-boarded fencing, footpaths alongside roads and street/security lighting.

Design Code 01

Settlement Pattern & 'Green Fingers'

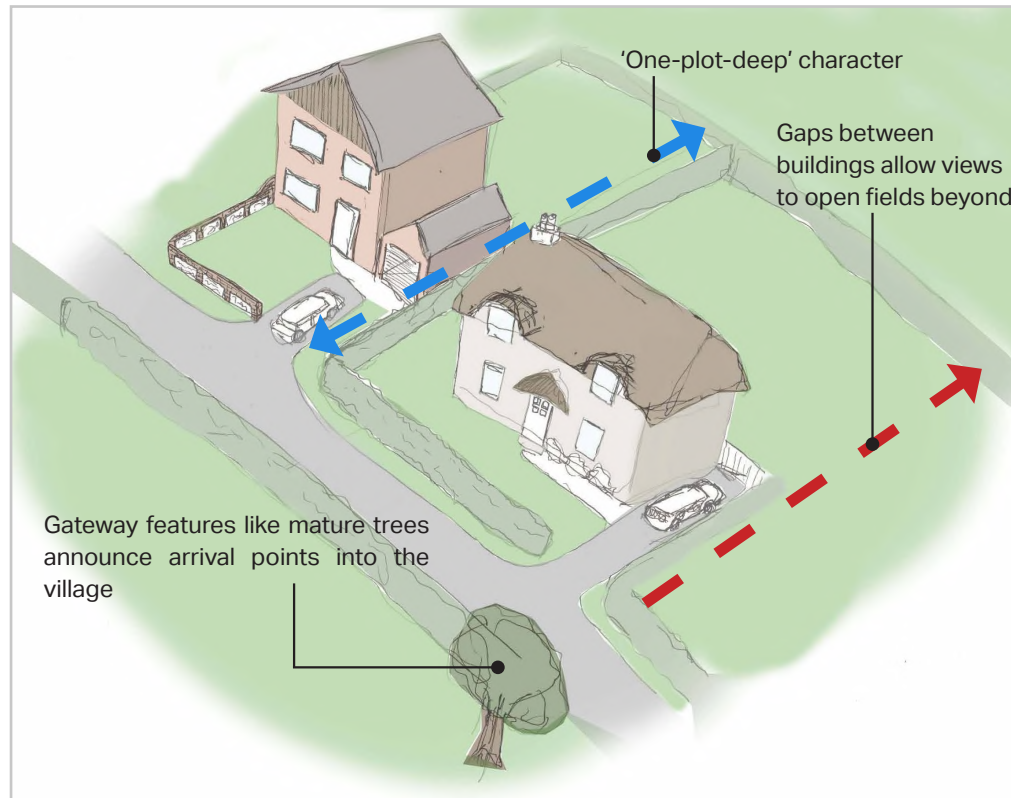


Illustration 1: Linear 'one-plot-deep' character

Area-wide Design Principles

- 1a. New developments are to reflect the linear 'one-plot-deep' character of character areas where this is a predominant characteristic, enabling views of the countryside across the area.
- 1b. Backland/infill development that does not reflect the linear 'one-plot-deep' character of the Plan Area should be resisted.
- 1c. Development on 'green fingers' or that erodes the character of 'green fingers' should be resisted, as this will change the rural character of the village.
- 1d. New developments should reflect the housing numbers and timescales set out in Policy SS5 of the Local Plan.
- 1e. Density in new development proposals should be appropriate to the location and respond to the rural character of the Plan Area. Where new development sits outside of the village and other residential character areas (i.e. Hackwood Lane and Station Road), its density should reflect adjacent village character areas (provided in Sections 3.4 and 3.5).
- 1f. New developments should provide housing sizes that meet local need (1, 2 and 3 bedroom houses).
- 1g. The layout of new developments should reflect the characteristic wide plots found across the Plan Area. This offers space for large trees and views to the countryside beyond, which is a defining feature of the area.
- 1h. The use of cul-de-sacs in new development would be contrary to the prevailing rural character of the Plan Area and should be resisted.
- 1i. Development proposals in or adjacent to the conservation area should consider the character and appearance of the conservation area and its setting.
- 1j. The existing gateways at both ends of Farleigh Road should be retained and enhanced, and new development should not be sited beyond these points.
- 1k. The densely vegetated gateway to Woods Lane from Basingstoke should be retained and reinforced to preserve landscape character.



The disused railway line is a distinctive feature that creates a gateway into Cliddesden



This development on Station Road maintained the linear 'one-plot-deep' character



This new development on Woods Lane is an example of backland development that has eroded the linear 'one-plot-deep' character of the Plan Area

Character Area Specific Design Principles

LCA01 Arable Land and Paddocks

- 1l. Open fields included in the conservation area, and 'green fingers' identified on Figure 4, should be retained to preserve the rural character of Cliddesden and to maintain views of the countryside experienced from the village.
- 1m. Any new development should follow the linear 'one-plot-deep' form and wide plots of Cliddesden village, to ensure that views of the surrounding countryside are preserved from within the village.

LCA02 Audley's Wood

- 1n. Settlement is limited to one or two large buildings with extensive grounds and any new development should respect this character.

LCA03 Farmlands and Woodlands

- 1o. Settlement is limited to scattered farmsteads and associated agricultural workers' dwellings and new development should respect this character.

LCA04 Hackwood Lane

- 1p. Housing is set in large individual plots surrounded by mature trees and hedgerows. New development should respect the density and scale of existing plots (see Section 3.4.4).

LCA06 Farleigh Road - thatch and barn & LCA08 Village Core

- 1q. The use of cul-de-sacs in new development would erode the historic nucleated pattern and linear character of the village and should be resisted.
- 1r. The sense of enclosure created by high hedges and walls within the village should be retained and enhanced.
- 1s. New development should be responsive to existing plot widths and densities (see Section 3.5.1 & 3.5.3).

LCA10 Woods Lane

- 1t. The prevailing character of Woods Lane is of large individual plots surrounded by mature trees and hedgerows. New development should respect the density and scale of existing plots (see Section 3.5.5). Backland development should be resisted as this would erode the 'one-plot-deep' linear character of Woods Lane.

Design Code 02

Building Typology

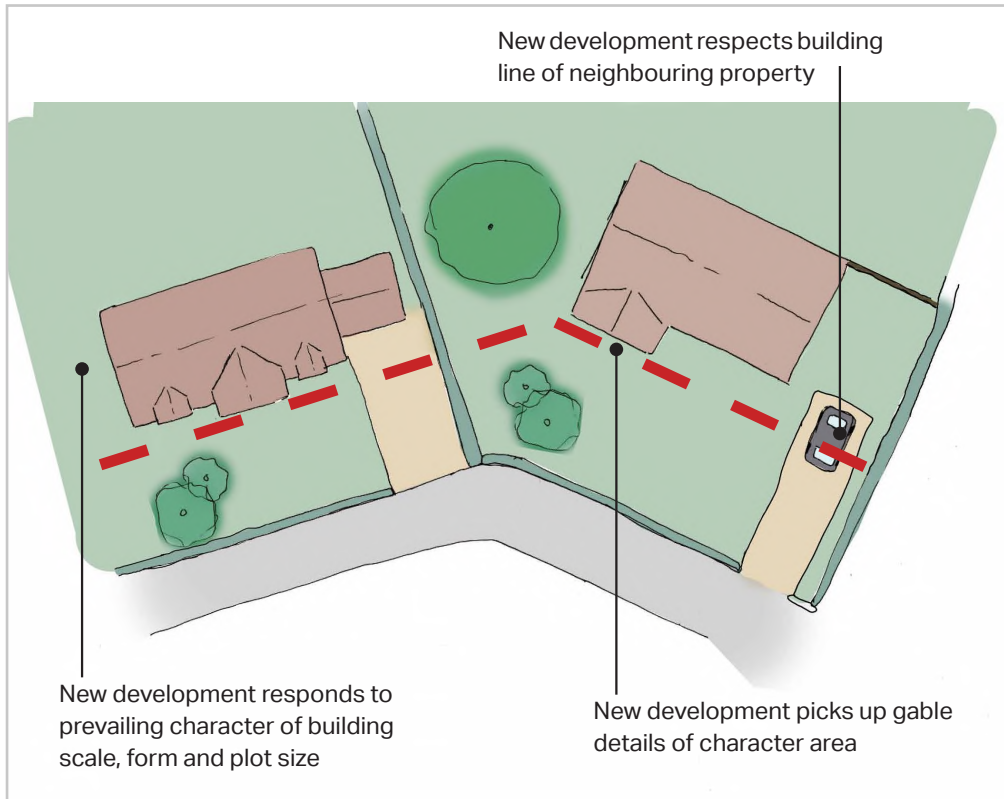


Illustration 2: Building Typology

Area-wide Design Principles

- 2a. New development should respond to the type, scale and form of existing buildings.
- 2b. The height of proposed development should relate to adjacent buildings and should not exceed the parameters set out in Table 1 opposite.
- 2c. New built form should emphasise the historic and rural character of the Plan Area and complement existing buildings.
- 2d. Residential buildings within the Plan Area are predominantly detached and set within generous plots (see Sections 3.4 and 3.5 for housing densities). New developments should respond to the prevailing character of building type and plot size.
- 2e. Farm buildings are an integral part of the character of the Plan Area, and where their traditional function is no longer economically sustainable, conversions to allow continued economic viability or to support tourism should be supported (refer to Local Plan Policies EP4 and EP5⁵).
- 2f. Future development should include a mix of land uses, such as office space, utilising opportunities to convert existing unused buildings within the Plan Area.



Example of a traditional black weatherboard barn in Farleigh Road

Character Area	Building typology	Building heights
LCA01 Arable Land and Paddocks	Detached/Semi-detached	Max. 2 storeys
LCA02 Audley's Wood	Detached	Max. 2 storeys
LCA03 Farmland and Woodland	Detached	Max. 2 storeys
LCA04 Hackwood Lane	Detached	Max. 1.5 storeys
LCA05 Station Road	Terraced	Max. 2 storeys
LCA06 Farleigh Road Thatch & Barn	Detached/Short Terraces	Max. 2 storeys
LCA07 Farleigh Road Semi-detached	Semi-detached/Detached	Max. 2 storeys
LCA08 Village Core	Detached/Semi-detached/Terraced	Max. 2 storeys
LCA09 Hoopersmead	Detached/Semi-detached	Max. 2 storeys
LCA10 Woods Lane	Detached/Semi-detached/Terraced	Max. 2 storeys

Table 1 Building Typology Parameters



Example of a converted barn in Farleigh Road now being used as offices

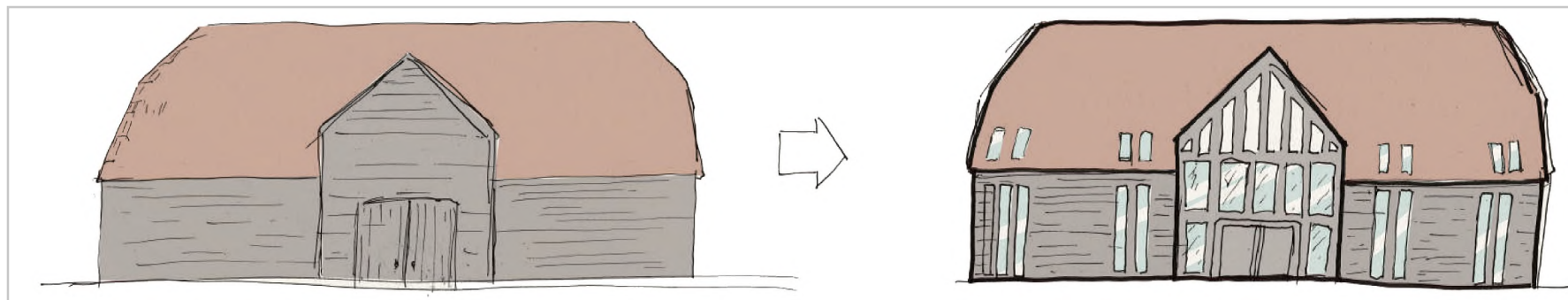


Illustration 3: A sensitive approach to barn conversion

Character Area Specific Design Principles

LCA04 Hackwood Lane

2g. Bungalows and dormer bungalows set in large individual plots are the dominant building typology in this character, which sets it apart from other character areas. New development should respect this character, to ensure long-distance views from around the Plan Area are preserved.

LCA05 Station Road

2h. Short terraces of houses could be considered within this character area, providing they respected the 'one-plot-deep' character.

LCA09 Hoopersmead

2i. The dwellings in this character area are uniform in style, which is contrary to local landscape character and should not be repeated, as this would further erode the character of the Plan Area.

Design Code 03

Architectural details and materials



The Black Barn, a converted black weatherboard barn in the Village Core, combines traditional materials with modern detailing to create a distinctive building in keeping with local character

Area-wide Design Principles

- 3a. Development should use a similar design language and high-quality materials to integrate with the surrounding area.
- 3b. Statutory listed buildings and their setting should be preserved and enhanced.
- 3c. Replacement of historic and traditional features, such as timber windows and doors, with uPVC and other non-traditional building materials should be resisted.
- 3d. Use of modern building materials that are unsympathetic with the rural character of the Plan Area, such as close boarded fencing, concrete or imitation slate tiles, should be resisted as these will harm landscape character.
- 3e. New development proposals should reflect the typical roof forms for that character area.
- 3f. Typical roof features such as chimney stacks, dormer windows, and finials of thatch roofs should be incorporated into new development proposals to correspond with the historic and rural character of the village.
- 3g. Dormers in the Plan Area should be set into the eaves of new/altered roofs. They should not dominate the building or the roofscape and should be smaller than windows on the same elevation.
- 3h. Rooflights should be low-profile ('Conservation' type), fitted to rear facing roofs and not visible from the road. They should also be fitted with blinds to reduce light pollution, which impacts dark skies.
- 3i. Innovative and creative material and design suggestions in new buildings and restorations should always reflect local character in their form, scale and massing.

Architectural Detail: Windows



Sash windows



Dormer windows



Full height windows



uPVC windows

- 3j. Future development should consider timber sash and casement with glazing bars to enhance the historic context of the Plan Area.
- 3k. The design of new windows should take reference from examples within the character area within which new development sits.
- 3l. Full height windows are appropriate for barn conversions.

Architectural Detail: Doors



Timber door



Door with thatch porch

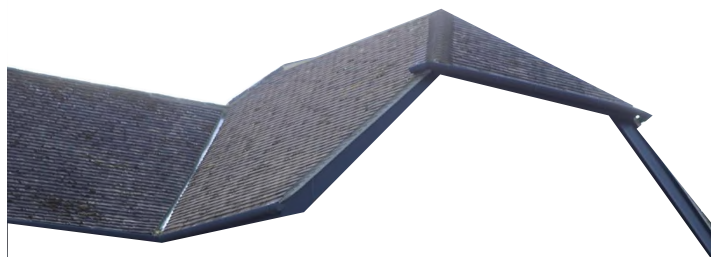


Brick porch



Wooden and thatch porch

- 3m. New development should carefully consider the relationship, placement, size and proportions of windows and door openings. Detailing should be appropriate to neighbouring buildings and to the general locality.
- 3n. Future development should consider doorways emphasised by porches.



Example of half-hipped roof



Decorative ridge with finials



Example of open-gable pitched roof



Dormer window set in eaves

Character Area Specific Design Principles

Table 2 sets out the Architectural Details and Materials Parameters for each Character Area in the Plan Area. Additionally, some specific principles relating to barns and outbuildings are set out below.

LCA01 Arable Land and Paddocks

3o. New barns and outbuildings should be composed of traditional brick and slate, as this is a key characteristic of this Character Area, and conversions should preserve existing wall and roof materials.

LCA06 Farleigh Road - thatch and barn

3p. New barns and outbuildings should be composed of traditional black weatherboard, and conversions should preserve existing wall and roof materials.

LCA08 Village Core

3q. New barns and outbuildings should be composed of traditional black weatherboard, and conversions should preserve existing wall and roof materials.

Character Area	Built Form Materials & Details	Roof form and materials
LCA01 Arable Land and Paddocks	Red brick/Flint	Hipped/Half-hipped/Thatch/Slate
LCA02 Audley's Wood	Red brick/Flint	Hipped/Half-hipped/Thatch/Clay Tile/Slate
LCA03 Farmland and Woodland	Red brick/Flint/Timber Sash and Casement windows	Hipped/Half-hipped/Open-gable/Slate
LCA04 Hackwood Lane	White render/red brick/Gabled dormers set in eaves	Hipped/Half-hipped/Slate/Clay tile
LCA05 Station Road	Red brick/Timber Sash and Casement windows	Hipped/Open-gable/Slate
LCA06 Farleigh Road Thatch & Barn	Red brick/White render/Single storey buildings with gabled dormers set in eaves/Prominent chimneys/Barns and conversions are typically black weatherboard.	Hipped/Half-hipped/Long Straw Thatch/Clay Tile
LCA07 Farleigh Road Semi-detached	Red brick/Porches/Gabled dormers set in eaves/Short chimneys	Hipped/Open-gable
LCA08 Village Core	Red brick/Flint/White render/Single storey buildings with gabled dormers set in eaves/Barns and conversions are typically black weatherboard.	Hipped/Half-hipped/Thatch/Slate/Clay Tile/Short chimneys
LCA09 Hoopersmead	Red brick/Porches/Single storey buildings with gabled dormers set in eaves	Hipped/Open-gable
LCA10 Woods Lane	Red brick/Flint/White render/Single storey buildings with gabled dormers set in eaves/Gravel driveways	Hipped/Half-hipped/Thatch/Slate/Clay Tile

Table 2 Architectural Details and Materials Parameters

Design Code 04

Building modifications and extension

Extensions to dwellings can have a significant impact on the character and appearance of the building, but also on the streetscene within which they sit. A well-designed extension can enhance the appearance of its street, whereas an unsympathetic extension can have a harmful impact, create problems for neighbouring residents and affect the overall character of the area.

The images below show an example of a building extension/modification which utilised particular characteristics of the character area to tie the whole building into its setting. A half-hipped roofline was chosen to match neighbouring buildings. The choice of traditional materials such as red brick and timber boarding and golden gravel driveway are in keeping with the character area and as a result the extension/modification enhances the character of Farleigh Road.



Farleigh Road 2015, © 2019 Google

Area-wide Design Principles

- 4a. Alterations and extensions within the conservation area should reflect local character through the use of characteristic materials and detailing.
- 4b. All extensions within the Plan Area should be appropriate to the mass, scale and design of the main building and should not exceed the height of the original or adjacent buildings. Two storey extensions should be constructed with the same angle of pitch as the existing roof.
- 4c. The form of extensions should respect the shape and style of the roof. Reference should be taken from the host building and the local vernacular to determine the most appropriate proportions for the extension.
- 4d. Innovative and creative material and design suggestions in extensions that complement the host building may be appropriate, but should always reflect local character in their form, scale and massing.
- 4e. Design Code 3 Architectural Details and Materials also applies to modifications and extensions.



Same building in 2019

Design Code 05

Building Line and Boundary Treatments

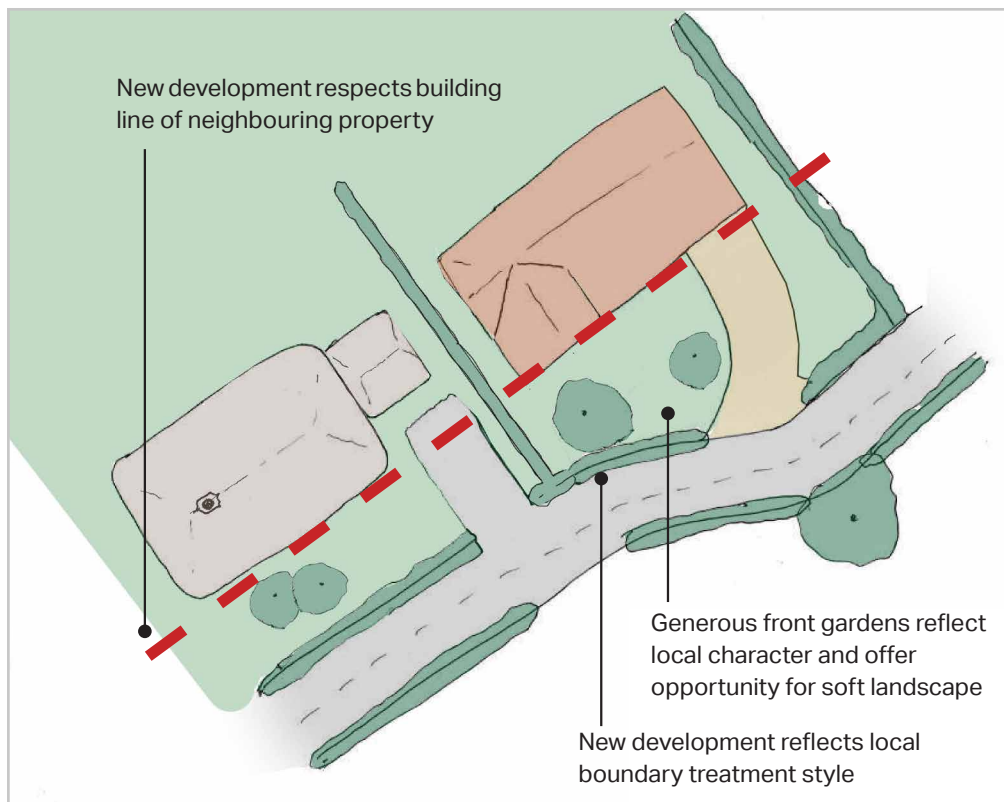


Illustration 4: Building line and boundary treatments

Area-wide Design Principles

- 5a. New development should be responsive to plot widths, proportions and positions within plots. Future building lines should contribute to the informal and historic streetscape.
- 5b. The materials proposed for new boundary features should be of high quality, responding to the character of boundary treatments in the area, and have strong attention to architectural detailing.
- 5c. Modern materials that complement the street scene may be appropriate where they enhance the local character.
- 5d. 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).
- 5e. The alignment of proposed development should reflect the building line of neighbouring buildings.
- 5f. New developments should meet the minimum front garden distances set out in Table 3 opposite.



Examples of a modern and traditional brick and flint walls in the Plan Area

Character Area Specific Design Principles

LCA05 Farleigh Road semi-detached

5g. New development should respect the deep front gardens with trees and pedestrian only front access.

LCA10 Woods Lane

5h. Boundary treatments of new developments west of Coldharbour Cottages should be composed of dense tall hedgerows and trees, to retain the sense of enclosure.

5i. Boundary treatments of new developments east of Coldharbour Cottages should reflect traditional building materials, such as brick and flint.

Character Area	Boundary treatments	Front garden min distances (setback)
LCA01 Arable Land and Paddocks	Post and rail fence/Native hedges	To reflect adjacent residential character area
LCA02 Audley's Wood	Red brick and flint walls/Native hedges	Min. 15m
LCA03 Farmland and Woodland	Red brick and flint walls/Post and rail fence/Native hedges	To reflect adjacent residential character area
LCA04 Hackwood Lane	Post and rail fence/Native hedge/ Red brick and Flint walls	Min. 15m
LCA05 Station Road	Post and rail fence/Native hedges	Min. 8m
LCA06 Farleigh Road Thatch & Barn	Post and rail fence/Native hedges	Min. 10m
LCA07 Farleigh Road Semi-detached	Native hedges/post and rail fence	Min. 15m
LCA08 Village Core	Red brick and flint walls/Native hedges	Min. 6m
LCA09 Hoopersmead	Post and rail fence/Ornamental hedges	Min. 6m
LCA10 Woods Lane	Native hedges/Red brick and Flint walls	Min. 15m



Deep front gardens along Farleigh Road, with hedgerow boundaries, mature trees and pedestrian only front accesses

Table 3 Building Line and Boundary Treatment Parameters

Design Code 06

Green Infrastructure and Open Space



The pond is an important open space in the Village Core

Area-wide Design Principles

- 6a. Mature trees and hedges contribute to the rural character of the Plan Area and these should be retained in any development. See Table 4 for a list of suitable trees that should be used in each Character Area.
- 6b. Historic hedgerows, Ancient and semi-natural woodlands contribute to the enclosed character of the Plan Area, especially in the south, and these should be retained and enhanced to ensure their long-term survival. Development that proposes to remove historic hedgerows and woodland should be resisted.
- 6c. Around the village of Cliddesden 'green fingers' play an important role in Green Infrastructure and contribute to the rural character of the village (see Section 3.3.2 and Figure 4). 'Green Fingers' are primarily arable and paddock fields, which provide an important visual resource, whilst their hedgerows and boundary trees contribute significantly to the biodiversity of the Plan Area.
- 6d. Whilst there are no formal open spaces/parks in Cliddesden, there are a number of informal open spaces that contribute to the character of the village, such as the area around the pond and the church, and the vegetated disused railway line and these should be retained.
- 6e. The traditional orchard (Priority Habitat) that lies to the south of Woods Lane is the last of its kind in the Plan Area and should be retained and enhanced.



Native hedgerow boundaries play an important role in the Green Infrastructure of the Plan Area

- 6f. New development should reflect characteristic wide plot sizes and garden space, as these contribute to a network of green space. Front garden parameters can be found in Table 3 and housing densities in Sections 3.4 and 3.5.
- 6g. New developments should consider providing communal open space to ensure that sufficient space is allowed for trees and other vegetation.
- 6h. Vegetated boundaries are a key characteristic of Cliddesden and should be reflected in the design of new development. New hedges should be composed of a minimum of 5 woody native species (e.g. Hawthorn, Blackthorn, Field Maple, Alder Buckthorn, Elder, Wild privet, Dog Rose, Holly, Hazel, Dogwood, Spindle).
- 6i. Materials used in the public realm should be high-quality and respond to the character of Cliddesden.

Character Area	Soft landscape
LCA01 Arable Land and Paddocks	Large scale native trees (e.g. Beech, Yew and Lime)
LCA02 Audley's Wood	Large scale native trees (e.g. Beech, Yew and Lime)
LCA03 Farmland and Woodland	Large scale native trees (e.g. Beech, Yew and Lime)
LCA04 Hackwood Lane	Large scale native trees (e.g. Beech, Horse Chestnut and Lime)
LCA05 Station Road	Large scale native trees (e.g. Beech, Horse Chestnut and Lime)
LCA06 Farleigh Road Thatch & Barn	Large scale native trees (e.g. Beech, Yew and Lime)
LCA07 Farleigh Road Semi-detached	Strong hedged boundaries, large scale native trees (e.g. Beech, Lime)
LCA08 Village Core	Medium to large scale native trees (e.g. Birch, Yew, Lime)
LCA09 Hoopersmead	Strong hedged boundaries, small scale native trees (e.g. Cherry, Apple)
LCA10 Woods Lane	Tall hedged boundaries, large scale native trees (e.g. Beech, Lime)

Table 4 Soft landscape parameters

Character Area Specific Design Principles

LCA02 Audley's Wood

- 6j. The dense woodland character of this character area sets it apart from the rest of the Plan Area and this should be preserved.

LCA03 Farmlands and Woodlands

- 6k. Sunken lanes with high hedges are a key feature of this character area and should be retained and enhanced.
- 6l. Development proposals should include hedgerow boundaries with trees to reflect landscape character.



The disused railway line is a key feature of the Plan Area's Green Infrastructure



Sunken lanes with high hedges are key feature of the Plan Area, particularly the south

Design Code 07

Parking and utilities

Area-wide Design Principles

- 7a. Due to the narrow, winding nature of roads in the Plan Area, new development should include off street parking, either between plots, or as a rear courtyard. Parking parameters for character areas are shown in Table 5.
- 7b. New developments should have regard to the Basingstoke and Deane Parking SPD (2018). The number of parking spaces allocated per dwelling should, wherever possible, exceed the minimum standard set out in the SPD, given Cliddesden’s rural location.
- 7c. Parking should be sensitively integrated into new developments by planting hedgerows and trees to soften its impact.
- 7d. There is no formal street lighting in the Plan Area, which enhances its rural character, and therefore new developments should not provide street lighting, as this would erode the rural character. Other light pollution, such as security lighting and sky lights erodes dark night skies and should be resisted.

Character Area	Car parking
LCA01 Arable Land and Paddocks	Between plots
LCA02 Audley’s Wood	Between plots
LCA03 Farmland and Woodland	Between plots/Rear courtyard
LCA04 Hackwood Lane	Between plots
LCA05 Station Road	Rear courtyard
LCA06 Farleigh Road Thatch & Barn	Between plots
LCA07 Farleigh Road Semi-detached	Between plots
LCA08 Village Core	Between plots/Rear courtyard
LCA09 Hoopersmead	Between plots
LCA10 Woods Lane	Between plots/Rear courtyard

Table 5 Parking parameters

- 7e. Where septic tanks, treatment plants and fuel tanks have to be provided, 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 streetscape.

Design Code 08

Footpaths and Rights of Way

Area-wide Design Principles

- 8a. New development should provide new connections to existing public rights of way and cycle routes, to enhance the existing network.
- 8b. Roadside footpaths are not characteristic of the Plan Area and these erode rural character, so should be resisted in new developments.
- 8c. New development should provide lanes for pedestrian movement that mirror the pedestrian lanes already present in Cliddesden.
- 8d. New development which looks to extinguish or divert Rights of Way should be resisted.



View north-west from Public Right of Way between Hackwood Lane and Swallick Farm. Cliddesden Primary School can be seen in the right of the photo.

Design Code 09

Views and Landmarks

Area-wide Design Principles

- 9a. Views to key landmarks within and around the Plan Area should be retained through careful siting of new development. These include views to the Church, Village Hall, School, Basingstoke skyline and the village nestled into the valley.
- 9b. Long distance views of Hackwood House should be retained.
- 9c. Future development proposals within the Neighbourhood Plan Area should not be intrusive to the valley settlement.
- 9d. Sweeping countryside views along Station Road should be protected.
- 9e. Village views should be preserved by protecting the 'green fingers' around Cliddesden.
- 9f. Key views from and towards the conservation area should be retained and taken into consideration in new development.
- 9g. New development in Hackwood Lane should be limited to 1.5 storeys high to preserve the skyline in views from Station Road and Public Rights of Way. Current properties nestle into the countryside backdrop, but an increase in height would change this character.



Buildings along Hackwood Lane nestle into their countryside setting



View of Hackwood House from byway between Hackwood Lane and Swallick Farm



St. Leonard's Church

5. Deliverability

5.1 Delivery Agents

The Design Code will be a valuable tool for securing context-driven, high quality development in Cliddesden Neighbourhood Area. They will be used in different ways by different actors in the planning and development process, as summarised in the table below:

Actor	How they will use the Design Code
Applicants, developers and landowners	<p>As a guide to the 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.</p> <p>Where planning applications require a Design and Access Statement, the Statement should explain how the Design Codes have been followed.</p>
Local Planning Authority	<p>As a reference point, embedded in policy, against which to assess planning applications.</p> <p>The Design Code should be discussed with applicants during any pre-application discussions.</p>
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Codes are followed.
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.

5.2 Deliverability

The National Planning Policy Framework (paragraph 35) emphasises that a proportionate evidence base should inform plans. Based on a 'positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings' (see paragraph 15). Policies should be 'underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals' (paragraph 31). Crucially planning policies 'should not undermine the deliverability of the plan' (paragraph 34).

Neighbourhood Plans need to be in general conformity with the strategic policies in the corresponding Local Plan. Where new policy requirements are introduced (that carry costs to development) over and above Local Plan and national standards it is necessary to assess whether development will remain deliverable. The principles and codes set out in this document and within the Neighbourhood Plan's policies are aligned with national policy and non-statutory best practice on design.

The values and costs of construction between new developments and within new developments will vary based on location, situation, product type, design (architecture, place making etc.) and finish; and the state of the market at the point of marketing the properties. The codes herein constitute place making principles and guidance to help interpret and apply the statutory policies within the Neighbourhood Plan. Good design is not an additional cost to development and good placemaking can result in uplifts in value.



1885

CHURCH
OF ST. MARY

The Old Chapel

6. References

Basingstoke and Deane Borough Council Local Plan (2011 to 2029), Adopted May 2016.

Cliddesden Conservation Area Appraisal (2003), Basingstoke and Deane Borough Council.

Cliddesden Village Design Statement (2004), Basingstoke and Deane Borough Council.

Design and Sustainability Supplementary Planning Document (2018), Basingstoke and Deane Borough Council.

Hampshire Integrated Character Assessment, Hampshire County Council (2012): 8B: Basingstoke Open Downs. 1-9.

Landscape Assessment (2001), Basingstoke and Deane Borough Council.

Landscape, Biodiversity and Trees SPD (2018), Basingstoke and Deane Borough Council.

LDF Countryside Design Summary (2008), Basingstoke and Deane Borough Council. Appendix 14.

National Character Assessment, Natural England (2014) : 130 Hampshire Downs.

Parking Supplementary Planning Document (2018), Basingstoke and Deane Borough Council.

