Linked NP policies: BL9

SP 04 STREET LIGHTING AND DARK SKIES

Artificial light provides valuable benefits and it makes areas feel more welcoming on a night-time. As well as this street lighting is important in settlements in order to create a feeling of safety for pedestrians and cyclists at night-time. However, in places like Bramshott and Liphook, characterised with extensive areas of AONB landscape, lighting needs to be sensitive and issues of light pollution must be avoided. Dark skies benefit both people and wildlife.

Any new development should minimise impact on the existing 'dark skies' within the settlements and reduce light pollution that disrupts the natural habitat and human health.

The following guidelines aim to ensure there is enough consideration given at the design stage:

- Any new developments and house extension designs should encourage the use of natural light sources.
- To minimise the impact on bats, the use of LED lamps with colour temperature less than 2700k is recommended in preference to mercury or metal halide lamps which have a UV element that can affect the distribution of insects and attract bats to the area, affecting their natural behaviour (Bat Conservation Trust 2008). In general, lighting around any integrated bat roost features within the new development should be completely avoided;
- Lighting schemes should be part of a strategic approach where all light sources, including columns, bollards, switch off, Passive Infrared (PIR), porch lights, solar cat's eyes, up-lighting, path lighting, backlighting and downlighting, are put in an hierarchical order based on their use. This order will define the light levels and switch off times;
- Light sources should be less than 2700K to ensure appropriate levels of light spill and glare. Light shields can also be used at light sources for additional protection over glare and light spill and thus dark skies; and
- Choice of lighting should be energy-efficient and sustainable. The installation of carefully directed motion sensors should be encouraged.

Figure 80: Example of a low level lighting solution at Lapworth churchyard. Photo by Robin Stott.

BF. Built Form

The following section outlines policies that should be considered by developers when creating new development within the Parish. Some of the following guidance is directed at development on existing plots, such as extensions, though many can be applied to both new and existing development.

In general, infill developments in all of the settlements have generous size plots with extensive external spaces. While this is appropriate when development or redevelopment occurs in those areas, other, newer, areas should be developed in a coherent form with modern best practice. That is, there should be a proportional relationship between size of plot, dwelling and spaces between the dwellings. In general however, Bramshott and Liphook Parish exhibits a low density with heights averaging 2 storeys and a reasonable space between dwellings. The following illustrative diagrams show this intention and new proposals would need to demonstrate that this has been observed.

The structure of the following codes generally starts with policies on a larger scale and subsequently moves to codes related to specific built form details.

Figure 81: 2 storey terraced housing located within the Parish.

Figure 82: 1 and 1.5 storey housing which has been recently developed in the Parish.

Linked NP policies: BL5, BL7, BL8

BF 01- OVERLOOK PUBLIC SPACE

In order to provide a sense of security and natural surveillance, the windowed front elevation of a dwelling should face the street where this is in keeping with local character. The rear boundaries facing the street should be avoided as this has a negative impact on the character of a street and reduces levels of security and natural surveillance. Rear boundaries should back on to other rear boundaries or provide a soft transition into the natural environment such as at the settlement edge. Back and front gardens should represent green corridors that enhance wildlife and biodiversity net gain.

Figure 84:
Sainsbury's estate of housing overlooking green.

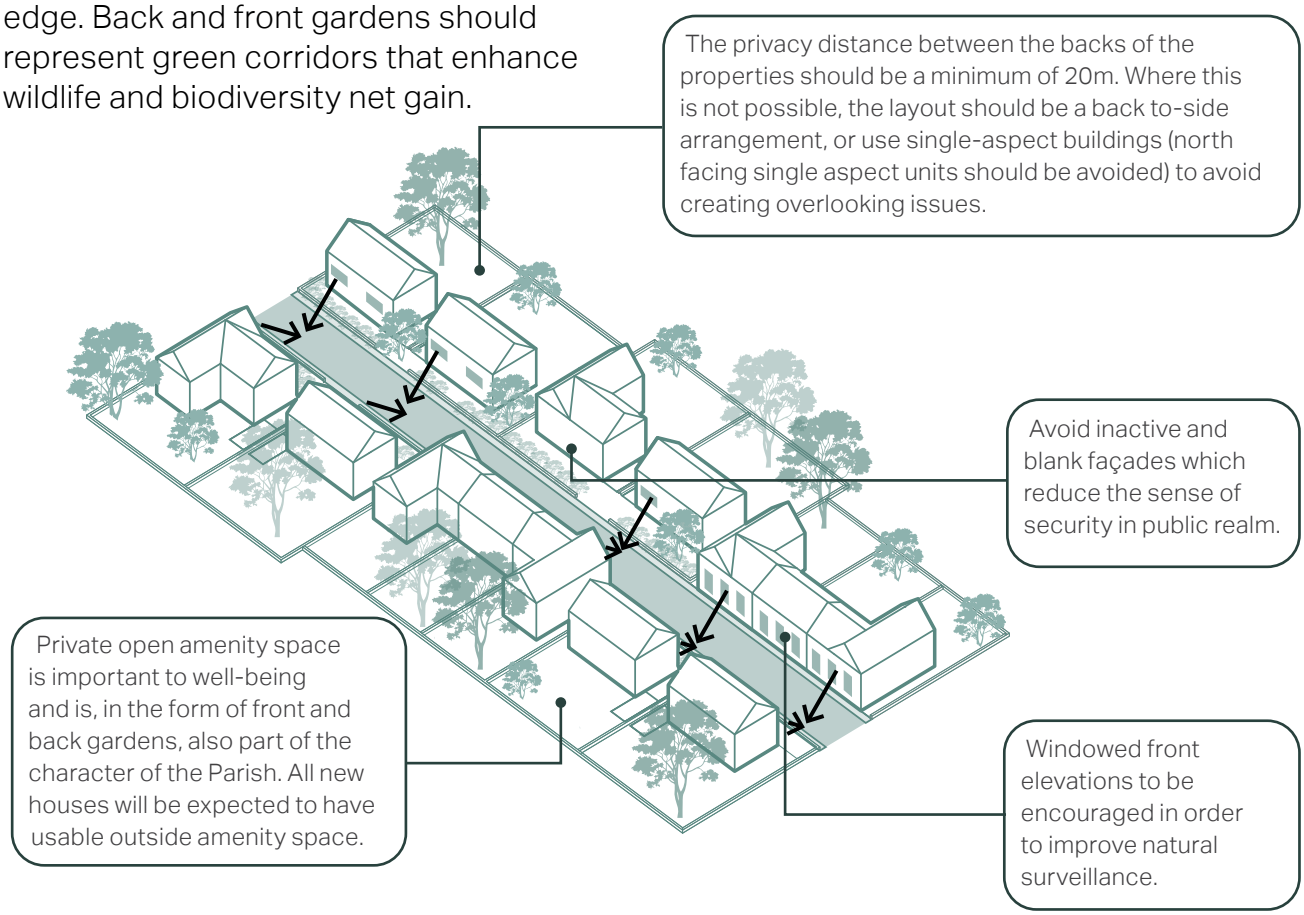


Figure 83:
Diagram to highlight the importance of natural surveillance to improve security and sense of safety.

Linked NP policies: BL10, BL21

BF 02- ACCESSIBLE AND ATTRACTIVE FOOTPATH NETWORK/ ACCESS TO THE COUNTRYSIDE

There are a number of footpaths within the Parish which link the villages to the surrounding countryside, while also providing scenic walks. Footpaths allow people to get closer to nature, enjoy a tranquil environment and do physical exercise by walking. Therefore, protection, improvement and design of new footpaths should be considered in new developments and some design guidelines are:

- Where possible, newly developed areas must retain or provide direct and attractive footpaths between neighbouring streets and local facilities. Establishing a robust pedestrian network across new developments and among new and existing development is key in achieving good levels of connectivity and promoting walking and cycling;
- New proposed footpaths should link up green spaces and woodlands to create a network of green walking routes and promote biodiversity.
- Strategically placed signposts should be put in place to assist pedestrians and cyclists with orientation and increase awareness of publicly accessible paths beyond the Parish. However, new signposts must respect the rural character of the Parish and avoid creating visual clutter.
- Footpath network needs to be in place before first occupation of houses on the site.

Figure 85: Appropriate material change to indicate the footpath/ cycle lane within a rural landscape, elsewhere in UK.

Figure 86: Public footpath connecting Bramshott to the countryside.

Linked NP policies: BL3

BF 03- DEFINE FRONT AND BACK GARDENS

The ratio of garden space to built form within the overall plot is exceptionally important to ensure that the sense of openness and green space within the Parish is maintained.

There are different garden dimensions in each of the different parts of the Parish. In Bramshott and Liphook the front garden proportions range from 5-10m and the back garden are between 5 to 15m.

Back gardens should be a minimum depth of 10m and provide a minimum area of 50m^2 of usable amenity space.

North facing back gardens should exceed 10m in length to ensure sunlight is maximised.

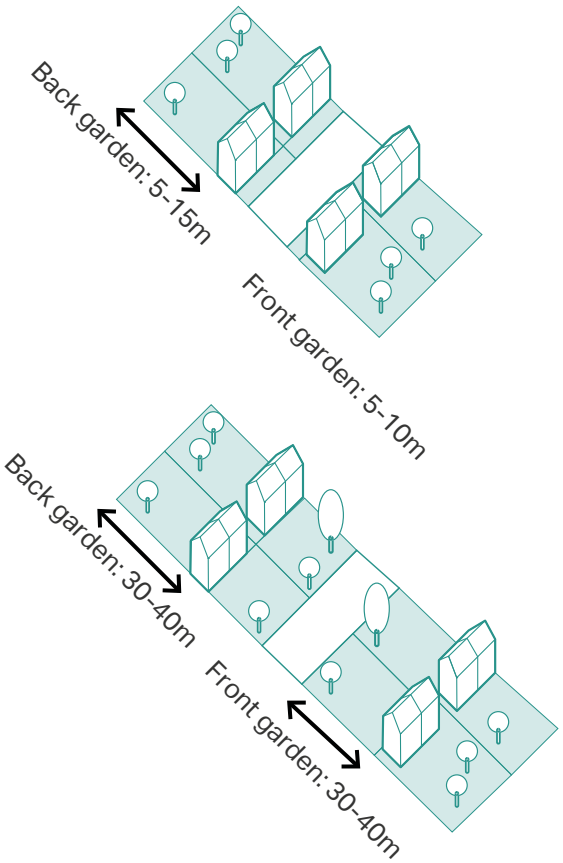


Figure 87: Diagram illustrating the existing variation in garden sizes within the Parish.

Linked NP policies: BL19, BL15

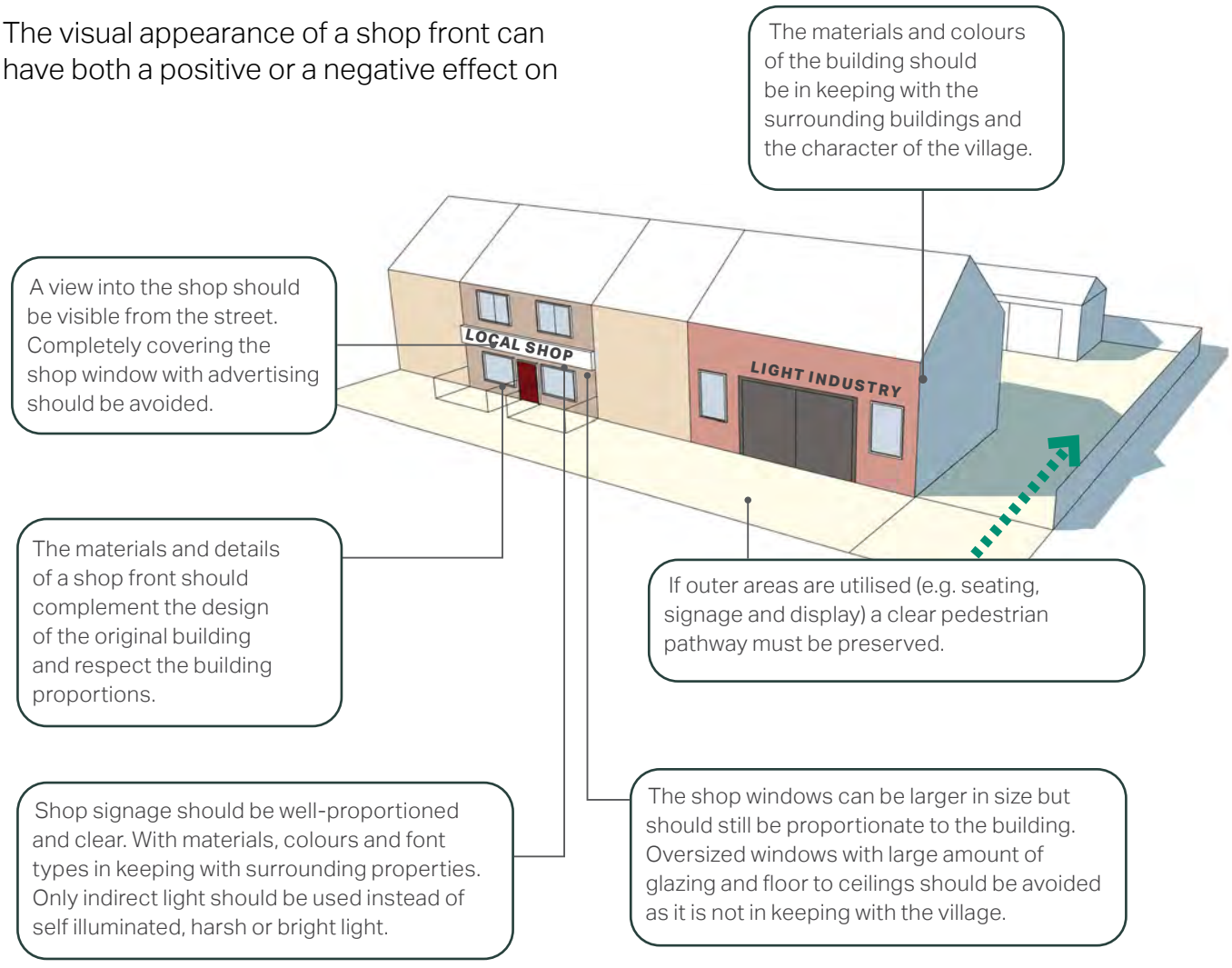
BF 04 - DESIGN WORKSPACE INTO NEW DEVELOPMENTS

To support the local economy and reduce the impact the housing developments will have on the traffic in Bramshott and Liphook, it is important to design places of work into new development. Below there is guidance for both new shop frontages and the conversion of old buildings into workplaces:

SHOP FRONTS

The visual appearance of a shop front can have both a positive or a negative effect on the character of an area. Therefore, it is important that shop fronts are contextual as well as tidy and well-ordered.

A local example of how workspaces have been designed into new developments is the post office architect which is a shared workspace located in the Liphook village square.



Linked NP policies: BL13, BL15, BL19, BL20, BL21

Liphook is an area with various retail spaces. It is considered by local people to have a dual centre; these are The Square and Station Road. Given this, shop fronts should often be enhanced or protected in order to retain the character of the area. New and existing shop fronts should consider the following guidance:

- The design of shop fronts should take account of rhythm and character of the street such as the width of building, the horizontal or vertical emphasis, the variety of style and architecture of the building itself. Where the shop front continues to another building, a change in its design may be required;
- The fascia is the most important area of a shop front for advertising the business. Signage within the established proportions and confines of the fascia board should be maintained. Large box signs or additional flat boards should be avoided as they create disproportionate depth and height;
- The most appropriate signage at fascia level are individual letters applied or painted directly onto the fascia board;
- Hanging signs should be appropriately sized in relation to the building and street. They should not dominate the pavement space or the building. They should use an appropriate material, shape, and form, avoiding large box signs;
- Pavement space should not be used for displaying goods especially in areas of high footfall such as the Conservation Area.
- The shopfront should not be designed in isolation. The proposed design should relate in scale, proportion and architectural style not just to the host building, but to the wider streetscene. The design language of the building and shopfronts are extremely important as demonstrated in Figure 90 The bottom image acknowledges the common features that occur on the parade of shops such as the proportions of the signage, stallrisers, glazing and cornice in the shopfronts; and
- Garnish colours and materials such as plastic should be avoided in favour of natural materials such as hand painted wooden or glazed signs which can be externally lit if necessary.

Figure 88: Illustrations of both good and bad examples of shop fronts - disorder vs order

CONVERSION OF EXISTING BUILDINGS

Retention and reuse of existing buildings is a sustainable option, in that it retains embodied energy/carbon and minimises the use of new resources.

The conversion or adaptation of existing vacant or redundant buildings is encouraged, particularly where they make a significant contribution to the wider townscape and the character of the area.

- Proposals for the conversion of existing property should be sympathetic to the building and propose an appropriate reuse/adaptation of the asset.
- The architectural character and scale of the building should be carefully considered, and traditional materials and simple detailing employed when converting existing buildings.
- Existing window and door openings should be retained and reused, and the number of new openings kept to a minimum. This is particularly important in the case of farm buildings to ensure that their agricultural character is retained.
- Proposals that imitate historic architectural styles, using cheaper modern materials and demonstrating a lack of attention to detail as to the character and form of historic buildings within the settlement (including materials, proportion, massing, fenestration, rooflines/detailing, etc.) will be resisted.

Figure 89: Images showing the before and after of a property that has been sympathetically changed into a microbrewery in Cambridgeshire. Source: http://www.thebankmicropub.co.uk/gallery.php

Linked NP policies: BL3, BL8

BF 05 - MAINTAIN A CONSISTENT BUILDING LINE

The use of continuous building lines and setback distances contribute to the overall character of the area and the sense of enclosure of the streets and public spaces. Continuous building lines with a minimum gap create a strong distinction between public and private spaces, and provide definition to the public realm. Where buildings are more generously set back from the carriageway, the threshold spaces should be well landscaped.

- To ensure sufficient street enclosure, private front thresholds should have a modest depth and accommodate a small garden or area for planting;
- Low to medium densities in residential areas can vary setbacks in order to respond to the landscape context and the more open character of the area; and
- Front gardens can be much deeper where the topography requires so or to respond to the existing character of the villages. It also helps to create a softer transition between countryside, green spaces and built environment.

Figure 90: Linear building line in Liphook.

Figure 91: Irregular building line in Bramshott.

Linked NP policies: BL3, BL8

BF 06 - DESIRED HEIGHT PROFILE

- Development building heights should accord with the settlement character of 1, 2 and 3 storey. Where appropriate 3 storey buildings should be encouraged to help create more urban density and work towards the parish's goal of a 10 minute neighbourhood;
- Roofs in the village tend to be generally traditionally pitched, with some hipped examples. New roof types and pitch should reflect this. Materials should be subservient to what is already in use throughout the Parish, however where solar panels are in use dark tiles should be the choice as they do not clash in terms of colour;
- Innovation which explores the integration of green roof should be encouraged;
- The scale of the roof should always be in proportion to the dimensions of the building itself. Flat roofs for buildings, extensions, garages and dormer windows should be avoided; and
- Chimney type and height should be congruent with the typical Parish chimney precedent examples. As well as this wood burning stoves could be replaced with venting requirements.

Figure 92: 2 storey semi-detached building with a pyramid hip roof style and a large chimney stack, Bramshott.

Figure 93: Scandinavian style 2 storey detached building on Chiltley Way.

Linked NP policies: BL8

BF 07 - RESPECT LOCALLY IMPORTANT VIEWS

Landmarks, views and focal points are the tools to achieve places that are easy to read and memorise, thus helping users to easily orientate themselves. Therefore, creating short-distance views broken by buildings, trees, or landmarks helps to create memorable routes.

On the other hand, it is also important to preserve long-distance views that offer pleasant sceneries along the footpaths and roads. This allows for a visual connection between places and encourages people to walk and cycle. For that reason, new houses should be appropriately oriented to maximise the opportunities for both short and long-distance views.

In addition, development should be located away from ridge tops, upper valley slopes or prominent locations.

Planning decisions should always attempt to maintain or where possible enhance key views and vistas.

Figure 94: Example of how the streetscape within the Conservation Area preserves views towards important buildings such as the Royal Anchor.

Linked NP policies: BL3, BL4, BL13

BF 08 - EXTENSIONS

There are a number of principles that residential extensions and conversions should follow to maintain character:

- Many household extensions are covered by permitted development rights and therefore do not need planning permission;
- The original building should remain the dominant element of the property regardless of the scale or number of extensions. The newly built extension should not overwhelm the building from any given viewpoint;
- Extensions should not result in a significant loss to the private amenity area of the dwelling; and
- Designs that wrap around the existing building and involve overly complicated roof forms should be avoided.

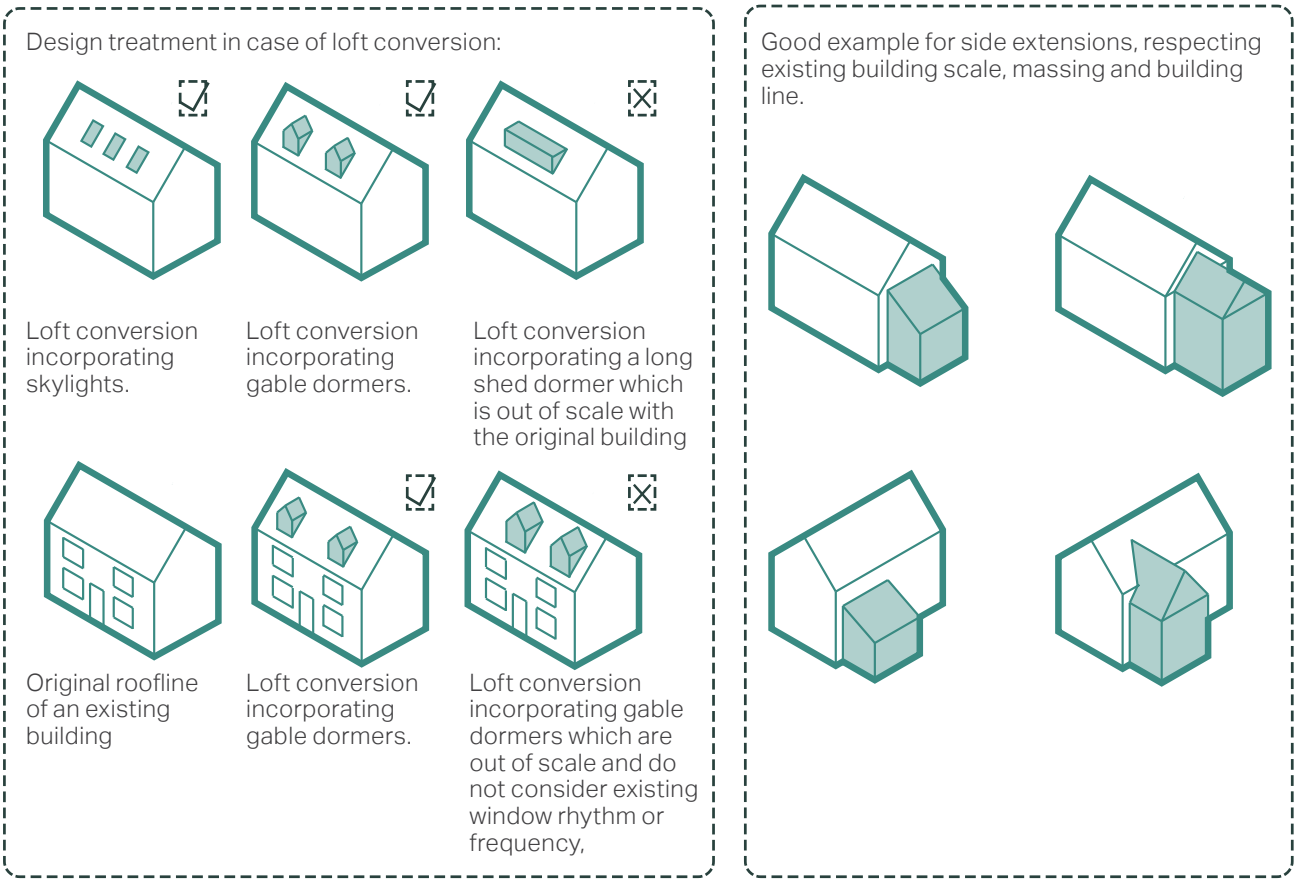


Figure 95: Some examples for different type of building extensions

Linked NP policies: BL2, BL3, BL4, BL13

BF 09 - INFILL DEVELOPMENTS

Infill sites will vary in scale, context and location within a settlement. Any new infill can have significant impact on the character and appearance of the built environment. The following principles should be applied in any future infill site:

- Infill development should complement the street scene into which it will be inserted. It does not need to mimic the existing styles but its scale, massing and layout need to be in general conformity with the existing (this is particularly ridge/eave heights, especially for terraced or dense groupings of buildings);
- The building line of new development should be in conformity with the existing. Very often, with terraced or dense groupings, the building line will be exactly the same, but in other cases it might be acceptable that it closely aligns with the exiting arrangement of buildings where there is an irregular, meandering building line;
- The density of any new infill development should reflect its context and its location in the village (centre or edge), or in a smaller settlement nestled in a wider landscape. The optimum density will respond to surrounding densities whilst making efficient use of land; and
- Where there are opportunities for infill development, proposals should demonstrate that existing views and vistas between buildings and along view corridors have been considered and the aim should be that they are retained, wherever possible. The sight lines, light and views between buildings is crucial to retaining character where infill development is proposed.

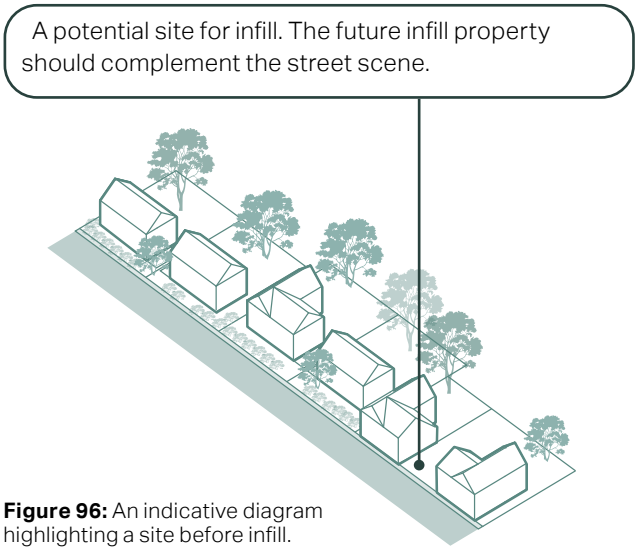


Figure 96: An indicative diagram highlighting a site before infill.

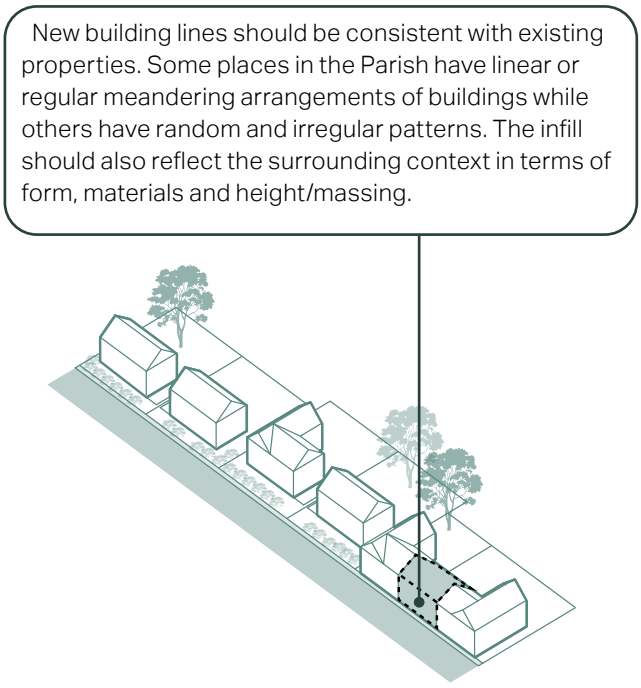


Figure 97: An indicative diagram highlighting a site after infill building.

Linked NP policies: BL2, BL3, BL4, BL13

BF 10 - DESIGN OF FLATS

In central parts of Liphook, close to the railway stations, building heights and overall density is slightly higher. This way of living lends itself to the development of flats. However, in order to not take away from the existing character of the area the plats should be designed in context of the surrounding built environment.

- Building heights should be similar to the surrounding context. If there are only 2.5 storeys houses around, then maximum could be 3 storeys. As well as this, the existing roofline should be retained.
- The massing of buildings should be sensitive to the surrounding context, typologies and density. For example, if there are only detached/semi-detached or bungalows around then the flats cannot have long facades but short ones to match the surroundings.
- A maisonette typology is recommended to offer the opportunity for flats but at the same time preserve the village feel. Maisonette means flat on ground floor and stairs on the side leading to another flat on the upper floor. The result of this is that from the outside it looks more like a semi-detached house.
- Flats should be designed in an intergenerational manner so that they suit the needs of different age groups. For example, flats should both have step free access for older people as well as access to spaces for play for children.
- Parking provision for flats should be in alignment with the East Hampshire Local Plan and other supplementary documents.
- Any parking court should integrate green features to soften the environment and where possible be overlooked for an added element of security.
- Flats should be dual aspect to maximise the levels of natural light for occupants and here possible they should be looking onto open spaces. Furthermore, internal corridors should have views out and not be long or have many turns.
- Flats must all have direct access to external space designed as integral balconies.

Figure 98: Example of flats with good natural light, balconies and communal areas in Highwood Wills development (Source: https://hdawards.org/scheme/highwood-mills/)

Figure 99: Diagrams showing the maisonette typology and how it could be seamlessly integrated with other houses.

Figure 100: Positive example of flats with a public green space, elsewhere in the UK.

Linked NP policies: BL3, BL4, BL13

BF 11 - ARCHITECTURE DETAILS, MATERIALS AND COLOUR PALETTE

Whilst much of the Parish's housing stock was built in the 20th century, there are some earlier 17th and 18th century examples.

Some buildings have modern extensions and alterations. New developments should encourage and support innovative and proactive approaches to design and opportunities to deliver decentralised energy systems powered by a renewable or low carbon source and associated infrastructure, including community-led initiatives.

New developments should strive for good quality design that meets climatic targets for CO2 emissions and that can be constructed in a sustainable way, maximising opportunities for recycling.

Figure 101: Old buildings in the centre of Liphook using traditional materials for the area.

Figure 102: Property in the parish with a hung tile facade.

Informed by the local vernacular, the following pages illustrate acceptable materials and detailing for future housing developments in the Parish. The use of traditional construction finishes should be specified for all new development and repair work. Material specification, quality for repair, replacement and modern developments should be maintained. The requirement for additional housing in the Parish should not trump architectural quality and character of the area.

Future developments should carefully apply this code to avoid creating a pastiche of the existing local vernacular. If traditional methods are used, they must be to a high quality that will allow the building to interact with the street at the same time as providing a good quality of life for the occupants.

Traditional building styles and detailing can be interpreted using contemporary methods to create a place that is both respectful to the existing character of Bramshott and Liphook while having all the benefits of modern living. As well as this, high quality contemporary design is something that is likely to stand the test of time.

Figure 103: Traditional stone house located in the parish.

Figure 104: The varying building materials within the Conservation Area (below).

In the case of a conversion of an existing historic building into a residential use, this should look to preserve and enhance any existing heritage features, to maintain the integrity of the original building. Any new fenestration should be positioned carefully to maintain the character and balance of the building and reflect the existing design through use of complementary materials and finishes. These buildings create the opportunity to provide large single dwellings or can be split into a series of smaller dwellings.

Wall materials

There are different wall materials in the Parish such as red brick, white render, flint, stone and timber cladding .

Fenestration materials

There are various materials and styles used for windows and doors in the Parish such as sash, casement, dual aspect, wall dormer and bow windows, and apex pitched and flat porch roofs. Some windows have additional detailing. Poor examples of uPVC windows exist within the Parish and it is important for windows to be designed to function for views, passive heating and light.

While it is important to respect the character of the parish, it is also crucial that buildings are adaptable for future needs. For this reason the examples below show some contemporary window designs as well as traditional methods.

Roof materials

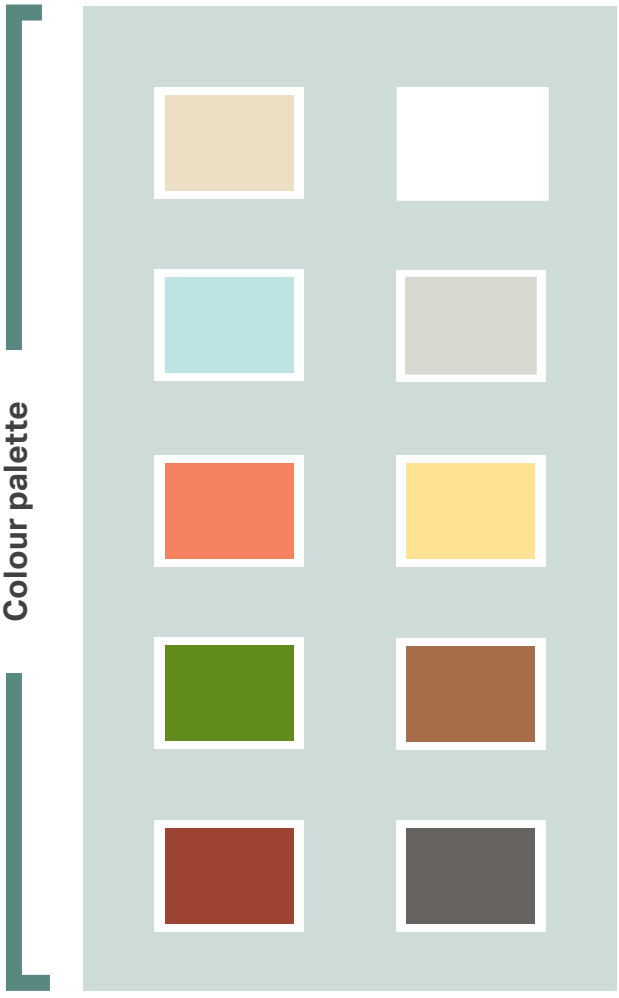
Of those roof materials in the Parish, red pantile and plain brown tile are more often used. The majority of buildings have pitched roofs. PV arrays need to considered as part of the roof arrangement and material choice. There are also some examples of slate and thatched houses in the older parts of the Parish.

Ground surface materials

Generally gravel and cement used in majority of ground surfaces within the Parish.

Boundary treatment materials

There are a wide variety of boundary treatments in the village such as hedgerows, low walls with red brick, soft landscaping and fencing.



Wall

Red brick

Timber framed render

Render

Stone walls

Hung tiles

Painted render or brick

Fenestration

Casement window

Bay window

Box window

Muntin detailing

Roof dormer

Sash windows

Contemporary offset window

Contemporary corner window

Contemporary large window that encourage natural light

Roof

Pitched porch

Flat door canopy

Arched porch

Roof

Red pantile

Grey slates

Plain brown tiles

Ground surface

Tarmac

Cobbles

Stone brick for pedestrian crossings

Painted tarmac for cycle lanes

Gravel

Grass and other vegetation

EE. Environmental and energy efficiency

Design codes in the following section apply to the whole Parish. They contain important policies that will help to reduce our collective impact on the planet while allowing the natural environment in and around Bramshott and Liphook Parish to flourish.

They include general guidance that apply to both new and existing development as some of the policies can be used to modify existing dwelling to become more environmentally sustainable.

Owing to the area's rich green space character, it is hoped that more of these policies are adopted in the future to help preserve and sustain this distinct character.

Linked NP policies: BL4, BL6, BL12

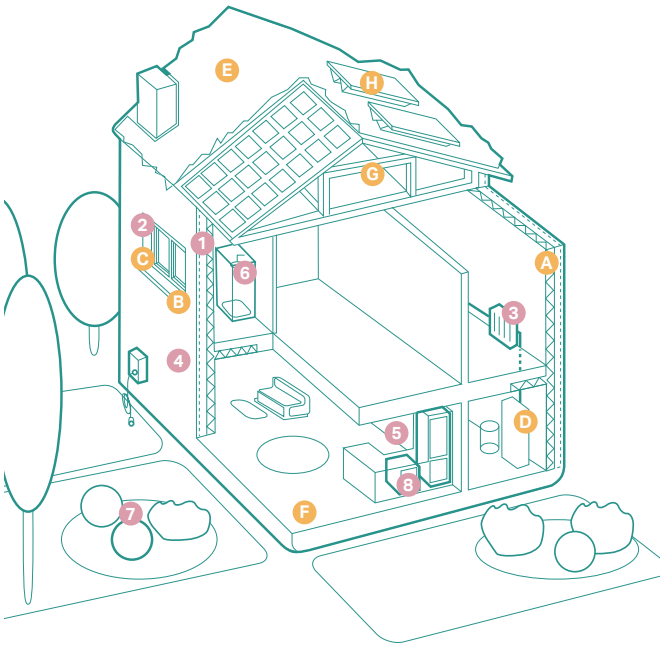
EE 01- FEATURES IN DWELLINGS

The following section elaborates on energy efficient technologies that could be incorporated in buildings and at broader Parish scale as principles.

Use of such principles and design tools should be encouraged in order to contribute towards a more sustainable environment.

Energy efficient or eco-design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating and electric charging points.

All new dwellings should meet the Environmentally Sustainable Design standards set out in the South Down Local Plan Adopted Design Guide.



Existing homes

1. **Insulation** in lofts and walls (cavity and solid)
2. **Double or triple glazing with shading** (e.g. tinted window film, blinds, curtains and trees outside)
3. **Low- carbon heating** with heat pumps or connections to district heat network
4. **Draught proofing** of floors, windows and doors
5. **Highly energy-efficient appliances** (e.g. A++ and A+++ rating)
6. **Highly waste-efficient devices** with low-flow showers and taps, insulated tanks and hot water thermostats
7. **Green space (e.g. gardens and trees)** to help reduce the risks and impacts of flooding and overheating
8. **Flood resilience and resistance** with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

Existing and new build homes

A. **High levels of airtightness**

B. **Triple glazed windows and external shading** especially on south and west faces

C. **Low-carbon heating** and no new homes on the gas grid by 2025 at the latest

D. **More fresh air** with mechanical ventilation and heat recovery, and passive cooling

E. **Water management and cooling** more ambitious water efficiency standards, green roofs and reflective walls

F. **Flood resilience and resistance** e.g. raised electrical, concrete floors and greening your garden

G. **Construction and site planning** timber frames, sustainable transport options (such as cycling)

H. **Solar panels**

Figure 105: Diagram showing low-carbon homes in both existing and new build conditions.

Linked NP policies: BL4, BL5, BL6

EE 02- SUSTAINABLE URBAN DRAINAGE SYSTEM (SUDS)

SuDS cover a range of approaches to managing surface water in a more sustainable way to reduce flood risk and improve water quality whilst improving amenity benefits. Bramshott and Liphook Parish wants SuDS to be integral to the design of Green Infrastructure to improve climate change resilience. Development should apply Building with Nature principles for SuDS.

SuDS work by reducing the amount and rate at which surface water reaches a waterway or combined sewer system. Usually, the most sustainable option is collecting this water for reuse, for example in a water butt or rainwater harvesting system.

Where reuse is not possible there are two alternative approaches using SuDS:

- Infiltration, which allows water to percolate into the ground and eventually restore groundwater; and
- Attenuation and controlled release, which holds back the water and slowly releases it into the sewer network. Although the overall volume entering the sewer system is the same, the peak flow is reduced. This reduces the risk of sewers overflowing. Attenuation and controlled release options are suitable when either infiltration is not possible (for example where the water table is high or soils are clay) or where infiltration could be polluting (such as on contaminated sites).

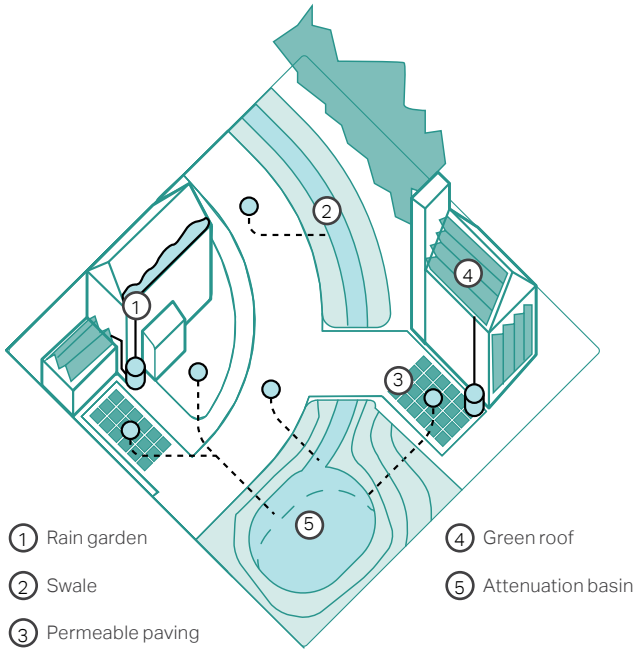


Figure 106: Diagram showing the best use of harvesting water systems rain garden, swales, permeable paving, green roofs

The most effective type or design of SuDS would depend on site-specific conditions such as underlying ground conditions, infiltration rate, slope, or presence of ground contamination. A number of overarching principles can however be applied:

- 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;
- Integrate into development and improve amenity through early consideration in the development process and good design practices;
- SuDS are often as important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water upstream;
- Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area;
- Tailing ponds and swales are good SuD options and should be located in appropriate locations;
- Best practice SuDS schemes link the water cycle to make the most efficient use of water resources by reusing surface water;
- SuDS must be designed sensitively to augment the landscape and provide biodiversity and amenity benefits; and
- Rain gardens where possible should be implemented onto streets of new developments as well as street trees. These will act as a form of urban drainage while softening the feel of the streetscape.

Figure 107: Examples of SuDS designed as a public amenity and fully integrated into the design of the public realm, Sweden.

Linked NP policies: BL5

EE 03- RAINWATER HARVESTING

Rainwater harvesting is a system for capturing and storing rainwater as well as enabling the reuse of in-situ grey water. It is important that new and existing developments follow the guidance below:

- Tanks should be concealed with complementary cladding;
- Use attractive materials or finishing for pipes, unsightly pipes should be avoided;
- Combine landscape or planters with water capture systems; and
- Underground tanks should be used where possible in Bramshott and Liphook.

Figure 108: Example of a rainwater harvesting tank in the shape of a bee hive.

Figure 109: Example of a modular water tank.

Linked NP policies: BL5, BL6

EE 04- PERMEABLE PAVEMENTS

Most built-up areas, including roads and driveways, increase impervious surfaces and reduce the capacity of the ground to absorb runoff water. This in turn increases the risks of surface water flooding. Permeable pavements offer a solution to maintain soil permeability while performing the function of conventional paving. The choice of permeable paving units must be made depending on the local context; the units may take the form of unbound gravel, clay pavers, or stone setts. Suburban concrete pavers should be avoided.

Permeable paving can be used where appropriate on footpaths, public squares, private access roads, driveways, and private areas within the individual development boundaries.

It is recommended that the majority of the unbuilt areas in the plot (i.e. gardens) are permeable by means of landscape such as grass or earth as well as permeable and filtrating pavements. As a rule of thumb the % of permeable area should be between 30% to 70%.

In addition, permeable pavement must also comply with:

- Flood and Water Management Act 2010, Schedule 3;[1]
- The Building Regulations Part H – Drainage and Waste Disposal;[2]
- Town and Country Planning (General Permitted Development) (England) Order 2015;[3]

Regulations, standards, and guidelines relevant to permeable paving and sustainable drainage are listed below:

[1] Great Britain (2010). Flood and Water Management Act, Schedule 3. Available at: http://www.legislation.gov.uk/ukpga/2010/29/schedule/3

[2] Great Britain (2010). *The Building Regulations Part H – Drainage and Waste Disposal*. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/442889/BR_PDF_AD_H_2015.pdf

[3] Great Britain (2015). *Town and Country Planning (General Permitted Development) (England) Order 2015*. Available at: http://www.legislation.gov.uk/uksi/2015/596/pdfs/uksi_20150596_en.pdf

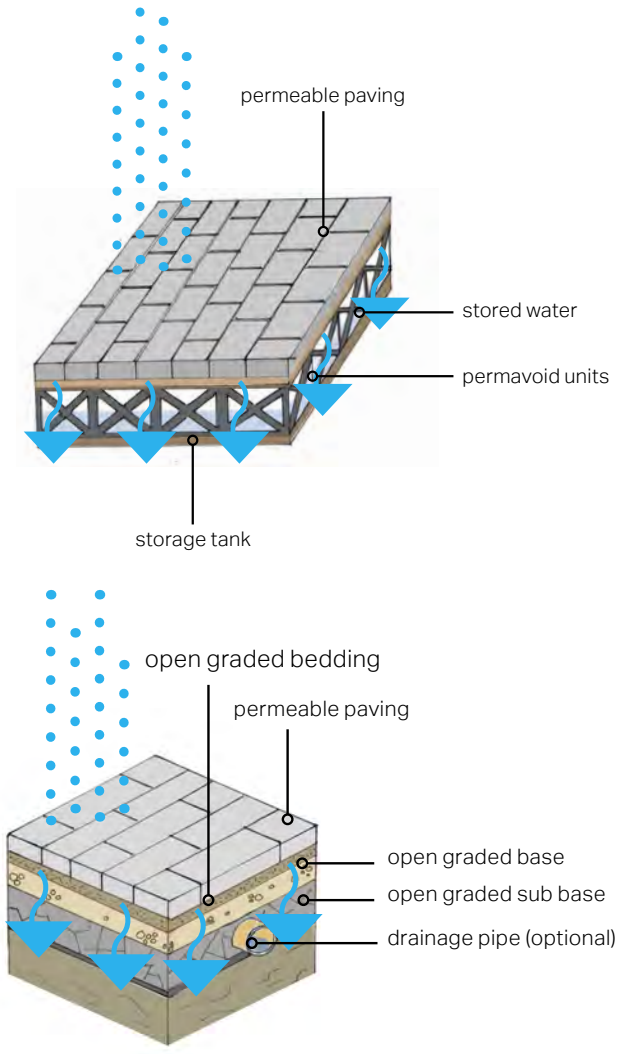


Figure 110: Diagrams illustrating the functioning of a soak away.

- Sustainable Drainage Systems - non-statutory technical standards for sustainable drainage systems;[1]
- The SuDS Manual (C753);[2]
- BS 8582:2013 Code of practice for surface water management for development sites;[3]
- BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers;[4] and
- Guidance on the Permeable Surfacing of Front Gardens.[5]

Figure 111: A good example of permeable paver (Source: https://www.paverconnection.com/testimonial/hedwig-village-permeable-driveway-and-patio-upgrade/)

Figure 112: A good example of clay paver (Source: https://www.londonstone.co.uk/brick-pavers/paving-bricks/)

[1] Great Britain. Department for Environment, Food and Rural Affairs (2015). *Sustainable drainage systems – non-statutory technical standards for sustainable drainage systems*. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf

[2] CIRIA (2015). The SuDS Manual (C753).

[3] British Standards Institution (2013). *BS 8582:2013 Code of practice for surface water management for development sites*. Available at: https://shop.bsigroup.com/ProductDetail/?pid=000000000030253266

[4] British Standards Institution (2009). *BS 7533-13:2009 Pavements constructed with clay, natural stone or concrete pavers.* Available at: https://shop.bsigroup.com/ProductDetail/?pid=000000000030159352

[5] Great Britain. Ministry of Housing, Communities & Local Government (2008). *Guidance on the Permeable Surfacing of Front Gardens*. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf

Linked NP policies: BL4

EE 05- WASTE STORAGE AND SERVICING

With modern requirements for waste separation and recycling, the number and size of household bins has increased. This poses a problem with the aesthetics of the property.

- Servicing arrangements should have a specific and attractive enclosure of sufficient size for all the necessary bins, this avoids the blocking of pavements with bins and makes the public realm more attractive. The storage solutions should be kept to the minimum dimensions in order to prevent the footprint being converted into an annexe at a later date;
- Create a specific enclosure of sufficient size for all the necessary bins;
- Bins should be placed as close to the dwelling's boundary and the public highway, such as against wall, fence or hedge;
- When coming forward with new proposals, developers should provide space for composting in their plans;
- Refer to the materials palette to analyse what would be a complementary material; and
- Create an environmentally sustainable enclosure to contain all bins.

Figure 113: Examples of successful storage design solutions for accommodating bins at the front of buildings.

Linked NP policies: BL4, BL6,

EE 06- WILDLIFE FRIENDLY FEATURES

Biodiversity and woodlands should be protected and enhanced where possible.

- Roadside verges, hedges, and trees should act as natural buffers and should be protected when planning new developments;
- Abrupt edges to development with little vegetation or landscape on the edge of the settlement should be avoided and, instead, comprehensive landscape buffering should be encouraged;
- New developments and building extensions should aim to strengthen biodiversity and the natural environment;
- Ensure habitats are buffered. Widths of buffer zones should be wide enough and based on specific ecological function. These links should connect between existing green infrastructure to maintain or create new ecology corridors; and
- All fencing/walls to gardens should provide hedgehog holes.

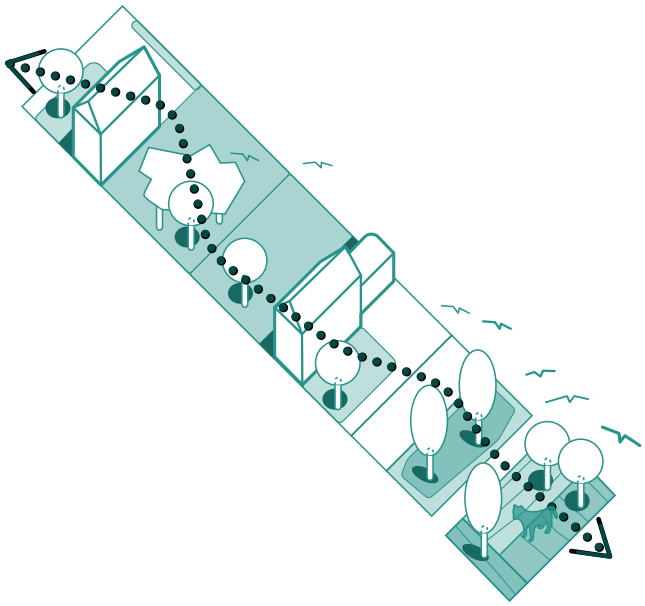


Figure 114: Diagram to highlight the importance of creating wildlife corridors (above).

Figure 115: Examples of a bughouse decorating rear gardens or public green spaces (left).

Figure 116: Examples of a frog habitat decorating rear gardens or public green spaces (right).

- New development proposals should include the creation of new habitats and wildlife corridors such as planting wildflowers and bulbs on the village green spaces, meadows and verges. This could be by aligning back and front gardens or installing nest boxes for birds or bricks in walls and improve habitat at ponds. Wildlife corridors should be included to enable local wildlife to travel to and from foraging areas and their dwelling area;
- Avoid low maintenance gardens which are harmful to wildlife by reducing hard landscaping; and
- The loss of any tree and garden should be discouraged. Encourage permeable pavement and gardens which is beneficial to biodiversity net gain.

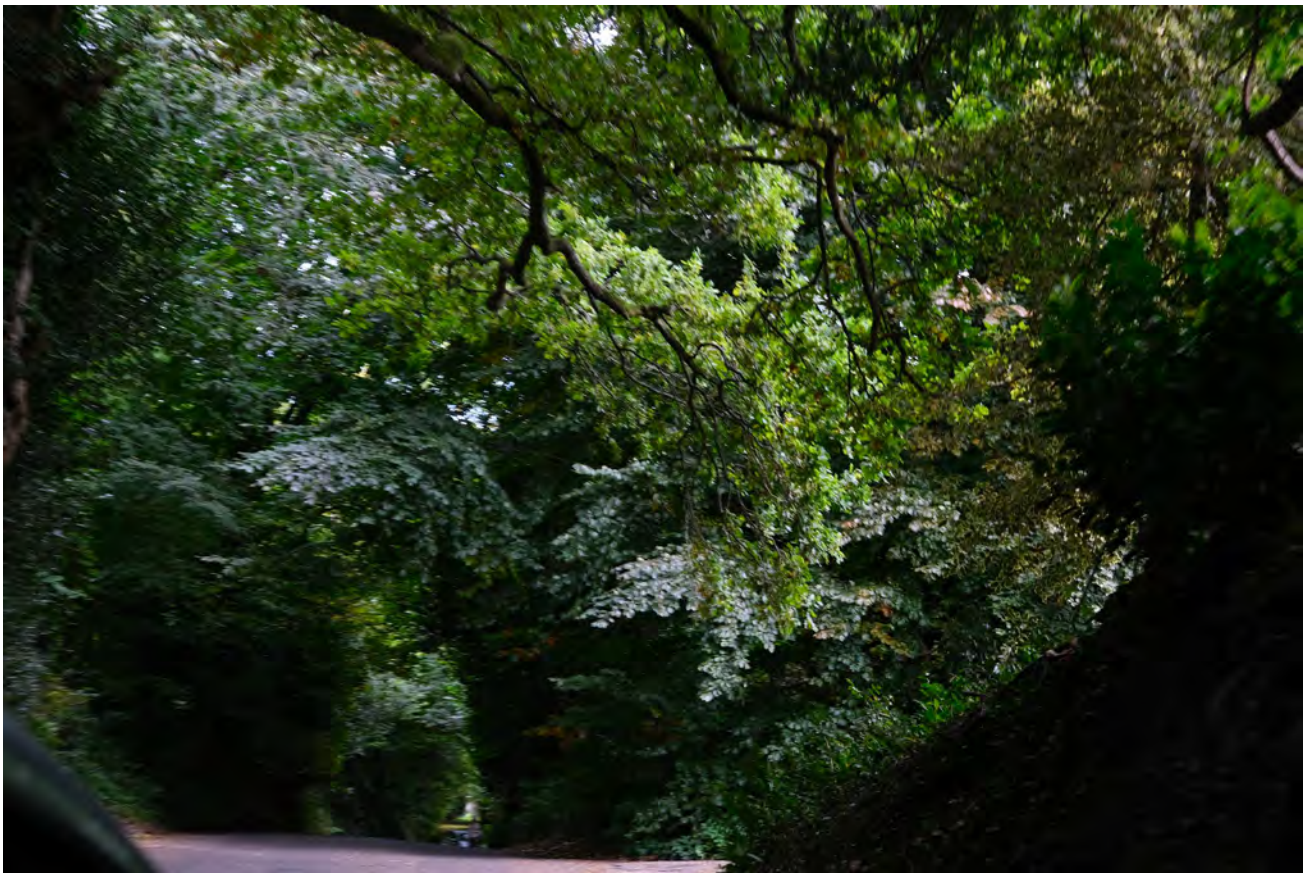


Figure 117: The ancient woodland in the Parish should be protected along with other important green spaces.

Linked NP policies: BL4, BL12

EE 07 - ELECTRIC VEHICLE CHARGING POINTS

Bramshott and Liphook Parish strongly supports proposals for in private transport using electrically and other non fossil fuel powered vehicles. Those can be integrated both on and off street. Some design guidelines on how new development should design for electric vehicle charging points are:

On-street car parking or parking courts

- Car charging points should always be provided adjacent public open spaces. Street trees and vegetation is also supported to minimise any visual contact with the charging points;
- Where charging points are located on the footpath, a clear footway width of 1.5m is required next to the charging point to avoid obstructing pedestrian flow; and
- Car charging points within parking courts are highly supported, since they can serve more than one vehicles.

Off-street car parking

- Mounted charging points and associated services should be integrated into the design of new developments, if possible with each house that provides off-street parking; and
- Cluttering elevations, especially main façades and front elevations, should be avoided.

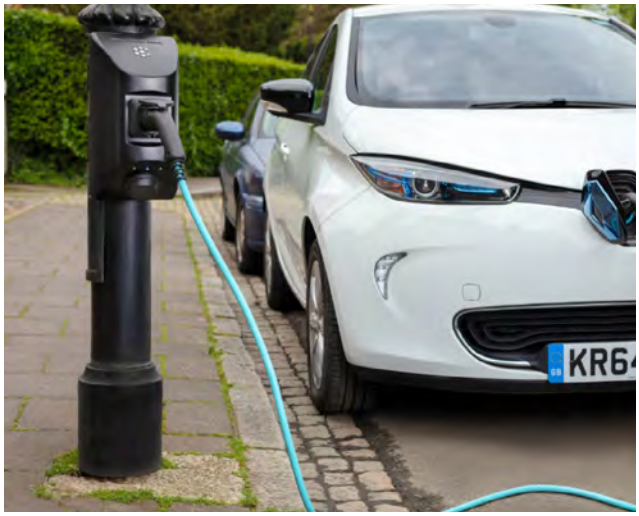


Figure 118: Example of on-street electric vehicle charging points.

Figure 119: Example of electric vehicle charging points in a parking court.

Figure 120: Example of off-street electric vehicle charging points.

5.3 Applying the design guidance and codes

This section of the report will give a few examples of how the design codes could be used in the case of any new development. The idea is that any development that does come through in the future should be respectful and similar in scale to the surrounding areas. To do this some exemplar case studies from across the UK have been picked out to show how the codes in section 5.2 can be used on new developments to make them sensitive to whatever part of the Parish they occur in. This will be done using both 3D drawings and exemplar masterplans.

The sites that are being used as examples are Lovedon Fields in Hampshire (an example of a low density development) and Horsted Park in Chatham (which is a higher density development). This will show how the codes can cover different types of development that are suitable to the Parish depending on the area that they are done in.

Lovedon Fields - East Hampshire

Lovedon Fields sits at the edge of the village of Kings Worthy, Hampshire with views toward the SDNP. The 50 new dwellings are arranged around a green and a lane and the house types take clues from local rural buildings – rows of cottages; smallholdings gable end on to the road; the threshing barn.

The homes provide a backdrop to a public realm designed to encourage interaction and community, with doorstop benches, overlooking roof terraces, calm shared surfaces and informal meeting and play spaces.

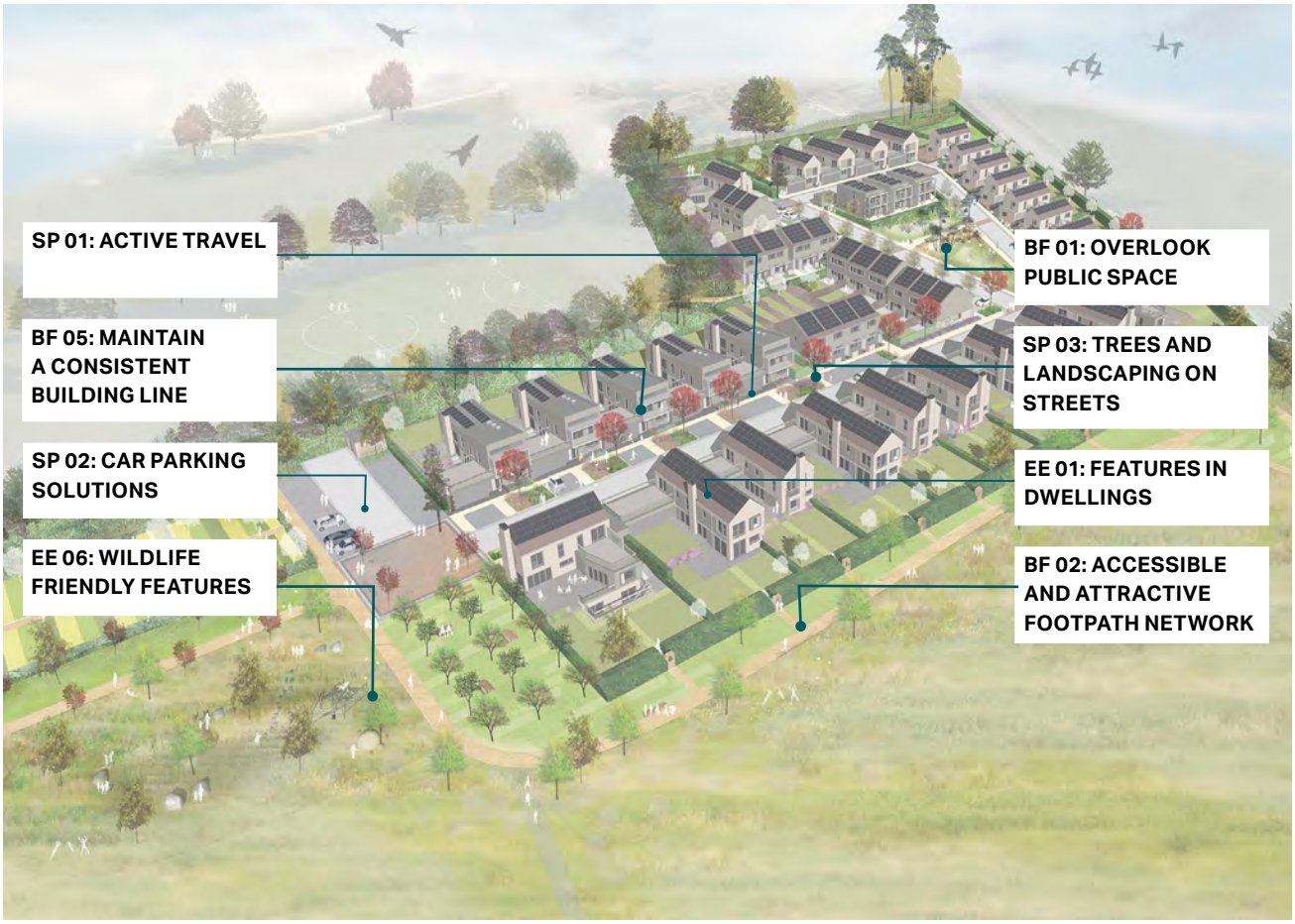


Figure 121: Lovedon Fields masterplan, Source: John Pardey Architects. Via: https://bdlandarch.com/lovedon-fields/

Lovedon Fields - East Hampshire

The image below on the left shows a healthy front yard proportion where the car does not dominate and vegetation takes center stage in stead. As well as this space has been made for cycle parking which provides further incentives for active travel.

The image on the right shows how an edge of settlement development can be designed in order to be respectful to the surrounding countryside. As well as this public footpaths have been integrated into the design making it easier for people to walk or cycle rather than get in the car.

Figure 122: 3D renders of Lovedon Fields from John Pardey Architects. Via: https://www.johnpardeyarchitects.com/modern-architecture/residential-architecture/lovedon-lane/

Horsted Park - Chatham

Set in a suburban location to the south of the historic centre of Rochester and located on the edge of an escarpment landscape with dramatic views across the valley, Horsted Park is a mixed-tenure neighbourhood of around 340 new homes.

It is a fine example of a higher density masterplan that draws inspiration from the areas local heritage as well as putting impetus on active transport which is something that Bramshott and Liphook NPSG advocate for.

Figure 123: Horsted Park masterplan, Source: Proctor and Mathews Architects via: proctorandmatthews.com

Horsted Park - Chatham

The image below shows how despite the fact that Horsted Park is a higher density development, it still uses vegetation and street trees to create a more attractive streetscape. Hedges and street trees also create slight chicanes in the road making the street feel more pedestrian friendly.

The material uses on this particular street creates a softer feel to the urban environment. As well as this the houses all front onto the road creating active edges and a feeling of natural surveillance.

Figure 124: Horsted Park 3d render, Source: Proctor and Mathews Architects via: proctorandmatthews.com

5.4 Checklist

As the design guidance and codes in this document cannot cover all design eventualities, this chapter provides a number of questions based on established good practice against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has considered 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 guidance for new development'. Following these ideas and principles, questions are listed for more specific topics on the following pages.

1

General design guidelines for new development:

- New development will 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 with and enhance the existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent vegetation and 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;
- 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;
- Positively integrate energy efficient technologies;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental 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

Local green spaces, views & character:

- 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?
- 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?
- In rural locations, 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?
- Can any new views be created?
- 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?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?
- Does the development provide a minimum of 10% BNG, communal green space and integrated green/blue infrastructure?

3

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- 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?
- Do the points of access conform to the statutory technical requirements?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

5

Buildings layout and grouping:

- 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 townscape?
- 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?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

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?

7

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array?
- 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?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood?
- What is the impact of the proposed changes/extension on the surrounding environment, including green space and parking/pedestrian access?
- Is the roof form of the extension appropriate to the original dwelling?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?
- What is the impact of the proposed changes/extension on the surrounding environment, including green space and parking/pedestrian access?

9

Building materials & surface treatment:

- 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 and roof details been addressed in the context of the overall design?
- Does 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?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

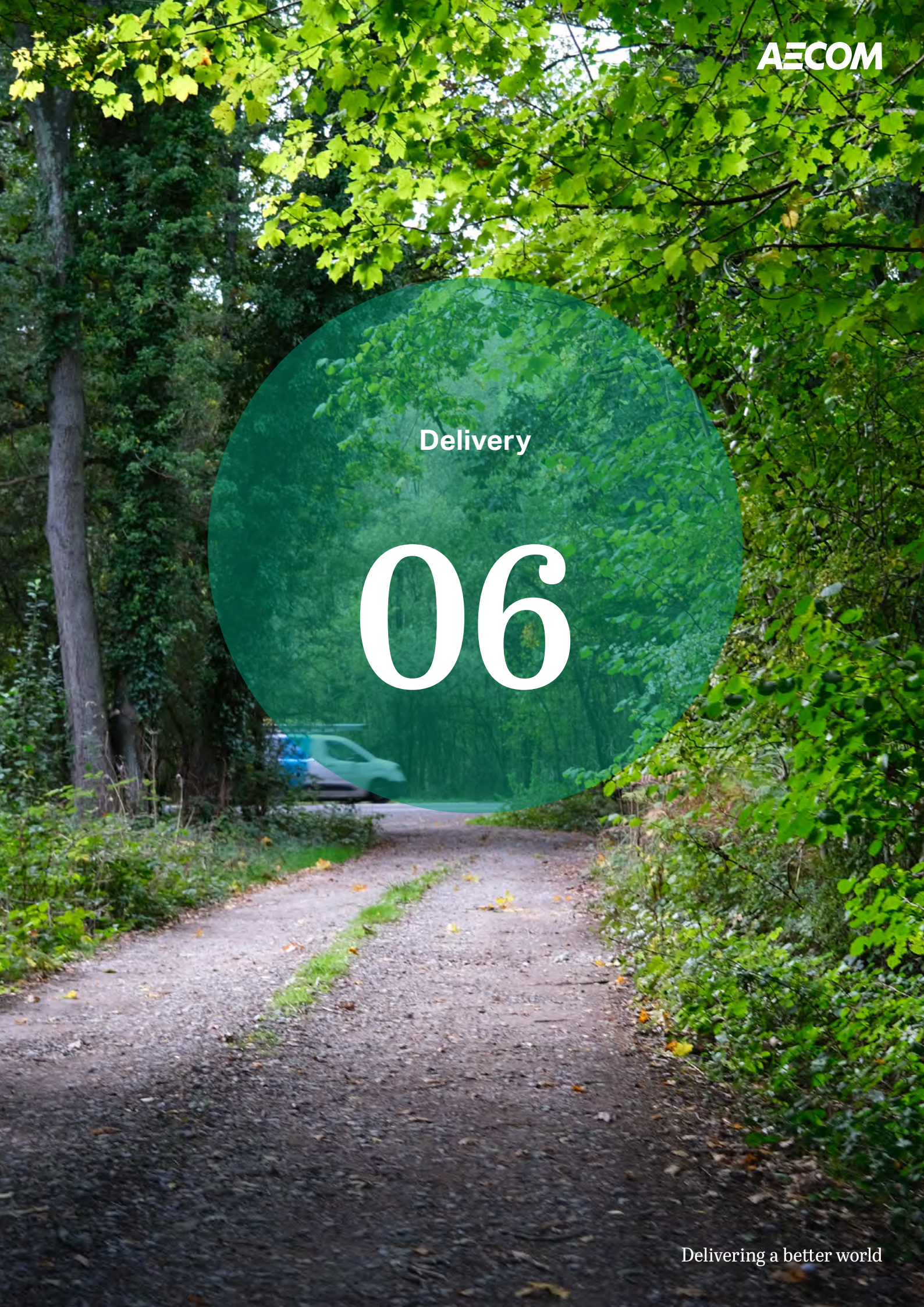
Car parking:

- 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?
- Has adequate off road parking been provided for each dwelling?
- Does the proposed parking arrangement provide sufficient security and deter anti-social behaviour/crime?

11

Architectural details and design:

- Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- 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?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Delivery
06
Delivering a better world

6. Delivery

The Design Guidelines & Codes will be a valuable tool in securing context-driven, high quality development in Bramshott and Liphook Parish. They will be used in different ways by different actors in the planning and development process, as summarised in the table.

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 Guidelines as planning consent is sought.
Local Planning Authority	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidelines should be discussed with applicants during any pre-application discussions.
Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidelines 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.

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