

***APPLESHAW
and
REDENHAM***

***VILLAGE DESIGN
STATEMENT***



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INTRODUCTION

What is a Village Design Statement?

The Village Design Statement describes the Parish and settlements of Appleshaw and Redenham as they are today and enables local residents to provide clear guidance as to the essential characteristics of the villages and surrounding countryside, which they wish to be respected in the event of future development. Included are recommendations in respect both of new build projects and changes to the existing structures, as well as comment on the surrounding area.

The Design Statement is a Parish Council sponsored project, undertaken by residents of the village communities of Appleshaw and Redenham, in conjunction with the Parish and Borough Councils.

Village Design Statements are produced for the use of planners, developers, local Councils and community members themselves.

Why do we need a Village Design Statement?

The National Planning Policy Framework, (NPPF), effective from March 2012, consolidates all national planning policy into one document and includes core planning principles (para.17) that planning projects and decisions taken should (inter alia):

- * Take account of the different character and roles of different areas, recognising the intrinsic character and beauty of the countryside, supporting thriving rural communities within it
- * Conserve heritage assets
- * Seek to secure high quality design

Test Valley Borough Council's (TVBC) Local Development Framework (LDF) comprises a portfolio of documents setting out the vision and strategy by which the requirements of the NPPF can be implemented locally, whilst providing housing development to meet the requirements of a growing population.

This portfolio includes relevant and detailed Development Plan Documents (DPD) (also called the

Local Plan) and Supplementary Planning Documents (SPD), such as Village Design Statements, which have been approved and adopted by TVBC. These Design Statements, once adopted, are afforded Supplementary Planning Document (SPD) status and form part of the Local Development Framework (LDF).

By producing a Village Design Statement that embraces the principles of the National Planning Policy Framework (NPPF) and the Local Development Framework (LDF), the parish can provide guidance for consideration on future planning proposals and applications.

General Guidance

New development should be of a scale in keeping with the character of the villages.

Future planning proposals for the area should respect the features of the surrounding landscape and

retain views from local rights of way.

The Village Design Statement was adopted by Test Valley Borough Council on 15th April 2015 as a Supplementary Planning Document (SPD).

Bibliography:

Test Valley Borough Council Conservation Policy for Appleshaw -
<http://www.testvalley.gov.uk/resident/planningandbuildingcontrol/heritage/conservationarea/>

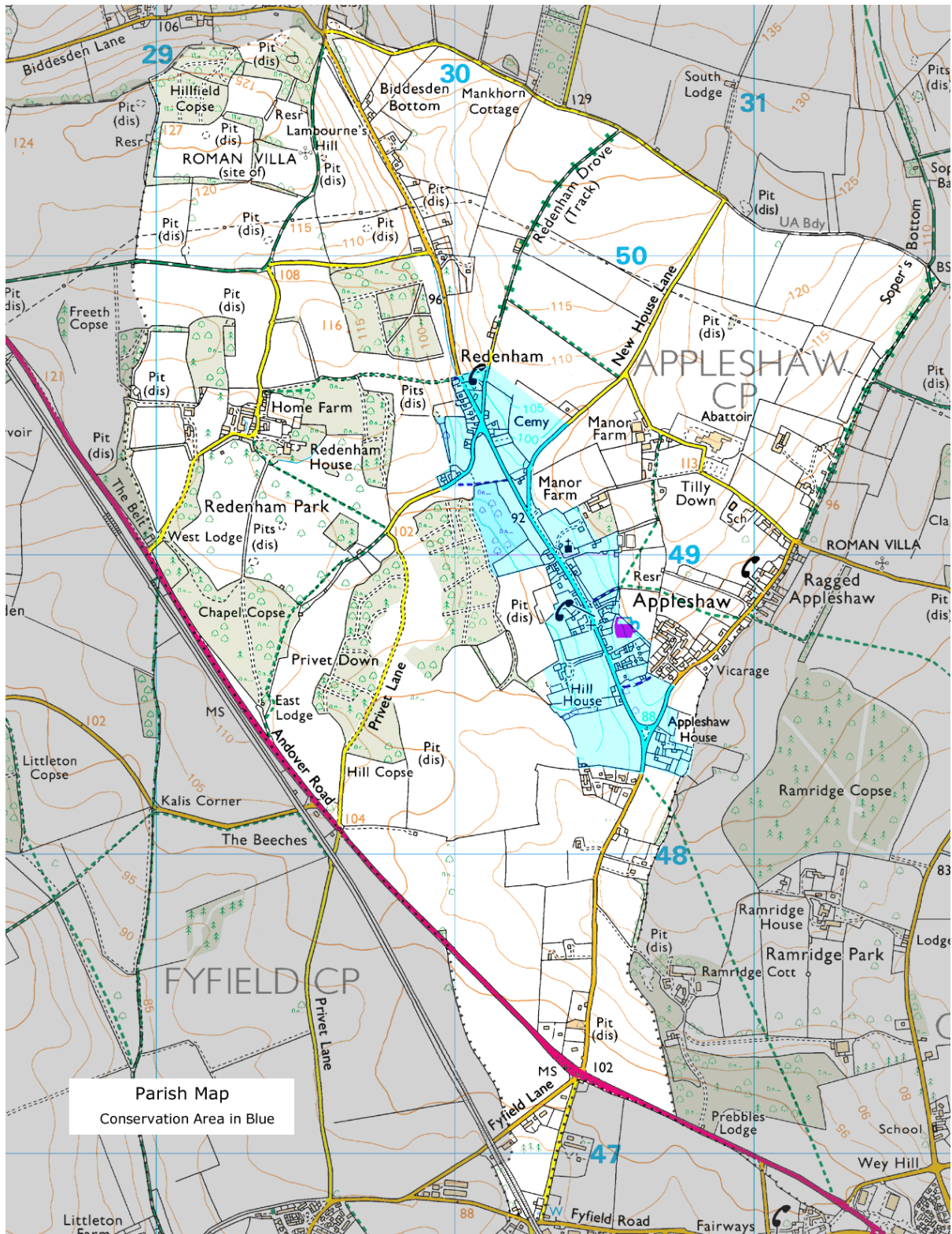
Test Valley Community Landscape Project:
www.testvalley.gov.uk/tvlcp

Appleshaw Village website -
www.appleshaw.org.uk

<http://www.testvalley.gov.uk/resident/planningandbuildingcontrol/heritage/listedbuildings/>

Parish Map contains OS data © Crown Copyright under Licence Number 100054048 2013 EUL.

The Parish of Appleshaw, including the hamlets of Redenham and Ragged Appleshaw, is located in the northwest corner of Hampshire, close to the Wiltshire border.





Aerial views of the Parish and surrounding countryside

Conservation Area

Conservation Areas were first designated under the Civic Amenities Act 1967. The current primary legislation is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990. This defines a conservation area as '*An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'. TVBC as local planning authority has a '*Duty to ensure that the character or appearance of a conservation area is preserved or enhanced, when considering applications for development. This includes development which affects the setting of a conservation area*'.

There are 38 Conservation Areas within the Test Valley Borough and parts of Redenham and Appleshaw have such a designation, which was adopted by Test Valley Borough Council on November 6th 1985.

The extent of the Conservation Area is illustrated on the Parish Map (see page 5).

There is also a significant concentration of Grade II Listed Buildings in the Parish, both within and outside the Conservation Area. Notable examples include Manor House (Appleshaw), Redenham House, Appleshaw House, Mead House and Hill House.

History

Appleshaw

Early settlement

There is no precise date for the initial settlement in Appleshaw; although signs of prehistoric activity exist, the first firm evidence of permanent settlement relates to the Roman period. Villa sites have been discovered close to Appleshaw and Redenham where, in the nineteenth century, the "Appleshaw Hoard", now held by the British Museum, was excavated, comprising 32 pewter domestic vessels plus pots of gold and silver coins. It is thought that the villa was abandoned in the fourth century.

Appleshaw is not mentioned in the Domesday Book; the first written reference to Appleshaw or "Appleshaghe" is in the thirteenth century and the "shaw" is thought to derive from "shaghe", an early word for a wood

Seventeenth Century - the impact of sheep farming

By 1688 the manor of Appleshaw was in the hands of John Smith, who was granted permission to hold two sheep fairs, later increased to three, per annum.

Towards the end of the eighteenth century the major landowners and sheep farmers based at Appleshaw were the Edwards at Manor House (then located by the roadside to the west of the church) and the Baily's at Mead House.

Under their leadership, Appleshaw was able to wrest the major part of the regional sheep sales away from more established markets at Weyhill



Manor House, Appleshaw

Fair despite legal challenge. This resulted in 15,000 sheep being sold at Appleshaw in 1800, their resultant wealth allowing the Baily's to build Appleshaw House on the proceeds of one years wool sales.

The 1801 census showed a population of 245 people, which had increased to 559 by 1961

In 1814, The Enclosure Acts created new fields on lands leading up to the

main road and the first road leading to the main A342 was built, replacing as the main route to Andover the gravel track that turns left 300 yards after Cleaver Cottages.



Appleshaw House

The Appleshaw settlement grew mainly as a self contained farming community, the nucleus forming along the road which bisects the village today, with retail properties including several public houses, a village store, butcher and drapery, all now private dwellings with the exception of the Walnut Tree Inn.

The fortunes of the great sheep farmers of the area waned from the 1870's onwards when the first refrigerated ships brought meat and wool from Australia, ending an 800 year monopoly on exports of lamb and wool to Europe.

Twentieth Century onwards

The Edwards family sold up before the First World War, the Bailys just

after the War. Their estates were broken up into smaller parcels of land, all under new ownership. The fields created under the auspices of the 1814 Enclosure Act retained their boundaries in these sales.

Throughout the twentieth century, mechanisation in agriculture reduced the number of parishioners employed on the land and working locally. Transport improvements also enabled job opportunities to be secured outside the area so that, in the twenty first century, far fewer work in the parish and, for those who do, the type of employment undertaken is more diverse.

Parish Church and School

Appleshaw has been an ecclesiastical parish since 1866 and is now part of the benefice of Appleshaw, Kimpton, Thruxton, Fyfield and Shipton Bellinger. The Parish Church of St Peter in the Wood was built in 1836 on the site of an earlier thirteenth century church. Three years later a Methodist Chapel was constructed.

Appleshaw St Peter's Church of England Primary School (pictured below), a church aided school, moved to the current site in 1966 from the original 1870 building, which housed 65 children.



Appleshaw School

Ragged Appleshaw

Ragged Appleshaw, once abutting the entrance to Royal hunting grounds centred on Ludgershall Castle, extends north eastwards from Appleshaw village. The word "Ragged" is an elision of medieval French for king and the anglo-saxon word "gedde" meaning gate. ie Royal Gate, which was at the beginning of the "sopers bottom" valley, so called because nineteenth century laundries were located there.



Ragged Appleshaw looking north eastwards

The land lying to the east of Ragged Appleshaw and Appleshaw and Mead Houses has been owned since 1440 by the Ewelme Almshouse charitable trust, created by the Duke of Suffolk, who was executed for his religious beliefs under Queen Mary; the Ewelme Trust lands are administered today by solicitors in Oxford.

Redenham

Early settlement

Redenham was occupied in Roman times, evidenced by the 19th century discovery of the remains of a villa, farm building, coins, stone tiles at Lambourne's Hill. An archaeological dig at Mulberry Cottage (formerly Tamarisk) in 1981-6 found remains of a shrine used in the pre Roman and Roman eras, possible 1st century building, pottery and pyre debris.

The name Redenham may take its name from reeds, which grew along the streams or marshy pools, with the meaning "the low lying meadow by the reeds".

Redenham is not mentioned in the Domesday Book but in 1263 property and land was transferred to

Roger de Redenham and his heirs. Redenham is first termed a manor in the sixteenth century.

A deed entailing property on Robert, son of Luke, de Clanville mentions the presence of a chapel probably in the 14th century. Chapel Copse situated immediately south of Redenham Park may be the site.

Eighteenth Century onwards

In 1701 Redenham Estate had a house, buildings, gardens and meadows, although the precise position of the house is unknown.



Redenham viewed from across Redenham Park land

The Test Valley Community Landscape Project classifies Redenham as an Estate Village Settlement type and many early houses were, indeed, attached to surrounding estates and farms, providing housing for agricultural and rural employees.

The current Redenham House, built in 1774, was part of an estate comprising the manor of Fyfield plus land in Fyfield, Thruxton, Kimpton and Andover. After the estate was sold in 1908, it was divided into many smaller holdings.



Dove Cottage

The village shop in Redenham closed in the early 1980's. The Dog and Gun Public House continued to operate but has since converted to a private dwelling, Dove Cottage, pictured above.

Appleshaw Parish Today

The hamlet of **Redenham** comprises a mixture of traditional thatch and rendered cottages, brick and brick and flint dwellings with either slate/tile or thatched roofs, with some modern additions along Redenham Drove and Biddesden Bottom Road, moving in the direction of Biddesden House.

Ivy Cottage is a late 18th Century flint and brick Grade II Listed building with later extensions and a tiled roof; Hut Cottage, a Grade II Listed flint building with thatched roof, dates from the 17th century.

Redenham Village Green forms part of the road junction with Privet Lane and is recognised by the presence of a nineteenth century cast iron water pump.

The settlement is surrounded by farmland, paddocks and the lands of Redenham Park, at the centre of which are Redenham House and Home Farm. Redenham House is a Grade II* Listed eighteenth century two storey Classical mansion faced with Bath stone, slate roofed with an ionic porch of two coupled columns, two palasters containing double doors.



Redenham House

The cottages at Home Farm are a mixture of the traditional local styles and some more modern brick and tile dwellings.



Park Farm House

Park Farm House, a Grade II Listed flint and brick building with a thatched roof, dates from the 16th century with an 18th century extension and is one of the earliest surviving buildings in Redenham.

The undeveloped open countryside between Redenham and Appleshaw has been maintained, the only dwelling amongst the farmland and

horse paddocks along Biddesden Bottom Road being The Old School House, now a family home.

Entering **Appleshaw** from the Redenham direction, the linear settlement pattern is obvious, with most houses and gardens fronting onto the road, although some dwellings are set behind the roadside properties and, from here to the allotments, there is a markedly high concentration of Listed Buildings of varied construction and design.

The first building on the right is Manor Barn Cottage, a Grade II Listed thatched cob/brick and flint property dating in part back to the seventeenth century and one of the earliest surviving buildings in the village.

Formerly an agricultural building, it was converted to a private dwelling in the 1940/50's and has recently undergone extensive refurbishment, including a rear extension of style and size sympathetic to the main dwelling, as illustrated.

Opposite, at the end of the drive to the Manor House can be seen the Grade II Listed Manor House Lodge, an interesting single storey dwelling,



Manor Barn

of rectangular form, ending as a half octagon next to the driveway entrance. A roof of fish scale slates tops plain walls. The twentieth century extension to the rear blends with the original structure, which abuts the churchyard wall.

The driveway leads to the Grade II Listed early nineteenth century Manor House, of simple late Regency classical style with stucco exterior walls and a slate roof. The rear, with a small lower wing has walls of flint with brick dressings. The house is set in generous and mature gardens.

Between the Manor House and Grade II Listed Rosehill lies St Peter's in the Wood, the parish church, surrounded by a small area of churchyard.

Rosehill is late 18th Century with some later additions. Walls are of rendered brick and brick and flint, the roof tiled. A classical style 20th

century porch contains the original entrance, retaining panelled reveals.



Rosehill

The eighteenth and nineteenth century nucleus of the current village continues from here towards The Walnut Tree Inn at its heart, demonstrating a pleasing mix of design and materials in construction and a variety of sizes although, height-wise, two stories is the norm. Brick or brick and flint prevails with some rendered properties and either thatch or tiled/slate roofs. It is in this area that the highest ratio of listed properties is found.

On the left hand side of the road, the Village Green is enhanced by a splendid row of walnut trees and the view from here across the horse paddocks of Rosehill emphasise the rural nature of the core of the village.

Opposite the Green is a fine example of a traditional local brick and flint wall providing the frontage to Whistlers Mead, a substantial Victorian red brick house.

An interesting clock is attached to the wall of the adjacent Old Rectory, dating back to Queen Victoria's Diamond Jubilee in 1897. The house dates to the mid 18th century, with early nineteenth century additions. Walls are painted brick and the roof tiled with a central pediment with roundel insert above the centrepiece. The entrance is an open porch with two doric style columns and 2 half columns on a stone step.

There is record of a late medieval hostelry on the site of the Grade II Listed Walnut Tree Inn and the current public house contains some seventeenth century timber framing, the majority construction being early nineteenth century.

Opposite the Walnut Tree is the converted brick and flint Methodist Chapel.



View from Appleshaw Green to The Walnut Tree Inn

From Hammers, a Grade II listed render walled, thatched cottage, a terrace of cottages runs towards the village allotments. These comprise a variety of traditional local construction – brick, brick and flint and render walls all being present with thatched or slate/tiled roofs. The terrace is separated from the allotments by The Old Church Hall, converted to a private dwelling in 1995.



View along the village street from Hammers

Opposite these cottages, the substantial Queen Anne Grade II* Listed property, Hill House, sits back from the road in an elevated position

within its own grounds. This early 18th Century property, of red brickwork and tile construction, is predominantly of two stories and attic and has a nineteenth century two storey wing of flint walls and brick quoins.

Between the allotments and the Ward Memorial Playing Field, on the left of the village street, the West Park cul de sac, (having replaced early twentieth century council houses), dates from the 1970s, with Pippin Grove, a Test Valley Housing Association development of houses and flats for rent, completed in 2009, replacing the demolished Shaw House. The dwellings are a mix of red brick and rendered walls, all with plain tiled roofs, as illustrated below.



The two modern brick and tile houses on the right of the street were built in the 1980s.

At the far end of the Playing Field, where the road branches, are located the significant Grade II Listed Appleshaw House and the Grade II* Listed Mead House.

Appleshaw House, built in the late 18th century with later extension, is two storied and of red brick and tile construction. The semi-circular open porch on 2 steps, of 2 columns and 2 ½-columns, encloses a ½-elliptical arch above a doorframe with side windows, radiating fanlight decoration, and a 6-panelled door.

Mead House is of Queen Anne design, dating from 1720, with some later alterations. Construction is brick wall and slate roof with a symmetrical front of 2 storeys and attic. The doorway (early 19th Century) has a large moulded canopy, with ¾ Doric columns, a plain frame enclosing a Gothic fanlight and a 6-panelled door.

To the north east of the Playing Field lies the hamlet of **Ragged Appleshaw**, where the majority of post war development has taken place. Amongst the modern properties, however, some earlier houses are discernable, notably the well proportioned Grade II Listed properties Orchard House and

Hillside House plus the pair of thatched cottages Queen Anne Cottage and James 1 Cottage, also Grade II Listed, distinctive for their external exposed timber beams.



The modern properties, of brick wall and tiled roof construction in the main, are generally in keeping with the size of plot, allowing for adequate gardens and off road parking, maintaining the sense of space and rural feel of the village. Apart from the Greensey development, and one or two stand - alone examples, Ragged Appleshaw continues the linear settlement pattern.

At the end of Ragged Appleshaw, the road turns uphill to the left to Tilly Down and the village school, revealing a row of modern brick and tile semi detached two storey houses.



Tilly Down viewed towards Appleshaw School

Beyond the school can be found the commercial meat packaging plant and, close by, a small cluster of two storey cottages.

To the west of the Ward Memorial Playing Field, the road forks towards the main A342. A modest 1950's cul de sac development of generously sized modern houses and bungalows – Barncroft - can be found to the right and then, apart from Cleaver Cottage, an eighteenth century property close by the road, the houses on either side are set well back, enjoying generous garden spaces and blending with the farmland surround. At the top of this road, two modern houses are sited to the right on the A342 and the rest of the parish stretches towards the boundary along Dauntsey Drove and Fyfield Road, where the properties are of relatively modern brick and tile construction, enjoying the peaceful, rural location.

Further examples of building design



Modern detached house, brick with tile overlay on walls and tiled roof



Detached house, brick and flint walls, slate roof



Period cottage. White washed walls with thatched roof



Traditional cottage. Red brick walls with slate roof.



Semi detached cottage. Traditional brick and flint walls and slate roof



Period house. Rendered brick walls, some brick and flint, slate roof



Village houses, fronting directly onto road. Painted brick walls and tiled roofs.



Period cottage. White washed walls and thatched roof



Brick and flint wall



Traditional brick and flint terrace of cottages, side on to public highway



Modern Brick and tile bungalow with flat roof to rear (not visible from road)



Traditional cottage. Red brick walls with thatched roof



Traditional cottage. Red brick walls and slate roof



Semi detached modern house. Red brick walls and tiled roof

Guidelines – Building Form and Style.

The Guidelines reflect the design features best supported in the Parish Survey, together with some additional aspects which the Parish Council consider significant.

New buildings should be sympathetic and sensitive to existing local building styles and materials in the villages and particularly in relation to neighbouring houses.

The physical frontage of plot boundaries should, where present, comprise natural hedging, brick walls or post and rail fences.

New build homes should not exceed two storeys, with the roofline in keeping with surrounding properties. The scale and placement of the property within the plot should be in harmony neighbouring properties.

Modern and innovative design and materials should be accommodated where these blend with and do not detract from **the traditional rural appearance of the villages** or fail to respect existing neighbouring properties, particularly Listed buildings.

Concrete walls, plastic cladding and extensive flat roofs should be avoided where visible from public highways.

New build properties and conversions/extensions should not over develop the plot but respect the plot ratio, density and settlement pattern of the local area. Where possible driveways should be free draining.

Conversions and extensions should incorporate materials and design to match or blend with those of the existing property and be constructed in reasonable proportion both to that property and neighbouring houses.

If a natural boundary is created with tall, mature trees for instant screening, **consideration should be given to the proximity of neighbouring properties** and any adverse effect upon them.

In summary, the parishioners consider that the current wide diversity in design, dimension and materials provides adequate scope for new build, conversion, extension and refurbishment projects to blend with, in particular, neighbouring houses.

Overall the effect of a rural settlement should be retained, with properties set back from the road frontage contained within adequate plots with a generous display of natural features such as trees and hedgerows.

Landscape and Open Spaces

The Agricultural Land Classification Grades for the land surrounding and within the settlements of Appleshaw and Redenham are predominantly 2, 3a and 3b farmland, used for a mix of arable and livestock farming and the grazing of horses. Grades 2 and 3a are among the top three grades, such land being evaluated as the best and most versatile and enjoying significant protection from development.

The fields are interspersed with established woodland copses and tree lines and bounded by mature hedges containing a variety of local hedge species such as hazel, hawthorn and dog rose.



Footpath from Ragged Appleshaw



View from Tilly Down towards Redenham

The countryside surrounding the settlements supports a diverse wildlife with deer and foxes commonplace and glimpses of hare and the reclusive badger. Red kites and buzzards are also regularly sighted, along with a wide range of other birds such as pheasant, crows, rooks, jackdaws, yellow hammers, lapwing, jays, woodpeckers and owls, as well as the more common garden and songbirds.

The parkland of Redenham Estate has 7 Sites of Importance for Nature Conservation (SINC), comprising ancient and semi-natural woodland. Residents and visitors can enjoy extensive views and a feeling of space and tranquillity from the network of public rights of way running throughout the Parish.



View from Tilly Down towards Chute Forest

The Village Green at Redenham, marks the centre of the original settlement

The Ward Memorial Playing Field, a well maintained grass area is available, in conjunction with Appleshaw Village Hall, for sporting and social occasions and provides an attractive rural aspect from the Village Hall across the fields of Appleshaw House to nearby Ramridge Copse.



The Ward Memorial Playing Field

Appleshaw Village Green, running alongside the main street from The

Walnut Tree Public House to Appleshaw Manor contains a well established row of walnut trees providing a pleasant shady area in summer.



Appleshaw Village Green

Landscape Guidelines

The rural and unspoilt landscape within the Parish should be respected and development or extensions and conversions should not detract from the attractiveness of the countryside.

Development should not unduly obstruct or be detrimental to prominent views from the public highway and rights of way.

On the public highways, clear visibility is important and verges retained.

Existing trees and hedgerows, which enhance the rural

characteristics of the Parish, **should be retained.**

Areas of development should allow space for the planting of trees, shrubs and hedges of varieties common to the locality

Any development should avoid closure or diversion of public rights of way, whenever possible.

Roads and transport

The villages of Appleshaw and Redenham are each bisected by Biddesden Bottom Road and the village street, Appleshaw, running from Biddesden House to the southern end of the Ward Memorial Playing Field; narrow lanes feed from this road and it meets the village entrance road from the A342 and Appleshaw Dene/Ragged Appleshaw at the Playing Field. On the western side of the A342, the houses are sited along a triangle of quiet lanes including Dauntsey Drove and Fyfield Road.

Traffic is, in the main, local and private, apart from the large lorries collecting from and delivering to Randall Parker Foods



Biddesden Bottom Road looking towards Redenham

The roads in the parish are rural in nature, some being narrow with sharp bends and no pedestrian pavement.



Privet Lane, Redenham

Those passing through the developed areas of Appleshaw and Ragged Appleshaw generally have either pavements or access to generous verges or the Playing Field, apart from the stretch from West Park to the Playing Field and Mead House to Cleave Cottage.

Apart from the relevant road destination and speed signs, there are few other road signs.

Roads/Transport Guidelines

Traffic control markings and signs, whether temporary or permanent, **should be at a level which does not detract from the rural setting.**

Any increase in pavement or footpath area would be acceptable in exceptional circumstances only, as this would otherwise spoil the visual effect and rural charm of the villages.

New development should provide adequate parking spaces within the curtilage of the site. Extensions should not restrict sufficient space being available for on site parking, necessitating parking on the highway.

An increase in street lighting should be avoided as this could result in unwanted light pollution, unless there are exceptional circumstances.

Commercial Activity

The twentieth century saw a gradual change in the parish economy away from one based primarily on agriculture. Today, whilst some residents still work in agriculture or on the surrounding estates where there are also equestrian interests, many work away from the Parish. Retail premises formerly serving the needs of the village have disappeared, the village general store finally closing in 2003.

Apart from the remaining arable and livestock farming, estate businesses and village public house, the most visible commercial activity within the Parish is centred on Randall Parker Foods Ltd in Tillydown, which operates a meat processing and packaging plant and retail butcher shop, and employs approximately 225 people. A serious fire in 2007 badly damaged the premises but reinstatement followed, allowing the business to continue. The location is self-contained, including processing and packaging facilities as well as the retail shop, with parking areas off the public highway for the visiting refrigerated lorries, staff and visitors.

Otherwise, there are numerous small businesses run from private dwellings, including contracting trades, Bed and Breakfast and office/secretarial services plus a number of leased commercial units at Redenham Park where some estate buildings have been suitably converted.

Concrete walls, plastic cladding and extensive flat roofs should generally be avoided where visible from public highways.

New build properties and conversions/extensions should not over develop the plot

Commercial Guidelines

There currently appears little need for additional commercial development in the Parish but should this occur in future, whether new build or conversion of an existing site or property, the following guidelines should be taken into account:

New buildings and conversions should not be detrimental to the existing local character of the villages or amenities of surrounding properties in scale or appearance. Any outside storage facilities should be unobtrusive from the public highway and public rights of way.

The physical frontage of plot boundaries should, where present, comprise natural hedging, brick or post and rail.

SETTLEMENT BOUNDARIES

A settlement boundary is a line defined in the Local Plan around a settlement eg a village, which generally reflects its built form, although it does not necessarily cover the full extent of the settlement nor be limited to the built form.

In general, there is a presumption in favour of development within the settlement boundary, subject to other relevant planning policies, eg covering: design, amenity and protection of environmental and heritage assets and material considerations.

Outside of the settlement boundary line is defined as "countryside" where development is restricted by planning policies to development for which a countryside location is essential or as an exception to the general policy of restraint.

Summary of Parish Survey Results (July/August 2012)

(Full results are available as supporting documentation, accompanying this Village Design Statement. These features attracted agreement from more than 70% of respondents)

Building Design and Materials

The following are traditional local building styles or materials which it would be good to preserve and continue to see used in local buildings:

- Flint Walls
- Local brick ie mellow, mixed red brick
- Pale mortar
- Thatch roofing
- Slate roof tiles
- Flat, red clay roof tiles
- Timber framing
- White painted wooden window frames

Any new building and development of existing building should be sympathetic and sensitive to typical local building styles and materials in period buildings in the village

Design should be sympathetic and sensitive to the buildings nearby

Where possible, new houses should have off road parking within the plot

The colour and texture of building exteriors should be sympathetic and sensitive to current exteriors In the village

New structures should generally not be higher than surrounding buildings

New structures should be sympathetic and sensitive to the character of the parish

New structures should be particularly sympathetic and sensitive to any Listed Buildings nearby

Innovative designs and materials should not be excluded if sensitive and sympathetic to nearby buildings and the character of the parish

The Area Around Buildings

Houses should be in proportion to the size of the plot and preserve reasonable garden sizes

Houses should not be closer to the street than are adjacent buildings

There should, where possible, be generous space between neighbouring buildings

Domestic utilities and appliances such as refuse bins and oil tanks should be kept out of view from the road

Landscape and Planting

In parts of the village where there is no pavement, grass verges which can be walked along should be preserved and encouraged

Front boundary walls of traditional types such as local brick and flint should be encouraged

Planting associated with new buildings should be sympathetic to and encourage wildlife and bio-diversity

Street signs and street furniture should be kept to a minimum

Tree cover, both in gardens and on verges should be preserved

Front boundary hedges of traditional local types such as a mixed deciduous, beech or privet should be preserved and encouraged